



VIEWPOINT 50

NEWSLETTER
FALL/WINTER 2009



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A WORD FROM THE PRESIDENT...



Haven't you all heard just TOO MUCH from me? According to my records I have already written 10 Balcony Update Letters to owners!

Interesting though – the subject matter in these letters has now changed from “what is going on” to “what do we do with what we have got” – much more positive I think – the balcony work really is in the last stages and we can finally start thinking of how we can use them, in the spring and how to look after them, to keep them looking good into the future!

Enough on balconies – there is good news! We have been able to negotiate a much more favourable contract rate for our gas (and we really do use a lot of that, especially in the winter). This is largely thanks to Ed Leies, who we have just welcomed to the Board. I can't tell you much about what the new contract really means; we still have a lot of work to do on the budget, but there should be significant savings which we hope to use to off-set the threatening cost increases from the Harmonized Sales Tax. It seems that the “good news” always had his “bad news” pal along for the ride!

We all have to thank Gord Hamilton for his years of service on the Board. Gord's quietly personal approach to serving you, the owners, will be missed by all your Directors. Always the “teacher”, he never failed to bring our discussions back to reality, when we wandered into the realms of theory. We sincerely hope that his personal contribution to the enjoyment of our social life at Social Teas and Christmas Singsongs will continue unabated.

I am not sure when this will reach you, but since I am writing it on November 30 I think it is appropriate to wish you all a very Merry Christmas and a Happy New Year (suitably translated, of course, into your own personal, religious, social or ethnic affiliation).

Thank you for your patient and positive support throughout the year!

Bill Henderson, Your President.



**PROPERTY MANAGER'S
REPORT
2009 HOME RENOVATION TAX
CREDIT**

The Federal Government Home Renovation Tax Credit (HRTC) gives individual condominium owners (taxpayers) the ability to claim a tax credit for the expenses they incur with respect to renovations to their suites.

The tax credit also applies to your share (as a taxpaying owner) of the costs associated with renovations made to the common elements of a condominium, such as our Balcony Renovation Project. However, in this case we must calculate the total cost to the corporation, including the cost of labour, professional services, building materials, permits etc. and then from that, calculate the amounts attributable to the common elements of each of our 8 differently configured suites!

To make it fairly straightforward for you, as individual owners, to complete your tax returns Brookfield Residential Services, together with YCC323 will make these calculations and will issue the receipts for Revenue Canada, based on each suite's percentage contribution to common expenses as set out in Schedule D of our declaration.

It is important for you to understand that each taxpayer can only benefit from one total expenditure of \$10,000, resulting in one maximum tax credit of \$1,350.

Therefore, if you have other eligible expenditures, perhaps incurred in relation to personal renovation, your combination of the two expenditures can exceed \$10,000. and the consequent Tax Credit will not exceed \$1,350.

It is also important to understand that the

HRTC is a *tax credit* and not a cash payment and therefore your ultimate benefit will be a lower tax payment rather than a cash payment.

Isan Murat, CPM, R.C.M.
Property Manager

**Meet Ed Leies
Our New Treasurer**



After traveling to over 35 countries, Ed and his wife Anne decided to live in Toronto and chose 50 Quebec as their home. They had lived in Toronto for 25 years.

Ed was raised and educated in South Africa and Rhodesia. He has a degree in both engineering and business administration and career highlights include being Project Manager on railway infrastructure projects and the electrification of the Soweto area of Johannesburg.

Ed enjoys traveling, including South Africa this winter, views from his balcony and being among the friendly people here at 50 Quebec, along with the park, the easy access to the subway and The Village.

Welcome to the Board Ed.

**HALLOWEEN
AT 50 QUEBEC**



October 31st., the lobby was transformed with ghosts, goblins, spiders, and witches. A special thank you to all the residents who donated candy. The candy filled the witches cauldron from which approximately 80 children were served.

Thank you also to the volunteers who helped decorate and give candy to the "trick or treat" visitors – Luba, Joyce, Anne, Carlos, Little Carlos and Isabella.

Mary Hilborn

50 QUEBEC AVENUE ART EXHIBITION

Last year it was recognized that there are a number of talented artists and photographers within our 50 Quebec Avenue complex. It was suggested that they might like to display their works.



When the invitation to exhibit art was posted in our elevators and bulletin boards, the response was overwhelming. Thirteen artists came forward and expressed interest in participating in our 50 Quebec Avenue Art Exhibition. The Art Show was held in October last year and was truly a success.

For our Second Annual Exhibition this year we had fourteen participants: Oils and Acrylics by Wendy Weaver, Mary Lou Payzant, Larry Janunger, Bob Howell, Clare Ralson, Rita Ridaz Lepsi, Victor Sheshnov, Thomas Chen and Lynne Ritchie. Watercolours by Rheta Fines and Bruce Walker. Photography by Elizabeth Frey, Victor Virak and Thomas Chen. Papermaking and painting by Elizabeth Crammond.



Little did we know that Elizabeth Frey was a world-famous photographer and that she had been personally invited to photograph Fidel Castro in Cuba. Thank you Elizabeth for showing us your very precious photos.

The artists appreciated the opportunity to display their work, and we hope to continue to have a 50 Quebec Avenue Art Exhibition in future years.

The artists would like to thank Emily Davidson, Fern Stimpson and Yves Fournier for their support in hosting this event.

SEASONS GREETINGS AND THANK YOU FROM GILLIESPIE BUILDING INC.



Nancy Gillespie, our engineer contacted the editors and asked us to pass on to you her great admiration for your patience, tolerance and understanding you showed throughout this massive project. Also Nancy wishes you a very Happy Holiday Season and a Happy, Safe and **QUIET 2010!**



ON THE STREETS WHERE YOU LIVE

Go to www.maps.google.com click on Toronto, drag the little yellow man off the directional bar to Quebec Avenue and he will take you on a stroll down Quebec Avenue, or any other location that interests you.

Google earth



IT'S THE GIVING SEASON – MAKE SURE YOUR DONATION COUNTS!

If you are considering making charitable donations this year (before the end of December for tax receipt purposes) you might find it useful to view the Canada Revenue Agency's web site to find out the "Dos" and Don'ts" of proper and legal donations to legitimate charities.

For information see: www.cra.gc.ca/donors or phone: 1-800-267-2384.

If you are concerned about possible fraud, phone the Canadian Anti-Fraud Call Centre at: 1-888-495-8501.



VAMPIRE ELECTRONICS

Vampire electronics are the household appliances and devices that use energy even when they are turned off. These devices include television sets, VCR and DVD players, computers (even when turned off or in standby mode) as well as microwave ovens and cell phone chargers. They include simple devices such as radios, lamps and humidifiers. It has been estimated that 10 to 50 vampire electronics are found in the average North American house. According to the U.S. Department of Energy, 40% of the electricity used to power home electronics is consumed when they're in standby mode.

We can save energy simply by unplugging these appliances or devices. Chargers should be unplugged when not in use. We could consider unplugging appliances and devices especially when we are away from home for a considerable period of time, for example, when we are on vacation.

This information was obtained from the Direct Energy website at:

<http://residential.directenergy.com/EN/Energy/Pages/Vampire-electronic.aspx>

This website provides additional tips on how to identify and slay they vampires in your home.

CHRISTMAS TREE DISPOSAL



Before removing your natural tree from your suite please see Isan in the office to get a proper bag. This will avoid the problem of dropped needles in the hallways and elevators while transferring the trees to the Recycling Room on the P1 garage level. In January the City of Toronto will arrange to pick up all the trees. Advance notice of the date will be posted in the building.





THE BOOK CLUB meets the 3rd Monday of every month in the Party Room at 7:30 pm. We will be reading the following books during the next few months. Come join us for good conversation, a drink and a little nourishment. We do have a good time and lots of laughs. All are welcome. **January 18th. BUYING ON TIME** by Antanas Sileika. **February 15th – THE GUERNSEY LITERARY AND PEEL PIE SOCIETY** by Annie Barrows. **March 15th. – ANNIE FREEMAN’S FABULOUS TRAVELLING FUNERAL** by Kris Radish. **April 19th – COVENTRY** by Helen Humphreys. **May 17th. – WHAT IS AMERICA?** by Ronal Wright. **June 21 – ELEGANCE OF THE HEDGEHOG** by Murel Barbery

Lena Belanger



SOCIAL BRIDGE

Responding to a questionnaire, about 10 residents of 50 Quebec Ave. indicated that they would like

to play Social Bridge.

Resulting from this, regular Bridge was arranged for every Monday afternoon between 1.30 and 4.00 pm.

Each week during November, about 5 to 6 people came to play Bridge. It would be nice if we could get a few more players to make a second table, so we invite all those who can play to come and enjoy a relaxing social afternoon with us.



Donnie, our chief project manager asked us to convey warm seasons greetings to the residents and staff of 50 Quebec on behalf of his entire crew and

Brook Restoration.

HAPPY HOLIDAYS

DAVIDS TEA



DAVIDS TEA is one of the latest stores to join the ever-expanding high-end stores in the village.

This tea shop opened in June and offers over 120 different varieties of teas..all the way from the grocery store traditions to such exotic blends as Lover’s Leap, Nutty Monkey, Read My Lips and Exotica. The shop also has a wide variety of scented and herbal teas. Christmas and winter blends are arriving now. The store includes a gift shop and a play area to amuse the kids while you decide.

The location is 2285 Bloor Street West and their web site is: www.davidstea.com



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A REQUEST FROM VIEWPOINT 50

Please archive all your past, present, and future copies of ViewPoint 50 Newsletter. That way items relating to property and safety concerns, specific and general information, etc. can be easily referenced when needed. Information previously published need not be repeated. The last thing our writers want to be is redundant!



FEED BACK PLEASE

The editors of ViewPoint 50 would appreciate some feed back on your opinions of this newsletter.

	YES	NO
Do you read it?	<input type="checkbox"/>	<input type="checkbox"/>
Do you save it?	<input type="checkbox"/>	<input type="checkbox"/>
Do you find the articles interesting or of value?	<input type="checkbox"/>	<input type="checkbox"/>

Please use the box below to indicate what you like, what you don't like; what suggestions you have; any additional type of articles you would like to see. Also, would you like to contribute material.

COMMENTS:

Please clip and give to Isan.