



MONTHLY NEWSLETTER

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Spring Has Sprung (or has it?)

By Martha MacLachlan

Today is a beautiful spring day as I type this, all though I can't guarantee it will be a spring day when you hopefully get to read this piece. Dennise, our master gardener dominatrix, taking advantage of the weather, put two of us to work to clean up the transformer garden and the back deck. It was a, "she saw something that needs to be done" and got it going kind of effort. Our efforts will be rewarded when the Garden Committee steps back into action. They are having their first meeting on April 16 to put together a plan of action for the transformer garden. Hopefully by May we will see what has survived from last year. The committee will be looking for volunteers once the season is in full swing and will gladly welcome your help. Stay tuned for the first call to action.

The two back decks are always ignored so myself and for now, an anonymous guy who always has ideas, will get some flowers and herbs growing in the large boxes on the back bbq deck and the pots up on the second deck. Another see-a-need and fill it effort.

The Community Matters committee is concentrating their efforts on the success of the Wednesday evening games night in the party room. If you've been cooped up all winter, join the others and enjoy a laugh, and maybe experience playing a new game. It's not just Monopoly and Scrabble anymore. See flyer on page 4.

The Social Committee is awaiting the return of Fiona to host another trivia night. They have enlisted Kat, our real resident master gardener, to host a learning session on how to maximize your balcony garden. Date to be confirmed.

The committee is also entertaining the idea of bringing in some talent from 77 Maitland Place. Some creative types have put together a comedy show entitled Sauced and are looking for venues to perform in. And yes, the annual Yard Sale will be held in June – the date to be advertised in the May issue.

Think about joining the exercise classes on Tuesday mornings. The 9:30 class with Jonathan is for people who can exercise standing up and consists of balance and stretching moves, muscle building with weights and toning. The 10:30 class with John offers chair exercise and also some muscle building with light weights. Regardless of your level, it is time to shed those winter pounds because you won't be hiding those pounds under a winter coat for much longer. \$5 a class conducted by professional trainers. And if we get enough people interested, there can be an evening stand up class with Jonathan. Give your name to the office for Martha and she will contact you.

The Newsletter Committee is always looking for contributions so if you any ideas for future content please let us know. And if you feel the urge to write, perhaps sharing some of your travel stories or letting people know about developments in our community, feel free to submit at:

40homewoodnews@gmail.com

Good Eats, Cheap Eats & Sweet Spots

By Dr. Cammy Lee Bostwick

Amidst the rising costs of energy, food and dining out I am even more on the hunt for good food for good value. And the bonus: you don't have to go far.

At the Eaton Centre by the Yonge Street entrance you'll find the newest Eataly, which is an Italian supermarket and eatery. If you've never gone, perhaps this is the time to try. At the restaurant on the second level there is a \$26 combo of one appetizer and one main.

I chose the Caesar salad and pizza. There is only one pizza to choose from including an assortment of pastas. Before we talk food, a word about Eataly and its chic ambience. If I had to give it a persona I'd say Eataly is like your cool older sister who's so cool she doesn't even know it. In fact, that's why she's so cool. Know what I mean? On a Saturday evening the place is busy but not packed. Our server – a young woman with an Italian accent – promptly arrived with water and was ready to take our order. Feels authentic already. Lighting is flattering – dim but bright enough to see menu and food.

Our appetizers arrive quickly. My companion had the tomato based orzo soup which she said was light and hit the spot. The caesar had just enough dressing and a dusting of bread crumbs. Nice textural touch. But the winner was the pizza. At first glance, clearly this pie is easily for two. So great value there. It arrives with bubbly charred edges and is super chewy and soft. So soft that you fold it in half and eat it that way. When the crust is that good you eat the whole thing! Every bite had the perfect balance of cheeses, mushroom and spinach. So good was my pizza that I don't even know what my companion was saying.

This night out had it all: big city ambience, amazing food, good value and great conversation (albeit distracted at times).

Good eat, reasonable eat, & sweet spot!



Condo Living

By Bob Aaron Contributing Columnist Toronto Star

This article was originally published on March 9, 2026

This is a true story about a \$10,000 doorbell.

It took place in a 102-unit condominium building on Hwy. 20 West in the Niagara region town of Pelham. In the fall of 2023, Marianne and Leroy Locke installed a video doorbell on their unit's entry doorway. They later added an in-unit washer and dryer. It wasn't long before these conveniences became flashpoints in a heated dispute with the condominium corporation.

Under Ontario law, every condominium consists of units owned by individuals and common elements jointly owned by all the owners in the building. The Condominium Act requires owners to obtain board approval if they want to alter common elements in or near their units.

Although the corridor door and door frame may seem like they belong to the unit owner, their exteriors are typically part of the common elements and any changes to them require board approval. Two years after the Lockes installed their video doorbell, the board decided that it had to be removed. After some discussion, the board later allowed the doorbell to remain in place if the owners signed an indemnity agreement.

The agreement would require the owners to pay any costs and expenses arising from the alteration. The Lockes refused to sign it. A second dispute relating to the installation of a washer and dryer came to a head when the Lockes refused to allow the building superintendent to enter their unit and inspect the installation due to concerns about flooding and electrical connections. Heated discussions between the board representatives and the owners ensued.

In January and February this year, the parties wound up in court in St. Catharines before Justice Joseph R. Henderson. After hearing submissions from both sides, the judge wrote in his ruling that the Condominium Act allows a board to approve additions or alterations to the common elements if the owners sign an indemnity agreement.

The Act also provides that representatives of a condominium corporation may enter a unit to conduct an inspection after giving reasonable notice. The judge ordered the owners to sign an indemnity agreement covering the installation of the doorbell. He also ordered them to permit the board and its representatives to enter the unit upon reasonable notice.

Noting that the corporation was successful on both the doorbell and inspection issues, the judge ordered the owners to pay the building's costs on what the law calls a full indemnity basis — in other words, all of its legal expenses. These he fixed at \$10,000 — an enormous sum for a doorbell and inspection of appliance connections.

The court's decision serves as a reminder that condominium living is based on a compact combining collective responsibility and individual ownership, even if the owners do not agree with the rules. Unit owners do not have the freedoms they would enjoy in freehold homes, and they must adhere to the condominium rules, bylaws and legislation.

Condominium living is not for everyone since it requires surrendering some autonomy and living by rules set by others. Sometimes those rules — or their enforcement — may seem arbitrary or petty, but that is the price to be paid for community living in a condo setting.

Failing to appreciate that there must be a balance between individual rights and community rules can leave neighbours facing off not just in hallways, but also in courtrooms.



Social Hour

every Wednesday @ 7 p.m. in the Party Room

**NEW
TIME!**

- ✓ Coffee, cookies, crafts, and conversation
- ✓ Board and card games
- ✓ Taboo talk table (politics, religion, sex, money)
- ✓ Mini-lectures on special interest topics



**Meet Up • Join In •
All Welcome!**

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