



HOMEWOOD

Community Newsletter

September, 2015



September 7th, 2015



September 10th - 20th, 2015

The Toronto International Film Festival is the leading public film festival in the world, screening more than 300 films from 60+ countries every September.

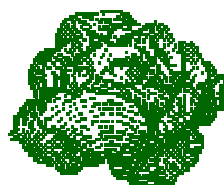


September 13th, 2015



September 22nd, 2015

Cabbagetown Festival



**September 12th –
September 13th,
2015**

Parliament Street
closed from Wellesley to Gerrard.
Carlton Street closed from Parliament to
Berkley





Don's Movies For September

*All movies at 7:30pm in
Recreation Room*

Friday, September 4th - **Celebrating
19 years of Don's Movie Nights!**

"THE GREAT GATSBY" (2013)

Leonardo DiCaprio, Tobey Maguire,
Carey Mulligan

Thursday, Sept. 10th –

"THE BRIDE CAME C.O.D." (1941)

James Cagney, Bette Davis, Jack
Carson

Friday, Sept. 11th

William Goldman's **"THE PRINCESS
BRIDE"** (1987) Mandy Patinkin, Chris
Saradon, Cary Elwes

Thursday, Sept. 17th

"ENTER THE DRAGON" (1973) Bruce
Lee, John Saxon

Friday, Sept. 18th

Sydney Pollack's **"3 DAYS OF THE
CONDOR"** (1975) Robert Redford,
Faye Dunaway, Cliff Robertson

Thursday, Sept. 24th

"SHADOW RUN" (1997)

Michael Caine, James Fox

Friday, Sept. 25th

"ROGUE MALE" (1976)

Peter O'Toole, Alastair Sim

BRAIN TEASERS

What do you think the following mean?
Answers at the end of this newsletter.

1. Forward I am heavy, backwards I am not. What am I?	2. DDDWESTDDD
3. Must get here Must get here Must get here	4. ---- ome



The Green
Committee would
once again, like to
thank John Agro for
taking the pop can
tabs to the Hospital
for Sick Children for
us.

Classified

LOCKER FOR RENT



416-925-6325





Barbecue

Our Barbecue this year was a big success with over 90 people in attendance.

It was catered by Absolutely Famished who did it again—put on a wonderful spread.

Thanks go out to the people who did the work to make it a great event.

Brian Brenie
Kevin Kirk
Christine Leask
Janet Baker
Wayne Beaton
Felix Almeida
Martha MacLachlan
Helen Knight
Tammy House

Thanks also to Meagan, our office administrator for selling the tickets for us.



Let's Talk.



A good way to get to know your neighbours and encourage more of a sense of community in the building is to talk to each other in the elevators.

It can be your vertical sidewalk.



Pet of the Month



No pet wanted to be featured in the newsletter this month.





FEEL LIKE SINGING? Join A Choir

4

In a choir – just 2 blocks east of 40
Homewood, with an inclusive group of
welcoming, fun people of all ages?!

Whether you have experience or are
new to it, come join City Choir, with five
Choir Directors, representing three rich
musical traditions.

We practise on Tuesday evenings at St.
Peter's Anglican Church, 188 Carlton St.
at Bleecker.

Our new semester begins the third week
of September - a nice way to bring in
the Fall

To join, please email City Choir at
the.yccchoir@gmail.com

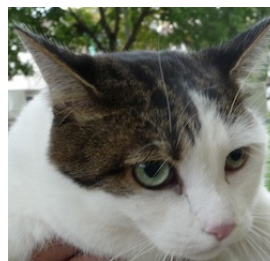


Clothing Drive
Saturday, September 12th, 2015
9:00 am – 11:00 am

Green Committee Tip



**Waxy paper, like the liners
from your cereal and
crackers boxes aren't
recyclable.
Please fold
cardboard cereal boxes
and place in the Blue Bin.
Waxy paper goes in the
garbage.**



Spotty Wisdom

This month Spotty says:

Beware of the sky as it holds
more than you can see.



Pets on the Property

Submitted by Brian Brenie

Every summer brings a new wave of complaints regarding pets on the grounds of the property. Recently I had discussions with residents who live on the west side of the building, some who live with pets, and some without.

A number of pet owners, of dogs particularly, are walking with their pets on the grounds, especially at the rear of the building, and permitting their pets to relieve themselves. The result is that areas of the lawns are being visibly ruined by such actions. Owners have been quite vocal about their displeasure and disappointment that the previously green grounds they see from their balconies are being negatively impacted by owner/tenant neighbours who are pet owners and who are not abiding by the rules.

The rules are reprinted with this article as a reminder. Please note Rule 7.7 concerning common areas, which includes all of the grounds surrounding the building, front, rear, and side.

Pet owners are invited to walk with their pets to the Montague Parkette right next door to the south side of the building or to the enclosed dog park at Allan Gardens Park on the south side of Carlton Street.

Failure to do so could lead to your pet being declared a nuisance by the Board (see rule 7.2) if a complaint is received by them. It is

the Board and Management's duty to act on such complaints.

7.1 Pets must be carried or on a short leash everywhere on the property of the corporation except inside individual units.

7.2 No pet that the Board considers a nuisance shall be kept by any Resident in any unit or in any other part of the property. If a Resident receives written notice from the Board or Property Manager requesting removal of the pet, the Resident shall, within two (2) weeks, permanently remove the pet from the property.

7.3 A pet may be declared a nuisance by the Board in its discretion, including but not limited to where initial complaints regarding barking, aggressive behaviour, damage to gardens or other property, or urinating or defecating anywhere on the property are not resolved by the Resident.

7.4 Residents shall not feed pigeons, squirrels or other undomesticated animals anywhere on the property.

7.5 Pets are not allowed to roam freely in corridors or other common areas, including the elevators.

7.6 For the comfort and safety of all Residents, no pets or animals are permitted in the library, laundry room, gym, pool, recreation room, patio or multipurpose room.

7.7 Pet owners shall not allow their pets to urinate or defecate anywhere on the common areas of the property.

We are very fortunate to have such a large and beautiful property and we thank you for your efforts in helping us keep the grounds in good shape for the enjoyment of all residents.



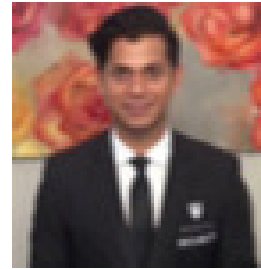
September Clothing Drive

Our eighth clothing drive is scheduled for Saturday, September 12th, 2015, with a truck from the Canadian Diabetes Association at our back door from 9:00— 11:00 that morning. If someone needs to get an early exit the Green Committee will accept donations at the back door starting at 8:00 a.m

We will be serving fair trade, organic coffee during the clothing drive. If a resident doesn't have a clothing donation, they are still welcome to come down for a morning cup of coffee!

A few helpful hints: Clothing and **small** household items in good condition are welcome. Small household items should be placed in a box. Delicate items should be wrapped in newspaper to avoid breakage. Lamps should have bulbs removed. Clothing must be in bags that are tied closed.

The Clothing Drives are sponsored and arranged by the Green Committee: they fit all three R's - reduce, reuse, recycle.



Bye Bye, Rahul

I think most of us will miss Rahul. He has been our very affable daytime Security Guard for 2½ years.

He is off to pursue an acting career and we wish him success in all his endeavours.

We have two new Security Guards. Their shifts have not yet been determined.



Biren

(pronounced **Beeren**).



Sabin

(pronounced **Sabeen**).

Lets give a big 40 Homewood welcome to them.

Contribute to the Newsletter

Residents are encouraged to submit things for the Newsletter: ideas, articles, reports, reviews, recipes, artwork, drawings, you name it!

Send your contribution or contact the Newsletter— drop a note at the office or to newsletter40homewood@gmail.com

September Summer Festivals

Until Sept 7	CNE
Sept 4-7	Hot & Spicy Food Festival
Sept 4-6	Fan Expo Canada
Sept 10-20	TIFF - Film Festival
Sept 12-13	Cabbagetown Festival
Sept 18-19	Toronto Oktoberfest
Sept 18-20	Toronto Outdoor Art Expo
Sept 18-20	Food and Wine Festival
Sept 24/Oct 1	Canada's Walk of Fame
Sept 24/Oct 3	Just For Laughs Festival
Sept 26	Toronto Cider Festival
Sept 26-27	Woofstock - Dog Festival
Sept 27	Ont. Food Truck Festival
Oct 3	Nuit Blanche

The **six** most important words:
"I admit I made a mistake."

The **five** most important words:
"You did a good job"

The **four** most important words:
"What is your opinion?"

The **three** most important words:
"If you please"

The **two** most important words:
"Thank you"

The **one** most important word:
We

Hiring a Handyman?

Don't get shortchanged when hiring a handyman to complete your odd jobs. Many homeowners have a long list of small household repairs that need attention, but they often have too little time or insufficient skill to address them. Hiring a handyman can be an affordable way to tackle multiple projects at once, but finding the right one isn't always easy.

These tips can help ensure you hire a high quality handyman who's suited for your needs.

1. Define the scope

Determine the goal of your project, and evaluate the skills needed to complete it. A handyman's skillset works best with small jobs such as completing small drywall patches, installing light fixtures, putting up shelving and fixing leaky faucets. If the job requires a permit, you should hire a general contractor.

2. Vet handyman services for the job

Interview at least three candidates. Ask about years of experience and areas of specialization, and request references from homeowners who had similar work done. Make sure the potential handyman is a good match for your project.

Check online to see if there are any reviews concerning the handyman. You will be able to look at positive and negative reports, and check grades for price, punctuality, quality, responsiveness and professionalism.

In the Bulletin Board section of our website where we provide a list of workers that residents have used before and recommended. This is provided strictly as a courtesy and we advise all residents who use this page to read the accompanying disclaimer. There is also a link to Homestars, an online site for contractors of all sorts and posted reviews of their work.

3. Avoid faux handyman scams

Have you heard the horror stories about a handyman who took the money and never did the work?

Stay away from these bad apples by watching out for the 3 common handyman scams:

● The "just around the corner"

You don't seek out this contractor. He comes to your door one day, unsolicited, and tells you he was doing some work in your area. This faker knows enough to point out minor problems in your home — things you already know about — but doesn't have the skill to fix them. If you hire him, his "low rate" will start to climb as he discovers bigger and bigger issues. His work won't have permits, nor will he be licensed.

● The "comeback kid"

This someone you heard about through a friend, or a friend of a friend. You hire him because he doesn't charge as much as some companies, and his work is considered "good enough." Since you're just looking to tackle a minor project, you assume cost savings will balance out against quality. If you've hired the comeback kid, however, you're wrong.

Avoiding the comeback kid means looking at his work in person and always getting more than one estimate before you make a decision

● The "ghost"

The ghost looks like a real pro. He's got a truck with his company logo, a crew of workers and it takes you weeks just to get an appointment. When the day comes, he shows up late with no apologies, takes only a cursory glance at your job and then rattles off a number. You ask for more details, but he says he's "too busy," gives you his card and speeds away. He's not friendly, he's not forthcoming but he seems like he knows what he's doing, and the fact that he's so busy must mean he has a large number of clients who have recommended him for other work. In summary, then, stay away

from a handyman who asks for money in advance. Reputable handymen don't expect to get paid until they complete the project. Don't hire handymen who contact you with an unsolicited phone call or visit, and avoid workers who do not guarantee the price of the job.

4. Sign a contract

You may think having a contract in writing is no big deal, since the handyman's project is small. However, if anything goes wrong or if you're not satisfied, you'll want to have a hard copy of the agreement.

The contract should detail all of the projects included, the cost and the fee schedule. Be clear about the times you expect the handyman to start and complete the job. And get the company's guarantee in writing.

It is always best to be at home while the contractor is there or have someone you trust in your place.

Be wary if your contractor suddenly claims to need a couple of items at the local building supply store and wants you to go and get them. Any reputable contractor will know exactly what is required to complete the job and will bring the necessary supplies.

5. Inspect the work before paying

If you're not happy with the quality of work, or if the handyman forgot to do something, you should tell them right away. Sooner is much better than later, because you'll throw off your schedule and your handyman's schedule planning a return trip. Make sure everything has been done to your satisfaction.

Hiring the right handyman is not always easy, but with the right research, you should have no problem hiring one that fits your individual needs.





Questions to the Board or Management

Question:: What is the status of the Lula (limited use, limited access elevator) from B2 to B3?

Answer: The board has received three quotes for the elevator portion of this project and are still waiting to receive construction related costing before the Board makes a decision on this major project. We have \$118,000 in surpluses accumulated over the past few years to be used for this project and will proceed if total cost estimates are within this budget.

Question: Have we looked into the excess humidity in the pool/locker rooms?

Answer: Management is investigating the exhaust system in the pool and locker room areas to determine if these systems are working adequately.

Question: I notice that the doors from the locker room to the pool seems to be deteriorating, are we looking at replacements?

Answer: Management is investigating replacing these doors at the same time as they are looking at the pool and locker room exhaust systems.

Question: I notice that the pool seems to need painting soon?

Answer: Management is investigating repainting the pool and also looking at the costs to change the pool deck tiles to ones that are less slippery. We should proceed

on one or both of these in the next few months.

Question : Are the B1 renovations now complete?

Answer: The B1 renovations are 95% complete. Over the next few days management will have toilet paper dispensers installed, an access door in one washroom for the plumbers and some ceiling tiles fixed in the corridor. Management will also investigate costs for replacing the doors going to the garage on B1. An accessibility button to the laundry room has been installed and is now functioning.

Question: When are we going to clean up the walls in the laundry room?

Answer: Management is getting quotes to repair some drain pipes and insulate these wall areas so pipes won't freeze this winter. We are moving as quickly as possible however many of the contractors we use are busy with other projects during this busy home renovation season. We expect these walls to be demolished and repaired before winter arrives.

Question: At the AGM we asked for signage on the front gate to more easily identify our address; what is the status?

Answer: In addition to looking at the illuminated sign we already have in front near the hydro vault Management will purchase and install some signs on either side of the front gate area indicating our address as 40 Homewood. These will be installed in September.

Question: We heard the Fire department may require us to make a fire route across our front lawn; what is the status of this?

Answer: Management has met with the Fire Department a number of times since

May and we are waiting a written confirmation on what has been agreed. It looks like we may not have to tear up much of the front lawn at this point but may require some modification to the width of the drive lane to the rear of the building including reducing the size of the tree island in the rear to make access easier for fire trucks. Management also met with our engineer to determine whether our garage slab can support heavy equipment such as fire trucks to the back door and we have received a positive assessment on this question.

Question: We know there are many behind the scene projects on-going for Management. What else is being worked on?

Answer: The visible projects we see are just a small part of the on-going work Management takes on for us. Among other things, they are in the process of updating the Reserve Fund Study, examining options for boiler replacements as our boilers reach the end of their design life, and deficiencies identified in our annual fire inspection. There are also a number of plumbing issues being addressed, including our backflow prevention valve, and pump systems. Safety and a state of good repair are the most important duties of our Management, and these projects ensure that those needs continue to be met. Major repairs such as these are factored into the Reserve Fund Study, which tells us how much money to set aside every year, and play an important part in keeping us all safe.



The Green Committee has agreed to undertake another of the Terracycle brigades.

This time it is for **Nespresso** Capsules.



There will be a box in the recycling room (such as there was with the Tassimos).

Please place your used capsules in this box and when full, the Green Committee will send them off to Terracycle who will pay for each boxload to our chosen charity which is the St. Luke Church food bank.

We are hoping for the same success that we had with the yogurt containers and Tassimo Discs.

This Newsletter is sent by email as a convenience. It is also printed by the office for those without computer access. If you receive the Newsletter by email, please consider reading it on the computer (where it is in beautiful colour!) as that will save on office printing costs."

IN MEMORIAM



Larry Wert

Sadly, we learned recently that Larry Wert, a retired Air Canada employee, passed away quietly, Friday, July 31st, at Wellesley Central Place, which had been his home for the past few years. Larry had just turned 85 in April of this year.

Larry lived at 40 Homewood for twenty years and was a visible presence around the building. He was very interested in the gardens around the building and served on the Board of Directors for quite a number of years.

There will be a Memorial Service for Larry Wednesday, Sept. 23rd, at 1:30 pm, at Metropolitan Community Church, corner of Simpson Avenue and Howland Road (Gerrard and Broadview area).

There will be a reception afterwards, in the Recreation Room here at 40 Homewood Avenue



Larry

IN MEMORIAM



Wilma Westerhof

October 10, 1933 - August 26, 2015

R.I.P., Wilma

Wilma passed away suddenly on August 26, 2015.

She was an original owner at 40 Homewood. Wilma graduated from Havergal College class of '51. Havergal's time honoured tradition to make a difference by leading and contributing she demonstrated in her life being a volunteer at her church, St. Paul's Bloor Street Anglican. She was devoted to her charities supporting many causes to better the lives of children, women, wildlife and several medical conditions. She also volunteered at the ROM. She worked as an administrative assistant with the government.

She loved to attend several theatre productions each year. She was very lady like with a clever turn of phrase and wonderful sense of humour.

She will be greatly missed by me, her friends and extended family.

Greta Layland

A memorial service is being planned for Wilma. Details will be posted on the bulletin board in the Mail Room later this first week of September.



"Good Eats, Cheap Eats, Sweet Spots"

by Cammy Lee-
Bostwick

Happy September Everyone!

In the last few weeks of August, the weather was most agreeable, giving us the perfect summer weather send off with warmth and sunshine...and it is in the spirit of summer, this Panamania-filled mindset which led me to many late night walks down to Nathan Philips Square, where not too far away on the corner of Queen West and McCaul, I found the "Battered Fish".

Some of you may remember my review of Harbord Fish and Chips, which I consider to be the best, and in my opinion it still is, but....if you want to try something a bit different, the "Battered Fish" may just be the place.

For 2 pieces of halibut and fresh-cut fries, the price is \$18.50 + tax. The 2 pieces are not huge, so to share it is to leave you a bit wanting, though the fish is almost sweet in its fluffiness, with the beer batter breading enough to coat the fish without being too "doughy". *Now Magazine* gave the skinny fresh-cut fries a bad review, but I found them tasty and fried perfectly: crispy on the outside but soft inside. One can choose between beer batter and panko. I go with the beer batter every time, and to me, it is the best way to showcase the nice size portions of fish.

What is unusual about this place is its extended menu options, including clam or seafood chowder, as well as salmon fillet on salad, which is not your usual fare at a fish and chips joint. Originally from Nova Scotia, the "Battered Fish" has been around for

awhile, so clearly they do know how to batter seafood. The restaurant looks like an upscale *Subway*, with bright yellow tables and fast food style seating, but with the exposed brick and chic wood tile flooring, it somehow also fits into the vibe of Queen West.

So if what you're looking to do is explore beyond the traditional fish and chips, the "Battered Fish" is the place.

A Money-Saving Suggestion From The Green Committee

Garbage bags thrown down the chute are compacted to approximately 1/3 their size.

Garbage disposal costs 40 Homewood
Avenue almost

\$20,000 per year (almost \$400.00 per week!).

As the 1st floor does not have a chute, a suggestion would be to use the chute on the 2nd floor.

Answers to the Brain Teaser

not.f
zeibnl tsaw S
areetstakwM eerlt .E
emoH vetteJ gnoJ .A



Newsletter Editorial Committee

John Kantor

Martha McGrath

Timothy Oakes

Laura Toth

newsletter40homewood@gmail.com
