



President's Message

Happy New Year!

To start off the year, I thought I'd share a few things that will be happening in January. First, our contract with Brookfield will be renewed for 2 more years. Under the new terms there will be small rate increase of two per cent in each of 2011 and 2012. There is also a guarantee that the office will be open not less than current 36 hours per week. That's nine and one-half hours more per week than the original Brookfield contract stipulated. The renewed contract will ensure much needed stability over the short term and allow us to make plans for the long term with the confidence that we'll have good management to help implement them.

One of the most important items the board will be reviewing with Brookfield over the next few months is how to permanently fix the elevators. We want to ensure the elevators are working to the level we all expect of them. This may take several meetings with management, contractors, and engineers. We want to be sure we get it right, both in terms of permanent results and in terms of keeping costs in line. This month brings good news for TV watchers: all the new HD channels and programme package changes announced in last month's Newsletter are now available to residents. Visit the management office or contact Davia at (905) 660- 3400 for details.

Also in January, the board is preparing to launch an updated 40 Homewood website. The site will be a helpful resource to owners that provides up-to-date information about what's happening at 40 Homewood. Watch for information about it on the bulletin boards and channel 13 in the next couple of weeks.

January also marks the last edition of this version of the Newsletter.

As many people know, the newsletter was for many years written and edited by owners for owners about community events and owners' interests. In the months since its former editor stepped down the newsletter has been prepared and edited by board vice-president and secretary, Wayne Beaton. This temporary arrangement was intended as a stop-gap until contributors and a new editor stepped forward. If you're interested in helping out please let Wayne know by contacting him via the office or board email address.

Wayne will continue to present owners with a monthly "Board Report" to keep everyone informed of board decisions and upcoming projects in the building.

I'll have more about our plans for the new year in next month's report. In the mean time I wish you health and happiness all through 2011.

Regards

Mark

board40h@gmail.com

Property Manager's Report

Management and your Board of Directors will be implementing programs in the year ahead to assist owners with their suite repairs and reduce the cost of hydro, gas and water. Utilities are going up in the New Year, in particular hydro and hydro is your largest expense in your yearly budget. We need your help in keeping utilities under control but first of all, the board and management will be taking the lead in ensuring the common elements are well maintained and efficient.

There will be regular maintenance performed on all the utility systems to ensure efficiency of water and hydro within the common elements including the exercise room, change rooms, pool area, lockers, party room, corridors, garage and outside lighting. Leaky taps, toilets and inefficient lighting waste money and add to the burden of maintenance fees. The board and management in the upcoming year are committed to the reducing costs in these areas. Management met with the "Green Committee" last month and they are commended at this time for their efforts in proposing new ideas which contribute to saving energy and protecting the environment. How can **you** help?

Hydro Savings- "Time of Use" billing will soon be affecting your costs according to the Ontario Energy Board". This needs to be taken very seriously in the upcoming year as it will greatly impact your maintenance fees and in turn the value of your unit. Most buildings are not affected as much as you are here at 40 Homewood because they have gas heating. 40 Homewood is unique in that it is heated by electricity. Therefore, to combat the increase in hydro costs and the effect of Time of Use billing, we need your help!!!! The board and management are asking you to support a program that will enable residents to control their heat by installing new programmable thermostats.

Some suites have more than one thermostat which adds more cost to the home owner so we are proposing the following equalization cost:

- Suite with one thermostat - \$70.
- Suite with 2 thermostats - \$120
- Suite with 3 thermostats - \$150.

To assist in this process, management will have them installed with no installation costs. To support the program the owners only need to notify the office in writing or email to have this done. We urge the owners to contact the Management Office immediately to sign up for this important program. Do you need time to pay? Arrangements can be made by contacting the Management Office.

In addition, are your lights, fridge and other fixtures highly efficient? This too will reduce energy consumption. We will be contacting you later in this regard to see if we can assist in obtaining some incentives in this regard.

Water Savings- Water is becoming a very expensive utility. You can save costs on water by ensuring there are no leaks in your plumbing fixtures. Do you have an efficient toilet? Are your taps leaking and need replacing? Are you using a water saver shower head? Management is negotiating with the corporation plumber that it uses for common element repairs to perform these repairs and/or upgrades at a lower cost to you. How can **you** help?

1) Have a qualified person come in and do an inspection of your plumbing fixtures and lighting fixtures to see where you can save money.
2) Schedule the repairs or upgrades through management. Purchase the new fixtures you wish to replace and leave the rest to Management. (If you cannot shop for new fixtures or a toilet, seek the help of management.) Management will give you an approximate cost of the repairs or replacements and you can leave a cheque with Management payable to the plumbing company to cover those costs.

Repairs- The following is a list of repairs that unit owners may want to concern themselves with.

Toilet gasket- Replace the toilet gasket every 3 years. If there is a leak from your toilet and it damages the suite below, **the costs of damages are charged back to the suite that caused the damage.**

Leaky taps- Leaky taps cost the corporation a lot of money and those costs affect your maintenance fees. Management and your Board of Directors are confident that you will support these arrangements early in the upcoming New Year.

In conclusion, it has been a very productive year with its many challenges and with your help we have made progress in having our community unite together to reach our goals. It is that cooperative spirit and professional managing of the corporation that has resulted in a positive outlook for the future.

Thank you all for your anticipated assistance and cooperation in the future.

Orville Stewart
Property Manager

40 HOMEWOOD AVENUE GREEN COMMITTEE

DID YOU KNOW?

Every year thousands of 40 Homewood flyers end up in a landfill! Why?

Because the plastic bag can't be recycled and residents throw it into the Blue bin.

So, please remove flyers from plastic bags before you recycle!

Toss the bag into the garbage and the flyers into the Blue Bin.



BAGS OF FLYERS RECEIVED BY THE CITY OF TORONTO WILL BE DISCARDED AND END UP IN A LANDFILL - SO PLEASE SEPARATE!

ENERGY-EFFICIENT COMPACT FLUORESCENT BULBS

It's important that we continue choosing products for 40 Homewood that are more **environmentally friendly**. Compact fluorescent bulbs, or CFLs, are a simple and effective way to start making that change. Unlike incandescent light bulbs which heat a filament to produce light, CFLs use fluorescent technology that makes them 4-5 times more energy efficient.

On average, a CFL bulb uses 75% less electricity than an incandescent light bulb. This reduction in energy consumption translates to reduced greenhouse gas emissions from electricity production. CFLs also last up to 10 times longer than an incandescent light bulb, up to 10,000 hours, which means they don't enter the waste stream as often. Switching all of our incandescent bulbs to CFLs will result in a 75% to 80% savings in our lighting energy costs. Changing just one 60 watt incandescent bulb to a 13 watt CFL will save \$47 in energy costs over the average 7 year life of the bulb. Benefits of switching to CFLs;

- They use less energy.
- They reduce greenhouse gases.
 - They last longer.
- They help to keep our condo fees low!

WHAT IF WE ALL CHANGED JUST ONE LIGHT BULB?

FOR MORE INFORMATION ON CFLS CHECK OUT WWW.HOMEDEPOT.CA



THE 40 HOMEWOOD GREEN COMMITTEE WISHES YOU A HAPPY NEW YEAR.



Movies With Don

Friday, January 7

Otto Preminger's

CARMEN JONES (1954)

Dorothy Dandridge, Harry Belafonte,
Pearl Bailey, Diahann Carroll

Thursday, January 13

STAGE DOOR (1937)

Katherine Hepburn, Ginger Rogers.
Lucille Ball, Eve Arden, Ann Miller,
Adolph Menjou, Jack Carson

Friday, January 14

Vincent Minnelli's

UNDERCURRENT (1946)

Katherine Hepburn, Robert Taylor,
Robert Mitchum, Edmund Gwenn

Friday, January 21

A Sangster Secret Movie

A cheerful, little-known
1947 Capraesque comedy

Thursday, January 27

LADY KILLER (1933)

James Cagney, Mae Clark

Friday, January 28

Raoul Walsh's

A LION IS IN THE STREETS (1953)

James Cagney, Barbara Hall,
Anne Francis, Lon Chaney Jr.

What a Party!



Social Committee

Our second Christmas Party, catered by the Absolutely Famished Caterers, was absolutely fantastic. Our recreation room was decorated with love this year by members and friends of the Social Committee, who not only spent time decorating the room, they contributed some of their own decorations to dress the tree and to create festive pockets throughout the room. The ordinarily plain white bar was swathed in red to resemble a great big Christmas parcel. With more than 60 in attendance, the joyous ambience in our recreation room was infectious. Once again, Brookfield Management was generous with door prizes and we had many happy winners, including a prize to the newest resident of 40 Homewood (May 2010) in attendance and the longest resident in attendance. The Blake House (formerly Red Lion) also contributed gift certificates as door prizes for our holiday party.

From all the members of the Social Committee, thank you for supporting our efforts. To see so many people so happy, made all the work worthwhile.

Martha MacLachlan
Social Committee Chair

FOOD BANK



Thank you to Raymonde Guichard for coordinating this year's donations to the Food Bank. And to Joseph Hagger and Frank Pacini for helping.

Thank you to all those who donated!

Thank You Volunteers For Making 2010 A Good Year at 40 Homewood



Did you forget a few special gifts?

It's not too late!
Here are a few suggestions!

To your enemy, forgiveness.
To your opponent, tolerance.
To every child, a good example.
To a friend, your heart.
To yourself, respect.
To all, charity.

All the best in the New Year!

Green Committee

Chair, Jim Lee
Arlene Adair
Bill McGuire
Candice Green
John Kell
Martha McGrath

Five-Year Planning Committee

Chair, Maureen Houlihan
John Agro
Connie Dilley
Michael King
Chris Lambert
Stefanie McQuaid

Social Committee

Chair, Martha MacLachlan
Florence Rice
Wayne Beaton
Dan Crawford
John Kell
Don Sangster
Robert Richard

Rules Committee

Chair, Connie Dilley
Chris Lambert

Communications

Director Wayne Beaton
Coordinator Charles Marker

40 Homewood shone brightly during the Holiday Season thanks to John Agro, Bill King, Maureen Houlihan, John Whelan, and June Hill who helped with the festive decorations.

