

CFDI NEWS



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DECEMBER 2006

CELEBRATING THE JOY OF THE SEASON

This season of festive lights and decorations becomes the backdrop for the season of celebration – a celebration of your faith, a celebration of time spent with family and friends and especially, a celebration of giving. Giving in itself is a gift reaping lasting rewards to the giver.



This year let your list consist of these eight gifts:

1. The Gift of Listening – No interrupting, no daydreaming, no planning your response, just listen.
2. The Gift of Affection – Be generous with appropriate hugs, kisses, pats on the back and handholds.
3. The Gift of Laughter – Funny pictures, share articles, funny stories and funny greetings. Let your gift say "I love to laugh with you."
4. The Gift of a Favour – Everyday, go out of your way to do something kind.
5. The Gift of a Compliment – A simple and sincere "You look great, you did a super job or that was a wonderful meal" can make someone's day.
6. The Gift of a Written Note – It can be a simple "Thanks for the help". A brief handwritten note may be remembered for a lifetime and may even change a life.
7. The Gift of Solitude – There are times when we want nothing better than to be left alone. Be sensitive to those times and give the gift of solitude to others.
8. The Gift of a Cheerful Disposition – The easiest way to feel good is to extend a kind word to someone. It's really not that hard to say "Hello" or "Thank You."



Don't you feel better already just by reading this list? So don't stop there, start giving!

HOLIDAY SEASON A LA CFDI STYLE

By Cathy Archibald & Peter Whalen

PW: "Can you tell me how to get to the Granite Brewery?"

STRANGER: "The Granite Brewery, why are you going there?"

PW: "The company I work for is celebrating the 'joy of the season' and we are all invited for the celebration."

STRANGER: "Well, it sounds like a place where they make beer." "You must have the wrong name."

PW: "No, that's what it says on the invitation, The Granite Brewery, 245 Eglinton Ave East."

STRANGER: "OK, suit yourself; it's on the southeast corner of Mount Pleasant and Eglinton Ave East."



First things first, did anyone else have trouble finding the parking entrance? Friday night December 8th, 6:30 pm, several cars are spotted driving up and down and around the southeast corner of Mount Pleasant and Eglinton Ave East. They must be doing what I was doing – looking for the free underground parking.

Apart from the fun of discovering the hiding place of The Granite Brewery parking, about a hundred staff, friends, family, partners and spouses were seated in a charming room complete with dim lighting and a fireplace. This was no brewery. The CFDI/Comfield family had gathered. As the staff flooded in, there were many hugs and hellos for those we hadn't seen in a while and those we had just seen.

There were nibbles to start of cheese and crackers and some veggies for balance. Anyone that wanted to indulge a little before dinner was able to do so. And the drinks looked wonderful with some never ending soda for those that were driving or those that just were not indulging in the richer stuff.

Amidst the socializing and mingling, time seemed to fly and before I knew it I was being told to sit down if I wanted to eat. First were the Butternut Squash & Red Pepper soup and then the salad. Our table was the envy of all as we received our dinner first! Mmhh... we wonder if this could be because Suzanne was sitting at our table? (In any case, we know where to sit next year.) What more could there be to go after? Oh, that would be more food. Everyone's favourite, especially cooked by a chef and served by waiters who brought and took away. "Did you select Grilled Fresh Atlantic Salmon, Penne Pasta Primavera, Sirloin Steak or Maple Dijon Crusted Chicken?" And don't forget the dessert table. No mention of names but most people didn't forget.



A slight variation of this year's coming together was the presentation of service awards - a first for CFDI, but remember we are only eleven years old. Beautiful crystal awards were presented by George, Cristina and Eddie.

Awards for Five-Years Service went to:

- ❖ Chris de Poppe
- ❖ Bob Kemp
- ❖ Carlos Lauriani
- ❖ Elizabeth Vieira

Award for Ten-Years Service went to:

- ❖ Peter Whalen



And then the featured attraction... the anticipation of winning one of 'Cristina's Baskets', whose creativity, care and capability lovingly put into the making of the basket gifts far outweighed the contents. I saw Miranda, Tina, Jean, Del, Brad, Jackson, Margaret... then, I lost track of the rest of the winners but I remember the smiles, the squeals and the marching back to one's seat with baskets held high.

A special thank you to Harven Fung for supplying the music selections for those brave enough to stay and dance throughout the night. What a way to unwind after a long work-week but to dance your troubles away (or so they say).



Finally, we parted filled with more memories and a HUGE Toblerone bar to carry us through the season. We, for one, can't wait to see how Community First/ComField tops this one in 2007! Thank you George, Eddie and Cristina from all of us!!



Want to view more photos from the Annual Dinner?

Go to www.comfield.ca and log into the staff login page. Click on the staff login button and Presto!

Note from the President . . .

As we turn off the office lights and put our feet up for the Holidays with family and friends, we can do so with a sense of satisfaction. We have accomplished our goal of providing good services to our clients and earning a living to support ourselves and our family members.



As we said at our recent Holiday Celebrations, we have done this because we care in a meaningful way about the quality of our work and each other. We care about the communities we serve and we can make a difference in these communities despite the fact that we sometimes have to deal with whimsical Boards of Directors or owners. It is within this caring atmosphere that we have sustained and expanded our operations in both the non-profit and commercial sectors, and we will continue to work and to expand our services to both communities.

During the year, we have been able to attract employees who are new to the property management field. Their perspective on the world and our work will cause all of us to evaluate how we fulfil our commitments. The depth of experience that the junior staff will find among their colleagues will serve as the bedrock upon which they can begin to build their careers. The continuous evaluation of the services we provide will bring a new vitality both Community First and ComField, and will sustain and perpetuate our growth as professionals. Again, the giving and taking of ideas in a supportive environment is the formula that will sustain all of us and the companies we work with.



Cristina, Eddie and I want to sincerely thank you for your service to Community First Developments Inc. and ComField Management Services Inc. We appreciate your contribution to improving the lives of so many people who populate the communities we serve.

Thank you!!

*We wish you a Very Happy and Restoring
Holiday Season, and
Peace, Happiness and Health throughout the
coming Year!*

A THANK YOU NOTE FROM LIZ...



I was not expecting such a generous award at the Christmas party. I would like to thank George, Eddie and Cristina for the opportunities they have given me over the years. I would also like to thank all of those who I have had the pleasure of working with and learned from. It has been, and will continue to be a great pleasure.

YET ANOTHER THANK YOU NOTE...FROM CATHY ARCHIBALD

I would like to thank George, Eddie, Cristina and the staff of Community First and ComField for their kindness, thoughtfulness and generosity for the shower gift. There are so many things that babies need and this gift will go a long way to getting what is needed.

A BIG THANK YOU to George, Eddie and Cristina for the wonderful Christmas party this year, with a special hurrah to Suzanne for all the time and effort to make the 2006 party one that won't be soon forgotten.

Happy holidays to all!

DO I HAVE A "REAL" JOB??

By Christiane de Poppe

Yes, it's this time again – career day at school – when the first graders talk about their parents' jobs (wait...wasn't this supposed to be about the Christmas Party?). Anyhow, we've gone through this before – twice. My child comes home from school and we have this conversation. I'm not surprised anymore when my child asks me these questions again and again.

My child: "Mama, do you work?"



Me: "Of course I do. You know that. You've been at my office before."

My child: "Yes but...I mean *a real job*. At your office you just work on the computer, talk to people, talk on the phone, stuff like that..."

Me: "What makes you think that is *not a real job*?"

My child: "Because you also do that at home all the time."

O.K. I had given up on winning the argument. My husband has a *real job* (because working on two-story high reactors, mixing poisonous chemicals, which bubbles and turn into weird looking sponge-like substances is definitely not what he does at home).

This year's Christmas party (it's about time I got to it) changed it all. After bravely taking on the bull (the Sirloin steak appeared pretty much alive still), and skillfully dealing with the waiters to resolve this problem - after all, those are skills I use on my *not real job* - the usual party turns into a surprise. George and Eddie take turns honouring staff that has 'stuck around' for more than five and (in one case) even 10 years! Whoa! (Losers).



No, all kidding aside - it was a *real honour* to be called to up in front of the now so numerous staff and receiving an appreciation for being with the company for 5 + years, George talking about me (you better be careful what you chat about in his presence - he actually listens!) and receiving this beautiful plaque, which has received a spotlight place on my desk. Believe me, it feels good! And the best thing about it - when the next child comes home from 'career day' I can win this argument. I, too, have a *real job*. And I have the plaque to prove it! Thank you, Cristina, George and Eddie!

And thank you, my real co-workers, for the other wonderful surprise - the collection for the baby - what a joy! (I don't know...the Children's Education Fund sales rep called me up the very Monday after the party - coincidence?) I wish you all a Happy Holiday Season - mine started great!



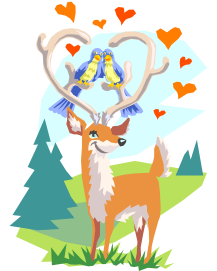
PROJECT PROFILE

WILCOX CREEK CO-OPERATIVE HOMES

By Althea Miller

Take the 401 and go east to Morningside; go north on Morningside until you get to Sewells Road. Make a right hand turn on to Sewells, then turn left onto the second driveway.

Wilcox Creek Co-op is a quaint 84 townhouse complex located within the community of Malvern and home to families, singles and seniors of diverse ethnic and economic backgrounds. The co-op is also a former home to such celebrities as FeFe Dobson, Deborah Cox (both singers) & a current home to Iraq artist, Ishrak Sahar (painter).



A quick tour around the co-op and one can experience the sights and sounds of the creatures that also call the co-op home, birds of all varieties: cardinals, blue jays, doves, finches, falcons, hawks, but no pigeons. There are also lots of woodland creatures, such as, deer, foxes, wild rabbits, squirrels and let's not forget the community favourite - raccoons, who have on occasions been seen opening garage doors looking for food.

One cannot talk about Wilcox Creek without making mention of sister Co-op, Grace Hartman Co-operative Homes. The two co-ops share the common space of the community center where you will find both offices. Turn right, follow the sounds of Jimi Hendrix or Led Zeppelin being played and you are at the office of Wilcox Creek Co-op. You will be greeted with a friendly smile by the Manager, who is affectionately known around the co-op as "Big Mama".

WINTER WONDERLAND IS WONDERFUL BUT DON'T FORGET...



- To maintain your winter log book reporting salt application, snow removal, damages and accidents.
- Check for freezing of outdoor taps and sprinkler pipes.
- Ice build-up on windows and icy walks and driveways.

THE UP AND COMING... NEW STAFF AT CFDI

If you didn't know, we thought you should... good additions to our ever expanding team. Welcome aboard to:

- ❖ Lovern Binger, Taylor Creek Co-op
- ❖ Mathew Catalfamo, Comfield (Maint.)
- ❖ Tunde Daudu, Camille's Place
- ❖ Alicia Davis, Atkinson Co-op
- ❖ Roman Kaleja, St. Clare Multifaith (Maint.)
- ❖ Keith Marcial, Tapscott Village
- ❖ Kefang Xiang, Head Office (Accounting)
- ❖ Danny Young, Supervising Manager, La Paz, Wilmar 8, Wilcox Creek.

A doctor explained to his worried patient that insomnia was very common but....he shouldn't lose any sleep over it.

TO THE TOP.....

Chat with Connie Tran of Atkinson Co-op



On October 21, 2006 at 6:00 am Connie Tran showed up to fulfill her commitment to support the United Way.....to raise funds by climbing to the top of the CN Tower.

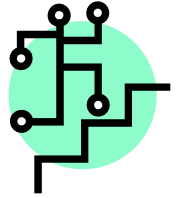
This was Connie's second year and she was ready to do it again. The first year netted \$350 but increased to \$580 this year. "I told everyone that it was my second year to participate in the event to help support United Way. I got support from all my family members and relatives. I asked staff at the managers' meeting, Atkinson staff, contractors, and sent emails to friends. I even got sponsors from from people out of town," says Connie.

"It was definitely an accomplishment. I never thought I could do it again because last year I almost passed out," Connie explains. "When you

think of the total flight of stairs (1,776) you think to yourself it's impossible."

Everyday before the climb, Connie would look up from the parking lot at Atkinson to the Tower and wonder, "Will I be able to reach the top again?"

How does Connie feel after 'making it to the top' – a second time? Says Connie, "I feel anything is possible if you believe in yourself. I got my motivation from the sponsorships and I had a goal in mind. The huffing and puffing is all worth it because I'm doing it for a good cause. Although I beat my stair climb time by only 2 minutes and 2 seconds, I still feel proud of myself. The most important thing is that I made it 'TO THE TOP'. Overall, it was a great experience and an accomplishment that I can remember for the rest of my life."



YOU KNOW YOU ARE A PROPERTY MANAGER WHEN...

By Althea Miller

- ✓ Members/Tenants watch and wait patiently for you to arrive on the site.
- ✓ Members/Tenants are at your office door just as you put the key in the lock.
- ✓ Emergencies only happen 5 minutes before you leave on the Friday of a long weekend.
- ✓ Members/Tenants will wait patiently while you are in the washroom.
- ✓ You are called out of a board meeting to catch a mouse that has run behind someone's stove.
- ✓ You have premature grey hair.
- ✓ You begin talking to yourself... and then wait for an answer.
- ✓ Your job description now includes: nurse, social worker, psychologist, morality police, teacher, fashion consultant, hair style consultant, magician (for those days you wish you could disappear) and youth counsellor and that's all in one household.

THE OFFICE HOLIDAY SPIRIT

By Connie Tran, Atkinson Housing Co-op

The spirit of Christmas at Atkinson started early in December. The first decoration posted on the bulletin board was 4 stockings with holiday greetings on it. Soon after, Alicia and I put up the Christmas tree and decorated it with colourful ornaments and lights. The lights made a significant difference to the overall appearance of the tree. Looking and looking at the tree, I felt something was missing. I noticed underneath the tree it was bare, so I thought of wrapping presents and personalizing it with staff names. Many members and contractors asked if these presents were genuine or fake.



I feel that it is important to have an attractive office setting because it provides a comfortable and welcoming atmosphere for members and contractors. When members come in the office, I can see the cheerful smile on their faces. We received a lot of compliments for the Christmas decorations. Everyday I look forward to work when the office has been decorated for the occasion; it gives me joy and motivation.

To celebrate the holiday and the hard work throughout the year, the office staff is gathering together on the last day to have a party.

STAFF PROFILE



Darwin Ng - A rose by any other name is still a rose... Darwin Ng by any other name is still Darwin Ng... faithful, loyal, dedicated, hardworking and consistent. Darwin, chief of the accounting department has taken on the responsibility of ensuring your financial

statements (Yardi) and reports are correct and on time. This is no easy task receiving info from each site and reminding site staff what to send, when to send and how to send. Darwin perseveres and can always be found steadfastly working away with his four to five staff to make everyone happy especially your board. Darwin goes out of his way to tailor make a report to suit the demands of the

site. He also extends his knowledge and skill by providing Yardi training at the head office to all new staff and those who request the training.

Apart from CFDI, Darwin is active in his church and shares his life with whoever crosses his path through kindness, support and help. He is also known by many children as Principal Ng at the Saturday Chinese School in his church.

We have all benefited from Darwin's quiet manner and strength of character. He is married with two adult children and lives in the City of Thornhill. He moved to Canada from Hong Kong in 1990 and joined CFDI in September 2003. Hong Kong's loss is our gain - thanks Darwin for keeping the fire burning in all you do and the patience required to keep it altogether month after month.

Schedule for Year 2007 Managers' Meetings

Meetings are from 9:30 am to 12:30 pm. At this time, all meetings will be held at the Fairview Mall library (Next to Fairview Shopping Mall at Sheppard and Don Mills. By TCC is the Don Mills subway station.)

- ❖ January 18
- ❖ February 15
- ❖ March 22
- ❖ April 19
- ❖ May 17
- ❖ June 21
- ❖ July 19
- ❖ August – No Meeting
- ❖ September 20
- ❖ October 18
- ❖ November 22
- ❖ December 2007 – No Meeting



Meetings are **mandatory** and staff is expected to attend. Please advise your Board of Directors of this meeting schedule so that they are aware of the importance of your attendance to these meetings.

OF INTEREST.....

Smart Cards by Coinamatic have come to some of the sites managed by CFDI. Smart Cards are used instead of coins to operate the washers and dryers. NO MORE COINS.

The card system has made doing laundry easier... no more searches for proper change to do laundry. It is also a great way to protect against theft and safer for the residents. It makes apartment life easier.

If you are interested in implementing this system onto one of your sites contact Kerri Lee Grant of Coinamatic at 905-678-1946.

For first hand reference, speak to Liz Vieira of Nakiska Co-op.

The Business of Housing.... essential, indispensable and inadequate.

Research confirms that homeless people, and those suffering from inadequate housing and deep poverty, have a higher rate of disease and they die at a younger age than people who are properly housed.

-Blueprint to End Homelessness in Toronto, 2006

286,000 GTA households pay more than 30% of their income on housing, 91,000 GTA households are on the social housing waiting list and 30,000 homeless people pass through the Toronto emergency shelter every year.

-Toronto City Summit Alliance Report, 2003

CHFT Charitable Fund.....Winter Coats for Co-op Kids

This fall the CHFT Charitable Fund launched a pilot project, Winter Coats for Co-op Kids. The project provided new winter coats for low income children living in co-ops who have membership with CHFT. Residents filled out an application provided by the co-op office with the necessary information and forwarded it to CHFT. The new coats were then delivered to and distributed from co-op offices. The

project has been a huge success and two sites managed by CFDI benefited from the project. This is a great way to involve your community and fulfill a need. If your co-op is interested in participating next year, contact Maria Najmi of CHFT.

THINKING AHEAD

- ❖ ahead of everybody else.
- ❖ ahead of the rat race.
- ❖ ahead of yourself.

Although construction work is not often a consideration in the first and second quarter of the year, there are some advantages to starting early including receiving more competitive bids from contractors, receiving bids from the contractors who are considered superior in their respective trade, gaining the advantage of longer daylight hours and favourable weather conditions, improved productivity and improved quality resulting from the correct conditions for application.

Several sites managed by CFDI have relied on the expertise of a newly formed company called HSI (Housing Services Inc.), a subsidiary branch of TCHC (Toronto Community Housing Corporation). If you are interested in getting a head start, call Peter Thompson, Construction Analyst at 416-677-9835 and just mention that you were referred by Peter or Don of CFDI to arrange a time to meet.



As we come to the close of yet another year, we trust you will look back with some fond memories of CFDI...a bus trip, the managers' meeting, the BBQ, the Holiday Celebration or just meeting another staff member whom you would otherwise never have met.

Have a Joyous Holiday Season with a Wonderful 2007!

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