



# MONTHLY NEWSLETTER

FEBRUARY 2025

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*We are  
family*

## A love letter to our home

*By our residents*

My experience with 40 Homewood has shown me that we truly support one another. A couple of months ago, I had a terrifying experience with an unstable dog sitter, and as some may remember, several neighbours stepped up to help me—I'm incredibly grateful for that. We also have residents who generously share their gym equipment, and I've made some great new friends along the way.

Gloria L.

*The cherry blossoms in the back garden.*

Florence R.

What a joy walking down the path surrounded by our beautiful gardens and then sitting outside chatting to wonderful friends. My home for 26 years, best I ever had!

Helen K.

*You'll never need a car! The people are friendly and it's close to the village, Allan Gardens conservatory and Cabbagetown. Great neighbourhood.*

Conor B.

*Moved in in 2009, and it has always been a joy. Sure we've had our moments...the elevator outages a while back, the crazy fire alarms for a while, but it's all part of the character of this building. It has such a nice sense of community here. Long live 40 Homewood!*

Mark A.

*The concrete walls that I can never hear neighbours through unless they are literally drilling into them.*

Bennie K.

*Hailey is incredible!*

Charlie N.

*The community is absolutely lovely and we have the loveliest dogs and owners in this building!*

Ryan M.

*I'm fairly new here but can say it is reviewed as a well managed/maintained building and does seem so. It is also close to absolutely everything and has friendly and helpful building staff.*

Tracy G.

*My 4th condo dwelling since moving to Toronto -100 years ago and by far the best in virtually every way. Such a wonderful sense of community, stunning gardens in the spring and summer and staff, board and management who are friendly, attentive and great at what they do. So glad I'm here.*

Randy R.

*For the past 22 years, I have liked living at 40 Homewood Avenue because of the socially active, informed and caring community all packaged in a well-maintained, beautiful and welcoming building.*

Bless Up J.P. M.

*It's the friendliest building I've ever lived in! That said, I know that 'the people' will be a popular sentiment (for good reason), so I want to give a shout out to the grounds! Having a front and back yard, all beautifully tended to, provides a sanctuary - even in the downtown. It's a buffer to the busy street noises and a treat to take in the gardens!*

Nat P.

*A proper community in the heart of downtown!*

Chris B.

*We looked at a lot of places before we bought here. Nothing felt quite right. This feels like home. Friendly people who live here. Extremely helpful and dedicated staff. A true gem in the heart of downtown.*

Steve R.

# Good eats, cheap eats & sweet spots

*by Dr. Cammy Lee Bostwick*

If you're looking for date night ambience, look no further than Caffino (1185 King West near Dufferin). Located in a charming refurbished factory warehouse, with high ceilings, chandeliers and giant gilt frames, Caffino has a cute, campy and cool vibe all at the same time.

The bread basket arrives first, with warm toasted slices of bread. Olive oil and balsamic vinegar are on the table to mix as you wish for dipping. I ordered the eggplant parmigiana (\$28). Thin layers of breaded and fried eggplant are doused in marinara, topped with cheese then baked to perfection. Basil sprigs add colour and a much-needed herbaceous kick.

Service was friendly and attentive. I will definitely return.



## Board Corner

*by Martha MacLachlan*

Michael Lang has been re-appointed to the board of directors to fill the vacancy created by the resignation of Bill Langer. There were three applications, aside from Lang's, expressing interest in serving on the board.

The decision to appoint Michael Lang was two fold: at this time we are managing two large projects in the building and Lang is well versed in the history and the work being done; and secondly, there is too little time to get a new board member up to speed. However, the board realizes that succession planning is important and have invited the three interested residents to observe board meetings to help them learn the role of a board member and to encourage their interest.

## Free Boutique

*by Michael Csiki*

The Free Boutique has been in use for 6 years now. We are thankful for all the volunteers and residents that continue to take care of the table. Conducted in our survey in summer 2024, 93% of residents have donated items to the Free Boutique.

Together, by sharing what we own, the community has saved items from going to landfill, saved people from having to buy new items and utilizing what we have. We are proud that the table continues to be a great place to give used items a chance to help make someone's life easier and happier.

We hope the new signs stand out and remind residents not to treat the table as a dumping room for unwanted articles. We would like to remind residents that would like to donate large items and furniture to do so by posting them on the bulletin board, sharing on the [Facebook group](#), posting on other sharing markets [Freecycle](#) and [Trash Nothing](#) or donating to your preferred charity outside of 40 Homewood.

If you have any questions or concerns, please feel free to reach out to the Green Committee at [40hgreencommittee@gmail.com](mailto:40hgreencommittee@gmail.com).

# GDC

by *Brian Brenie*

The GDC is updating the existing Welcome Book for a revised publication date early in spring 2025. If you are aware of anything specific in need of updating in this book, please do not hesitate to send us an email at [gdc.40homewood@gmail.com](mailto:gdc.40homewood@gmail.com).

Additionally, if you are someone who likes governance and have time to meet with us for 60–90 minutes once a month (3rd Wednesday at 7pm), please send us an email and we will gladly connect with you about availability and interest. Adding another one or two members this year would be helpful for our discussions. Looking for people with experience with MS Word and publishing.

## Integrity Care Commitment

by *Charles Marker*

This time around, it's not just a change of management office staff, it's a change to a wholly different property management company. Beginning January 1st, our property management company is ICC. The letters stand for the company's primary values: integrity, care and commitment. ICC is one of the area's biggest condo management firms, with about 250 condos under contract. It is a family company.

Brookfield Residential Services became our property management contractor in late 2008. A few years ago, the name was changed to Crossbridge, but it was still within the Brookfield corporation. In 2023, Crossbridge was bought by FirstService, possibly the largest condo management outfit in North America, but they didn't replace the Crossbridge name until last year.

Reporting to the executive level at ICC is 40 Homewood's new regional manager Mark Daye. Some residents will recognize his name and picture as Mark was our Brookfield site administrator from 2012 to 2013, the position now held by Shane and previously by Amber.

Mark grew up in eastern Ontario (Athens) where he also went to community college, getting a diploma in advertising and public relations. He has worked for several firms in marketing, general office administration, bookkeeping, etc., and then moved to Toronto around the turn of the century.

At his own residence, a condo on Bloor, Mark served on the board of directors for a total of 11 years. This led to a connection to Brookfield and a job at the company. During the time at 40 Homewood, he took the courses necessary to qualify as an RCM (Registered Condominium Manager). He became a property manager within Brookfield and worked at several condos, followed by managing a couple of condos for ICC.



He had been interested in trying another company and finds ICC more flexible and less corporate than he found Crossbridge. He was promoted to a regional manager in 2021 and, in that position, he has four condos under his care. His role is to provide support and assistance to the property managers and site administrators.

Mark has been active in the Green Party of Ontario for some years and was the local candidate in three provincial elections. Currently, he is also on the executive committee of the 13-member board of directors of ACMO, the Association of Condominium Managers of Ontario.

Mark's husband, David, is retired (but young!). Mark has a son, Patrick, who is in his early 30s. Mark is very happy to be working with 40 Homewood again as he has many fond memories of our building and his time here.

Mark has told Martha that 40H is special to him and he'll always be here for us.

# SUPER BOWL LIX

● LIVE

IN THE PARTY ROOM ~ ON THE BIG SCREEN TV

pot-luck ~ bring your own beverages

guests are welcome

arrive early to get your *football squares*

for info contact Greg @ [mrgreggay@gmail.com](mailto:mrgreggay@gmail.com)

**HALF-TIME SHOW**  
featuring  
**KENDRICK LAMAR**

SUNDAY FEB. 9  
2025

**5:00PM**

KICK-OFF @ 6:30

**KANSAS CITY CHIEFS**

**VS**

**PHILADELPHIA EAGLES**