



MONTHLY NEWSLETTER

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YES TO BY-LAW NO.4

by Martha MacLachlan

A quick reminder, at the virtual AGM held on June 14, 2023, there were so many residents airing objections and questions on the By-law No.4, which was to be put to a vote, we ran out of our contracted time to conduct the virtual meeting. A decision was made to extend the meeting to Thursday, September 28, 2023. During this time, owners could still register online to vote and/or to change their vote up until 5:00 pm on September 28.

The continuation of the AGM started at 7:02 pm in the Party Room and was terminated at 7:07 pm. In these short five minutes, history was made. We finally have an updated by-law.

It passed with 256 votes in favour, 38 against, with a margin of 247 votes required to pass the by-law. The multitude of meetings, the multitude of written explanations and the great one-on-one's with residents in front of the building resulted in a positive result for 40 Homewood owners. The Board members expressed their gratitude for all the efforts of the Governing Document Committee members at the meeting saying, "it was truly their win".

The Board also gave thanks to Martin Brown, a former board member, who was the previous board liaison with the committee. He put in a lot of time at committee meetings and gave excellent updates to the Board on the committee's progress, as they fine-tuned the final draft that was presented to us for a vote.

Twenty-five people were in attendance to hear the results of the vote, without one vocal naysayer in the room. You had to be there.

The meeting was then turned over to residents in attendance to express concerns and questions on other issues affecting the building. Topics covered included EV charging stations, lighting in locker rooms, disposal of waste and recycling by PSW's attending residents, the long awaited corridor and pipe replacement project, security concerns and the idea of gating the property, a wish for in-suite washer and dryers, the ventilation system, and ended on an update on the elevator issue that has plagued us.

Again, you had to be there. It was a great meeting.



Good eats, cheap eats & sweet spots

by Dr. Cammy Lee Bostwick

Looking for a dining experience that's reasonably priced with a big city vibe? Check out Cactus Club on Adelaide Street in the First Canadian Place.

We went on a Saturday night with no reservations during TIFF and were seated at the bar which, being centrally located, is the best place in the house (in my opinion). I ordered the Mediterranean bowl (\$21.50). It comes with turmeric rice, beetroot hummus, kale, cucumber, red onion, tomatoes, Macedonian feta, Kalamata olives, yogurt and pickled red cabbage. The price increases for an additional protein choice. I went vegan and chose the falafel. A beautiful plate arrived with all the colours of the rainbow. Sweet beets offset the savoury falafel while the olives gave an interesting briny note.

Sitting at the bar at Cactus Club catching up, laughing and eating was an incredible way to spend an evening. Check it out!



Green Corner

by The Green Committee

Water Conservation – Challenge Yourself!

The Green Committee challenges you to make a few small changes to show your commitment to water conservation.

Shower

A 5-minute shower utilizes a staggering 60 – 200 litres of water! Reduce that time to 2 ½ minutes and you can save half that amount. Set a timer before your next shower and see if you can reduce the time and water you use. Imagine if we all participated in this challenge? Can you say, “lower water bill for 40 Homewood”?

If reducing shower time doesn't appeal, consider changing to a water-saver showerhead. And let's not forget to turn off the water when we're brushing our teeth. Running water while you brush wastes many litres of clean water.

Laundry

In 2012, Anderson Cooper shocked the masses when he admitted to washing his jeans once every 3 months. (Not a recommendation for this practice.) However, he saved a lot of water doing that! Next time you toss clothes in the laundry hamper, ask yourself if you might wash some of those clothes less. Of course, heavily-soiled clothing needs laundering but many items can be worn more than once.

Additionally, a short time in the freezer can also help kill off bacteria on clothing that isn't dirty but could do with a little refresh in between washes.

Green Committee Autumn Q&A Event

Wednesday, October 18th from 6 pm to 7:30 pm.

Stop by the meeting room next to the lobby to ask and learn more about water & energy conservation and sustainable living at 40 Homewood. Take our sorting challenge and be entered in a draw with a chance to win a gift card for some zero-waste shopping.

Light snacks & Kombucha will be served.



Our in-house baker

yum, yum, yum

Our in-house baker John Ciechanowicz, a 35-year-plus resident of 40 Homewood, is opening up his special line of baked goods to all residents of 40 Homewood. Whether you just have a daily hankering for something sweet or you're planning a dinner for friends and require a specialty dessert order, John is your go-to baker.

John already gets regular requests from neighbours living on his floor and some of the gym frequenters who have been indulging in his creations will attest to the flavour, the quality and the pleasure of eating his baked goods. John can't eat everything but he is addicted to baking every day so he is now going to post a daily offering to all residents, on a first-come basis, on The Condominiums at 40 Homewood Ave. Facebook page.

Baking is John's passion. During his working years, primarily as a career planner with the YMCA and later with JVS, he would return home and just go into the kitchen and bake. His co-workers would benefit from the leftovers the next day and soon, he would be asked to contribute his creations to United Way fundraisers at work and would constantly be asked to bake for co-workers' personal special occasions.

Now retired, John is in the kitchen every afternoon, completely absorbed in his passion. From Monday to Friday, either a batch of cookies, a cake, a loaf, a date or lemon squares comes out of his oven ready to be consumed by YOU.



If you are working from home and need that little something with your coffee; call John. If you are hosting a birthday party or a special dinner with friends, call John, and place an order at least 24 hours in advance. He can also start your Christmas pudding for you if you put in your order by October 15.

When I spoke with John about this venture, he presented me with a sampler plate. I bit into a lemon poppy seed slice, a cheesy cornbread, a slice of pound cake (secret ingredient; sour cream), a shortbread crust topped with butter tart filling and a delightful brownie (gluten-free) that oozed rich chocolate with the lightest cake base I have ever experienced.

He is so good. The ingredients are free of chemicals and preservatives and the resulting treats are decadent, delicious and good for you.

From Monday to Friday, starting October 6th, 2023, check out the FB offering or call John at 416-924-3889 from 10 am to 8 pm to purchase the offering of the day. Prices range from \$1.00 a cookie, \$2.00 a brownie, and \$3 to \$4 for a slice of cake with price depending on the ingredients required. First come, first served while they last. You will not be disappointed.

CONDO ACT REVISIONS FOR 2023 IN EFFECT



Two revisions to the Condominium Act are now in place.

Virtual and Hybrid Meetings Allowed

Virtual and hybrid meetings are allowed on a permanent basis. Condominium corporations no longer have to pass a by-law for this purpose.

Anyone casting an electronic vote prior to an owners' meeting is now considered present at the meeting even if choosing not to attend. This makes it easier for condominium corporations to achieve quorum while possibly eliminating any practical reason to require proxies.

Electronic Communications Now Allowed

Owners and mortgagees are no longer required to submit an Agreement to Receive Electronic Notices before a condominium corporation can send them e-mail communication

Owners and mortgagees are no longer required to submit an Agreement to Receive Electronic Notices before a condominium corporation can send them e-mail communication. Providing an e-mail address to the condominium corporation through other communications is sufficient authorization. Those desiring paper communication will be required to

make a specific request.

E-mail addresses are now available to owners on request as part of the Record of Owners and Mortgagees thereby making it easier for owners to communicate with each other

The Record of Owners and Mortgagees has been updated to include e-mail addresses for delivering documents. This is available to owners on request and should now include e-mail addresses thereby making it easier for owners to communicate with each other.

Changes came into effect on October 1, 2023.

Bill 91, which authorizes these changes, can be found [here](#).

Revisions to the Record of Owners and Mortgagees included in regulation 12.6.1 subsection 1 of Ontario Regulation 4801 can be found [here](#).

