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# 40 Homewood Community Newsletter

Volume 6. Number. 7  
July 1, 2010

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Happy Canada Day  
July 1, 2010

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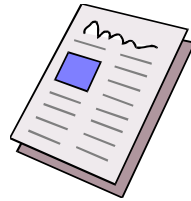
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## Email notices

- Notices from management office
- Notices from the Board of Directors
- Monthly Newsletter

If you wish to be included in the list for email notices, please send your name, unit # and clearly printed email address to

[yorkcondocorp75@gmail.com](mailto:yorkcondocorp75@gmail.com)



## Disappearing Newsletters

A pile of a few hundred copies of this newsletter for June were taken out of the refuse bin in the mail room by a resident.

Does anyone know who is doing this?

I do this newsletter on a voluntary basis and put in quite a number of hours in a month to do it.

By throwing it away, my time is being wasted, also the paper that it is printed on, the ink used to print it.

If you don't agree with the newsletter or don't like it, just don't take it. I am so tired of my efforts being negated.

There are many people in the building who have told me they enjoy this newsletter. Don't ruin it for everyone.

I printed in December issue that this newsletter would only be available in the management office but did relent and put it on the shelf in the mailroom again. Now I have to go back to residents having to go to the Management Office to pick one up. The money we save printing it in-house will not be meaningful if a second printing is necessary.



# Ups and downs

Submitted by Charles Marker

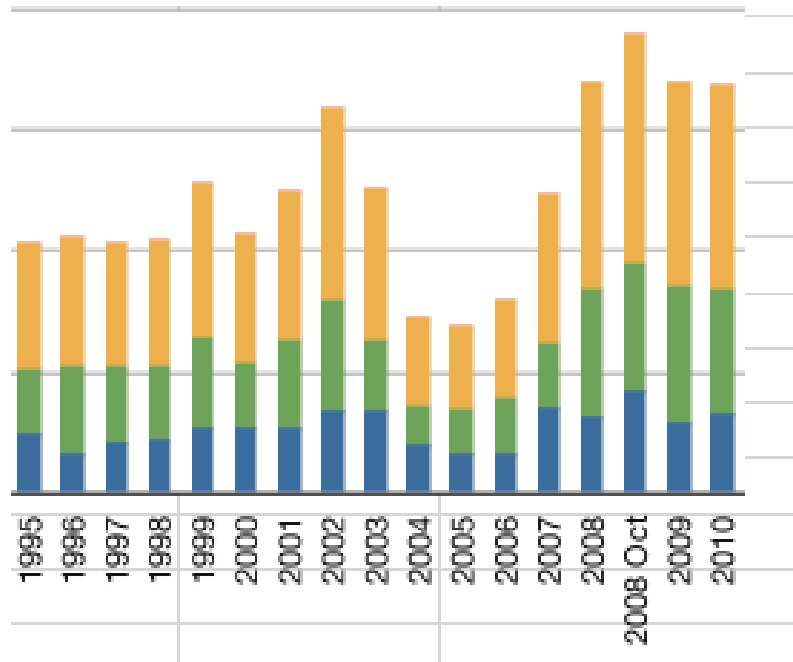
Did you come to the AGM? We can measure the interest owners take in our building by looking at AGM attendance and proxy figures. When many are involved and willing to think about our collective welfare, we turn out. When apathy sets in, no one wants to run for the board and fewer attend the meetings. The high level of concern this year got us out to the meeting--a very positive outcome.

Overall voter turnout (in-person votes + proxy votes) at 40 Homewood Annual General Meetings has ranged from 135 to 339 over the past 15 years. (A basic quorum to make it possible to hold a meeting is 123, which is one-quarter of all units.)

Most years the number of owners voting by proxy is higher than the number voting in person. The highest AGM attendance in person over this time was 135 in 2007, although that was bettered by the 164 people who showed up for the Requisition Meeting in October 2008. Proxy voting has been highest in the past three AGM's, each of those years having over 200 proxy votes.

Combining in-person and proxy votes, the per cent turnout in the past three years has been 69% each year. This can be contrasted to low turnouts of 30%, 28% and 32% in the three years, 2004, 2005 and 2006. In those three years there were no competitive elections for directorships: candidates in each of those years were acclaimed without opposition. A further comparison is that turnout for Toronto city elections is about 40%.

Before 2004, there was a high point with 64% turnout in 2002, also a competitive election.





## Movies with Don

**This list is subject to change.**  
Posters will still be posted on the bulletin boards.

Thursday, July 1

*Have a Great Canada Day*

**49TH PARALLEL** (1941)

Leslie Howard, Laurence Olivier

Friday, July 2

**NORTHERN PURSUIT** (1943)

starring Errol Flynn

Friday, June 9

**LEGALLY BLONDE** (2001)

Reese Witherspoon, Luke Wilson

Thursday, July 15

*Ian Fleming's*

**GOLDFINGER** (1964)

Sean Connery, Honor Blackman

Friday, July 16

**QUANTUM OF SOLACE** (2008)

Daniel Craig, Judi Dench

Thursday, July 22

**IF I HAD A MILLION** (1932)

Gary Cooper, George Raft,

Charles Laughton, W.C. Fields

Wednesday, July 29

**BROADWAY MELODY OF 1936**

Robert Taylor, Eleanor Powell,

Jack Benny, Buddy Ebsen

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Pride Parade

Sunday, July 4<sup>th</sup>, 2010 -

2:00 pm

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## New Management Office Hours

Effective July 12, 2010 the 40 Homewood management office will have extended hours to better serve residents.

### New Hours

#### **Monday and Tuesday**

9:00 am - 12:30 pm

1:30 pm - 5:00 pm

#### **Wednesday**

9:00 am - 12:30

2:30 pm - 7 pm

#### **Thursday and Friday**

9:00 am - 12:30 pm

1:30 pm - 5:00 pm

Management Office

☎ Phone: 416-923-2268

Email:

[yorkcondocorp75@gmail.com](mailto:yorkcondocorp75@gmail.com)

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The Social Committee will be hosting the 40 Homewood Annual BBQ on

Saturday, July 24

from 5 pm to 10 pm.

Tickets \$10 and will be available as on July 12th in the office.

Volunteers please sign up in the office.

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## Strangers entering the Building

In addition to strangers with no business here entering the building by following a resident who opens the door, residents should be aware of a newer "trick."

A stranger buzzes an entry code at random, tells the person answering that he is his neighbour and asks to be buzzed him in. Not his neighbour!

All residents should be vigilant in preventing unknown persons from getting into the building

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## Ongoing Activities



**Bridge** in the recreation room, Mondays and Wednesdays at 7:30 pm.



**Movies with Don** in the recreation room, Thursdays or Fridays at 7:30. Notices posted every week.

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# HAPPY 1<sup>st</sup> of JULY

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**No pets are allowed in the Laundry Room at any time.**



## Going up?

One of the biggest frustrations for residents - besides neighbours' noises - must be the elevator service when it's erratic or just plain slow, not to mention when someone gets trapped.

The past

The elevators were manufactured and installed by the Otis Elevator Company in 1972 (that's 38 years ago), and the maintenance service had been provided by Otis ever since then until March 1, 2010, when the service contract was switched to ThyssenKrupp.

When Jerry Levine took the management reins last summer, he very quickly ran into the problem with Elevator #4 (across from the library; the moving elevator is #1). Otis removed the generator and took it to their premises to be "rewound." The elevator was out of service for about a month.

After, the elevator worked for a week or 10 days, and then the generator was removed again for three weeks to a month to be rewound once more.

The next breakdown came soon and this time, finally, it was discovered that there had been a problem with a motor harming the generator. The motor was shorting and the wiring from the motor to the generator was faulty as well. Another shutdown for that repair followed.

The maintenance service contract price seemed quite high. (In the last year of

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the five-year contract, the condo was paying about \$5,000 per month for the service.) The response time (responding to general service calls, not the response time to emergencies such as when someone is trapped) also seemed slow.

The present

Jerry thus recommended and the board agreed to hire an expert consultant. KJA Consultants was chosen among three bidders and, for less than \$1,500, did a full assessment and report on both the service being provided by Otis and on the state and expected longevity of the elevators. (There are some consulting companies, such as KJA, whose business is just that: consulting; they do not compete with other companies in offering maintenance services.)

Their report found fault with Otis in a variety of ways, including the very high price being charged. The report was given to Otis and Otis was informed that when the five-year contract was up on March 1, 2010, it would not be automatically rolled over for another five-year contract. Further, it was made clear to Otis that they needed to fulfill the obligations of the contract by March.

The service contract itself was put out to tender and there were three bids. ThyssenKrupp submitted a bid about 25% less than the price the corporation had been paying Otis - and Otis matched Thyssen's bid. Thyssen was awarded the contract (five years beginning March 1 at \$46,000 per year compared to \$61,000 paid to Otis in the previous year).

ThyssenKrupp is the largest elevator service provider in North America and competes with other companies to provide various types of elevator service. Because there are many Otis-installed elevators and because many of them

are old, as 40 Homewood's are, ThyssenKrupp must maintain a fully-trained staff able to work on older Otis elevators as well as other brands and newer models. If a person graduates from "elevator school," (s)he would be trained by ThyssenKrupp to work on Otis elevators if that is the skill set needed. None of this skill or equipment is proprietary: the big companies compete and end up servicing each others' elevators.

The elevator maintenance service contracts are comprehensive. They include everything except fixing problems caused by vandalism and except for some very large ticket items. One such item (also for Elevator #4) cost about \$6,000 last winter (that is, above and beyond the service contract) and could have been done by either Otis or Thyssen but was done by Thyssen.

When all is said and done, however, these elevators are old and they should be replaced. Their functioning would improve and the service contract would be less costly. The current reserve fund study suggests that all four elevators be replaced in 2014 at an estimated total cost of \$400,000.



The Green Committee would like to let you know that Ward 27 Community Environment Day is

July 17 – 10:00 am – 2 pm  
Ramsden Works Yard  
1008 Yonge Street  
(across from Rosedale Subway Station).

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## Sylvia's Korner

By Sylvia Keshen

### Exercise

#### Exercise Recommendations for Seniors

I came across this exercise suggested for seniors, to build muscle strength to the arms and shoulders. It seems so easy, so I thought I'd pass it on. The article suggested doing it three days a week.

Begin by standing on a comfortable surface, where you have plenty of room at each side.

With a 5-lb. potato sack in each hand, extend your arms straight out from your sides, and hold them there as long as you can. Try to reach a full minute, then relax. Each day, you'll find you can hold this position for just a bit longer.

After a couple of weeks, move up to 10 lb. potato sacks. Then 50 lb. potato sacks and then eventually to get to where you can lift a 100 lb. potato sack in each hand and hold your arms straight for more than a minute.

Once you feel confident at that level, put a potato in each of the sacks!!!

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*You know you are getting old when:*

*You and your teeth don't sleep together  
When you wake up looking like your  
passport*

*When Happy Hour is a nap.*

*When all you want for your birthday is  
not to be reminded of your age.*

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## President's Report

by Mark Thompson

I'd like to begin with an enormous thank-you to everyone who submitted their resumes for the director's position and a warm welcome to Maureen Houlighan who has accepted the position. Maureen's skills nicely round-out those already on the board and I'm pleased she has joined our team.

In a first for 40 Homewood, the board has created an email address for communicating with owners. Now owners can have accessible, direct and confidential communications with the Board. Please add [board40h@gmail.com](mailto:board40h@gmail.com) to your address list.

You'll also see elsewhere in this newsletter that the management office has new hours starting July 12th. This gives us more access to the office through the day and an evening for those who need later access

June was a busy month for the board as we reviewed a number of projects with a view to completing them as quickly and efficiently as possible

A top priority is ensuring residents' safety. As you know, every unit has an alarm and speaker box which is intended to be used to communicate with residents in the event of a fire-related emergency. Over the past several weeks these were all tested. The next step is to repair and to make replacements to some of the hardware and software that support the in-suite units. That work is ongoing.

A new major project will be the repair of the expansion joint. This is a strip of rubber-like material which runs around the building between it and the garage. The joint allows the two

structures to move against each other and, at ground level, it provides a seal to help protect the lower levels from water damage. The joint is broken in places and needs immediate repair. We are currently working with an engineering firm to determine the scope of the project. Then we will put the project out to tender and select a contractor to do the work. We expect work to begin in August. The bulletin boards will have updates and more details within the next few weeks.

A number of smaller projects are in the works. Quotes are being obtained to repair the raised Octagonal flower bed on the front walk, and to install a fan in the recycling room that will vent odours away from the mailroom and lobby. In September, during its annual maintenance, the pool will receive a fresh coat of paint and anti-slip surfacing will be laid down between the swim-ladder and the change-room doors.

In addition we are exploring the feasibility creating a new storage space for bicycles and discussing how we might improve the "curb appeal" of our building without spending a lot of money.

As these projects move forward, and new ones are added, the board will keep you informed with notices on the bulletin boards and Channel 13.

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## Management Office Section

Submitted by Jerry Levine,

### **Mail**

We receive several pieces of mail every day in the Office. The mail is brought to the Office because some owners have not provided their suite number on their return address. Please ensure that you

do this in order to prevent unnecessary delays in receiving your mail.

### **Complaints**

If you are issuing a complaint or enquiry of any kind, please put it in writing. In the case of complaints, a written record of the specific complaint must be provided should the matter require legal action.

### **Elevator Bookings**

When booking the elevator for moves or deliveries please ensure you notify the Office in advance to ensure the elevator is available on the day in question. We also suggest that you do not confirm your move or delivery date until the elevator booking date with the Office is confirmed.

### **Cardboard Boxes**

In an effort to reduce costs, we ask residents to break down any cardboard boxes before placing them in the blue bins.

### **Special Assessment Payments**

If you have not yet made arrangement to pay your Special Assessment please do so as it was owing and due by December 1, 2010. Please note – The Corporation reserves the right to place a Lien on you unit for non-payment of the Special Assessment. This will include any legal costs associated with registering the Lien.

### **Resident Parking**

If you are vacating your parking space it is imperative that you provide 30 days written notice to the Office.

### **Laundry**

Please ensure that you pick up and remove your laundry in a timely basis.

This ensures other users will have access to the machines. Please remember – The corporation is not responsible for laundry left in the Laundry Room.

### **Tenanted Suites**

Repairs in units occupied by tenants MUST be authorized ONLY by the unit owner. If you have a repair request, you must inform your landlord and your landlord will request the repair through the Office.

### **Security**

If you notice or observe any suspicious activity please inform the Office or Security, if after hours.

### **Package Delivery**

If you are expecting a delivery via courier and will not be home please inform the Office.

### **Insuite Repairs**

There appears to be some confusion regarding the Corporation's responsibility for Insuite repairs. Any repairs to items which affect your unit alone are the responsibility of the unit owner and NOT the Corporation. Items included are leaking taps, running toilets, and leaking p-traps. If you are unsure about a particular item, please call the Office.

### **Trolley**

Please be advised that the trolley is unavailable for use by residents. This is due to liability concerns.

### **Disposal Rooms**

Please do not leave any items in the Disposal Room on your floor. ALL items must be either placed down the chute in properly bagged and tied garbage bags or, in the case of recyclable

items, taken down to the recycling Room on the ground floor and placed in the appropriate bins.

### **Receipts for Refunds**

Please be advised that any resident requesting a refund for a fob, key, etc., must provide an official receipt, which verifies the original purchase.

### **Smoke Detectors**

The smoke detector installed in your suite is for your protection in a like safety situation. Although the Corporation tests these devices on an annual basis, the repair, maintenance and or replacement of these devices is the responsibility of the unit owner. We strongly recommend you ensure your smoke detector is in working order and, if necessary replace as soon as possible if it is defective.

### **Window Screens**

If your window screen is missing, you must pay to have it replaced. The Corporation will rescreen screens that have been damaged only.



The Laundry Room is now open 24 hours a day for the residents' convenience

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## Note from the Editor

Martha McGrath, Unit 615  
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