
CFDI NEWS

CHRISTMAS EDITION

www.cfdi.ca

email: communityfirst@cfdi.ca

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A CHRISTMAS NOTE...

From George Larter, President

The focus of our work at **Community First Developments Inc.** and **ComField Management Services Inc.** is providing service and support to the residents we work with. We spend most of our work day giving to others in the hope of satisfying needs that arise and change by the moment. During the **Holiday Season**, which seems to arrive as a surprise each year, it is a time for you to receive the warmth and comfort that this special time of year can provide. You have worked hard and deserve to receive the comfort and joy that can be found among your colleagues, friends, family, neighbours, and the communities you work with.



We thank you for your efforts throughout the year and recognize that your work has contributed to the on-going success of **Community First** and **ComField**. In appreciation, and on your behalf, we have made further contributions to the communities we serve: the **Hear to Stay Fund** providing emergency rent relief, the **Ontario Non-Profit Housing Association** supporting the providers of private non-profit housing, **Pathways for Children, Youth and Families** supporting at-risk youth in York Region, the **Diversity Scholarship** supporting and encouraging promising students who live in non-profit co-op housing, and the **Winter Coat Drive** which provided more than 350 winter coats to kids living in non-profit co-ops managed by CFDI.

Cristina, Eddie and **I** wish you the **Peace** and **Happiness** of the **Season** and may the **Comfort** and **Joy** of the **Holidays** refresh and revive you as you embark on a **New Year** within which you will find **Happiness, Health** and **Prosperity**.

Happy Holidays!



FOR A MERRY CHRISTMAS AND A HAPPY NEW YEAR... FOLLOW THESE RULES

- ❖ Be kind to each other and be of good cheer.
- ❖ Treasure your family and all your traditions.
- ❖ Fa la la as you decorate your halls.
- ❖ Keep your schedule light, it helps to make the moments bright.
- ❖ Enjoy the giving and the receiving



AND REMEMBER... Rejoice in the Spirit of the Season.

FOR MANY OF US, THE CHRISTMAS SEASON BEGAN ON DECEMBER 7TH WITH THE CFDI ANNUAL HOLIDAY CELEBRATION DINNER

by Peter Whalen

For the second year in a row, the Granite Brewery hosted the CFDI/Comfield family.

We were experienced pros now, we knew where to find the place, where to park and where to sit. The restaurant like last year, was charming and nicely decorated for Christmas, creating a mood that was calming as many new faces joined the regulars in for a night to relax and enjoy the evening. Some came right from work while others made it home for a transformation to 'this is what I look like on a night out.'



Following the feast of tomato bisque soup, salad and entree of choice, George and Eddie each spoke of some of the happenings over the last year and some possibly to happen in the near future. One area of interest is for CFDI to enter the private rental market. Three staff were added to the five year list of working at CFDI. Suzanne Botnick of the Head Office staff was presented with a 5 year plaque. While Althea Miller, manager of Wilcox Creek and Cathy Archibald, on maternity leave, were not present but will also receive a plaque.



The evening could not be complete nor anyone dare leave until the draw for one of 'Cristina's Baskets.' As usual, they were beautifully decorated and as usual it seemed like the same people won. I don't want to mention any names; wouldn't you



agree Tuula and Liz? It was fun to see some of the new kids on the block win, as Benjamin made a grand gesture of acceptance. Others that I remember included Don White, Kim Morgan, Darrell Saunders, Bob

Kemp, Candi Li, Aleks Milenkovic and Margaret Davis and then my memory stops.

Throughout the evening, we had our photographers, Cristina Wong, Eddie Lok and Darrell Saunders quietly appear at the appropriate place and puff – a flash went off to immortalize the evening with evidence of 'yes you were there' and 'this is what you were doing.'

As the evening came to a close, out came the LARGE Toblerone bars, the proof that you were at the celebration and you didn't walk away without something. I remember Eddie whispering to me to be careful and not eat it all at once (I'm not sure what he meant) but I did tell him I've been in chocoholic counseling for the past year.



It was a pleasant time and what always make it pleasant are the people. CFDI can be proud of the character

and caliber of the staff being able to say there isn't anyone I don't like.

Thanks George, Eddie and Cristina for making this an annual tradition with class and style and to Suzanne Botnick for her tireless efforts in pulling it together.



UPDATE ON YARDI

Yardi has postponed the release of the Condominium and Social Housing & RTA module until December 15, 2007. This is the 2nd time it's been postpone. Although we could resume the conversion process by early next year, it would be strenuous to the already busy schedule of the accounting department as most of our buildings have a December 31 year-end. This means that January, February and March are busy months getting the books ready for audit.

To accommodate the accounting staff schedule, we are now proposing to continue the conversion process in April 2008 and go live May 1 2008. Training dates will be announced early in April 2008. We'll keep you posted with any future updates.

FEW THINGS TO REMEMBER FOR 2008

- the interest paid to tenants on their last month rent deposits will be 1.4%;
- the imputed rate of return for non-income producing assets is 3%; and
- the rate of the Goods and Services Tax (GST) will be reduced by 1%, from 6% to 5% on January 1, 2008.



The first one of course applies to all Non-Profits and some co-ops that have tenants.

SOUNDS OF THE SEASON.....

'Tis the season of music! To help you get a play list started for your gathering with family and friends, following is a list of favorite winter and holiday tunes by Canadian artists:

"Song for a Winter's Night" Sarah McLachlan

"The Prayer" Celine Dion and Andrea Bocelli

"Let it Snow!" Michael Bublé

"Winter Wonderland" Diana Krall

"Time" Chantal Creviazuk

"It's a Marshmallow World" Matt Dusk



Mainstay

It takes a bold decision
to start a great journey, but a strong
mind
to accomplish your destination.

At times, the path might seem gloomy,
but keep always your eyes set
on the horizon.



Benjamin Adeoba

STAFF PROFILE



He was born one of two (yes a twin), a descendent from English ancestors but born and brought up in Toronto and a true Torontonian. Don White, known as the Don of Atkinson, has lived in almost every area of Toronto and now resides in the Yonge/Davisville Area. His world changed in the summer of 2005 when he joined CFDI and became the manager of Atkinson

Housing Co-op. Although Don has served on a co-op board and has had some rental management background, nothing stirred him like managing a 40-year old 410-units downtown complex in the heart of Chinatown.

In just over two years, Don has made an impact on the site with his grasp of any situation and his decisiveness to do something about it. Visually and physically, Atkinson has improved under his watchful eye and it has not been without disaster, heavy crime, fire and late night emergencies. Don has embodied the test of 'a trial by fire.' He sees a situation, gets to the root of the matter and doesn't give up until the river is flowing smoothly again with nothing to block its flow. His commitment to the site (arriving at 8 am and sometimes staying until a board meeting is over at 9 pm) is an example for us all. His organizational skills, integrity and staying calm in the midst of any crisis have gained recognition from anyone associated with Atkinson Co-op.

His soul mate and wife Helen also works for CFDI and they have a 12 year old son Lindsay. Don loves the outdoors and has a passion for a secret hideaway 'up north' at his brother's cottage where you can be assured he is doing all the cottage things. Don, thanks for taking on the challenge and making it look easy, for taking an interest in all aspects of the managing and for not giving up. You deserve the title 'the Don of Atkinson.'

REDUCE THE RISK.....HOW TO STAY SAFE IF YOU BREAK DOWN ON THE HIGHWAY.



✚ If at all possible, avoid stopping in a dangerous place, such as the crest of a hill or on a blind curve. If it is safe to do so, keep driving for a short distance,

gradually reducing your speed. Check for traffic and when the way is clear, pull off the road and drive completely onto the shoulder.

✚ Use your turn signal and not your emergency flashers so that other drivers will know what you are doing.

✚ After you have stopped, if you have a cellular phone, immediately use it to call for help. Turn on your emergency





flashers and raise the hood of the vehicle. In the case of an overheating engine, raise the trunk lid rather than the hood, as scalding coolant spraying around the engine compartment has the potential to cause severe burns.

- ✚ If your vehicle loses power and stops in a live lane on the highway, put on your emergency flashers to warn approaching traffic. In darkness or inclement weather, you should also turn on the low beam headlights.
- ✚ Many traffic safety experts recommend that you remain in the vehicle and keep the seat belt fastened. If the worst happens and another vehicle collides with ours, you will have the safety of the car to protect you. You should only attempt to exit the vehicle when you can safely get clear of oncoming traffic and can wait well off the highway and ahead of your vehicle. If there are guardrails, wait behind them.
- ✚ In winter, stay in the vehicle and keep the windows and doors closed to keep the ambient warmth in the car. Drivers who wander away from their cars end up suffering from hypothermia.



These tips are intended as a guide only and do not include every possible scenario.



PROJECT PROFILE

Nestled in downtown Yuppie Ville between King Street West and Wellington is Niagara

Neighbourhood Co-op. Niagara, only 15 years old, is a very quaint looking complex comprising of 62 units. My first impression was of the cozy entrance that led to a community room filled with sofas, chairs, plants and books and which then led to an outdoor garden. The ground floor hallway was painted but looked as if it was covered with wallpaper. At an opening reception on a beautiful summer evening in 2004 we stepped out into the gardens and were impressed to see the CN Tower as if it was just down the road.

Three years later, Niagara is getting a bit of a facelift as the hallways are being painted including the suite doors, new carpet installed in the hallways and new tiles around the elevator buttons. A designer consultant was hired by the board to co-ordinate the colour scheme and selection of the paint, tiles and carpet.

Niagara is associated with the adjacent condominium called City Sphere through an agreement in which the condominium management takes care of some of the joint services, such as snow removal, landscaping and the underground garage parking. The co-op has a gardening committee, a finance committee, a member selection committee and a board of directors of seven members.

CFDI has been managing the site for the past three years with Helen Rejminiak as the Administrator and Robb Ross the maintenance worker/cleaner.



It is with sadness that we say goodbye to two of our staff this month as they move on to new challenges in their careers.

Candy Li, bookkeeper at Head Office will be leaving the CFDI family on December 28.

Alver Li, our maintenance supervisor for the last few years, has accepted a position with York Region Housing.

We wish them both good luck in their future endeavors.

Effort

A race lost at now,
is an instrument for the future...

gather your shortcomings;
polish them to improvements,

Heighten your efforts;
spread the wings that you may
sow to greater heights.



Benjamin Adeoba

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ACKNOWLEDGEMENTS

Many thanks to Peter Whalen, who, with his writing creativity, has taken the responsibility of publishing CFDI's newsletters all these years. THANK YOU!!!

***"HAVE A WONDERFUL HOLIDAY SEASON
AND
COME BACK IN THE NEW YEAR
FILLED WITH
ANTICIPATION, EXPECTATION AND
NO AGGRAVATION!"***

RECYCLING...RECYCLING...

The new solid waste by-law requires that all multi-unit buildings receiving municipal garbage collection participate in the City's recycling program. The City has created a recycling handbook (PDF) for Property Managers to help get you started. Check the City's website at www.toronto.ca/garbage/multi/collection.htm.

Following is the procedure for ordering new recycling and garbage bins for Residential Multi-Unit Dwellings:

Provide your contact name, telephone number and the address of the building requiring new containers to:

East: (Scarborough) Nikki Vecchiola:

- Telephone: 416-396-5205
- Fax: 416-396-4156
- Email: NVecchi@toronto.ca

South and West: (Toronto, York, East York and Etobicoke) John Oliver

- Telephone: 416-392-1041
- Fax: 416-392-0396
- Email: joliver@toronto.ca

North: (North York) Ref Aoude

- Telephone: 416-396-7366
- Fax: 416-396-4156
- Email: raoude@toronto.ca

Newsletter Staff:

Editor/Layout	Cristina Wong
Chief Writer	Peter Whalen
Special Contribution	Benjamin Adeoba

Photography	Cristina Wong
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Eddie Lok

