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BEING GREEN, HEALTH & FITNESS AND MORE
Season’s Greetings and Happy Holidays

By Saul York

On behalf of all of us at DEL Property Management, I extend our very best of wishes to you, for a very Merry Christmas, a festive, healthy holiday season, and great happiness in the new year.

It is our sincere belief, in times like these, that funds usually spent sending holiday greetings cards to our clients can be put to better use. Accordingly, in honour of our loyal and valued clientele, DEL will again be making seasonal donations to needy organizations.

You may recall that last year’s contributions went to the:

- Alzheimer Society
- Covenant House
- YMCA

This year, we are lending a helping hand to the:

- Centre for Addiction and Mental Health
- Daily Bread Food Bank
- Kennedy House Youth Services Inc.

Thank you for allowing us the privilege and pleasure of providing our services to your condominium in 2019. We proudly look forward to continuing to do so in the years ahead.

Sincerely yours,

DEL Property Management Inc.

Saul York
President and CEO
Big & Bright
flipping through the pages of design and décor magazines is a great source of inspiration for many of us. The featured rooms are big and bright, with tons of natural light and an airy feel. Some of the appeal comes via wonderful architecture, high ceilings and large-scale windows. The rest comes from strategic planning and a designer’s sleek touch. Clients often ask us to create a sense of more space in their homes. Here are some of our tried and true tricks for making your home feel larger, brighter and more open.

Probably the simplest shortcut to a bigger and brighter home is to declutter. This won’t actually get you more square footage, but you’ll be amazed at your newfound sense of space. We suggest cutting down items on tabletops and countertops. Minimally adorned shelves will help to accentuate your home’s architecture, furniture and artwork. This trick is more about achieving a visual sense of space, and it works every time!

Wall colour is another trick for creating the illusion of more overall space. Lighter colours can make your walls visually recede, while deeper colours tend to come forward to create coziness. To bring a sense of light and air to your home, choose a neutral colour palette of white, beige or light grey. Paint the room and all adjoining areas in the same hue to create continuity and blur the boundaries between different living areas. Another rule is to keep contrast to minimum and have an overall monochromatic colour palette from the ground up for an overall cohesive, seamless look.

Speaking of walls, have you taken stock of your windows yet? Another easy trick for making your home look and feel larger is to maximize its natural light. Replace your heavy drapes with simple white sheers, which offer privacy without impeding the flow of sunlight. If privacy is not an issue, omit the window coverings altogether for a modern, minimal look. A great tip from Specialty House Manufacturing, which specializes in window treatments, is to hang your window coverings as close to the ceiling as possible to create the illusion of larger windows.

Live Large by Creating the Illusion of Space

By Andrea Colman

Andrea Colman is principal of Fine Finishes Design Inc. With almost two decades of reno and design experience, this full-service boutique design firm works with clientele throughout the GTA to create stylish, harmonious, livable environments. www.finefinishes.ca
When you’re finally ready for furniture, choosing the right scale is key. A small home that is outfitted with sleek, streamlined furniture will not only look more spacious, but will be more functional too. Look for furniture with clean lines, clear glass and reflective materials, which hold less visual weight than solid woods. As you arrange your furniture, steer clear of doorways, traffic patterns and sight lines to ensure you maintain that great sense of openness.

The most beautiful homes aren’t necessarily the biggest ones. Square footage is just a number. The more important thing is how you use that space. Choose colours that are light and keep the knick-knacks to a minimum. By freeing up visual space in your home, you’ll soon find yourself living larger than you thought possible.
The Perfect White Kitchen

By Jaclyn Van Maurik

Classic white kitchens have been trending and will always be in demand from our clients. They’re clean, contemporary and easy to customize with your personal creative flair. On the flip side, an all-white palette can feel cold. Here are five ways to add visual warmth and interest when cooking up a white kitchen design for your home.

1. **Pick a shade, any shade.**

There are many shades of white to choose from. Blue-tinged whites are cool by nature, while whites featuring yellow undertones are visually warmer. Opt for a shade on the warm side of the spectrum to subtly warm up the whole room.

**TIP:** To avoid a war of whites, coordinate all of the white elements in your space, including walls, countertops, backsplash, floors, ceiling and anything else to ensure your colour selections won’t clash.

2. **Go with the grain.**

Wood floors are a wonderful way to warm up a white kitchen, from their earthy tones and textures, to how they feel under your feet. Consider a grainy hardwood or hand-scraped floor from companies like Fuzion. Warm-toned stone or tile also create a warmer aesthetic.

3. **Aim for variety and visual interest.**

When working with an all-white palette, be sure to incorporate a variety of textures and finishes to create visual interest. Our clients like using matte-finished cabinets that play beautifully against a glossy countertop or backsplash – which happens to be the second-biggest impact point after countertops.

4. **Pop it up with colour.**

Warm up your white kitchen with touches of colour. Be brave, have fun. We like to add brightly coloured window treatments, furnishings, accessories, small appliances, dishes or artwork to bring in some vibrancy without having to make a big investment – or commitment.

Kitchen designer Jaclyn Van Maurik has been in the design industry for over a decade. Known for her thoughtful custom millwork designs and kitchen design management with Pure Kitchens Inc., Jaclyn designs each kitchen from overall concept to completion. The firm designs and creates bespoke kitchens for clients with discerning tastes throughout Toronto and the GTA. Purekitchensinc.com. Instagram: purekitchensinc
SUITE SUCCESS
5. Dress to the nines.

Just like the iconic little black dress needs the right accessories to bring it to life, so too does your white kitchen. Your hardware and lighting are the jewelry of your home, so they are worth the extra investment. We direct our clients to look at stylish light fixtures from companies like Hudson Valley to add more impact.

Remodelling your kitchen is a big investment, but it remains the most popular home renovation project, and with good reason. If it is done right, you will enjoy this space for many years to come and potentially increase the resale value of your home – if you can bring yourself to part with it.

Here’s a final word to the wise: Plan before you renovate. Understand all of the tasks you will be doing in your new kitchen and design accordingly. For example, is this a space in which you will also be entertaining? Or doing homework?

Hire a design professional, who can offer guidance around design and cabinetry decisions to avoid making costly mistakes.
The weather forecast called for doom and gloom, but golfers who ignored that prediction for August 21 were rewarded with a wonderful day at Clublink’s Rolling Hills Golf Club.

Annual Del Cup Golf Tournament

2019

By Patricia MacKellar

Photographs courtesy of Suhail Shah

Patricia MacKellar is the Publisher of Del Condominium Life and the Del Condominium Lifestyle Program Manager.
The golf tournament brought out 260 participants, who enjoyed their round of golf, followed by an awards lunch reception. And even those who didn’t take home a trophy had a chance in the prize draw, that gave away items donated by Tridel and various trades that service Del-managed condominiums.
The big surprise of the day was the condominium team with the best overall score. For the first time ever, the team from Nuvo at Essex II managed to defeat Number One York Quay, which had been the winner for the past few years. Nuvo did it! The sporting team from NOYQ graciously handed the Cup over to Nuvo. It is my guess that NOYQ will come back strong next year in hopes of winning back the Del Cup. Time will tell!
Congratulations to the Nuvo at Essex II team for becoming the Del Cup Golf Champions for 2019, and our congratulations to all the individual prize winners.

Thank you to the team representatives from the 67 participating condominiums. We greatly appreciate your assistance.

Nuvo at Essex II - 2019 Del Cup Golf Champions.
There’s no place quite like the gorgeous, spacious recreation centre shared by the Classic and Excellence condominiums. And we were delighted to have the privilege again this year to host the 35th Annual Del Cup Bridge Tournament on Sunday, October 20.

Brilliant participants from 22 Del-managed condominiums gathered to show us just what having an amazing memory can do. I am in awe of every one of them!

After a scrumptious breakfast, the players settled into the game, only taking quiet, brief breaks for perhaps a drink of water. This was a focused group, as usual, that did not want to be disturbed.
Once the game wrapped up and scores were being tallied by our director, Lee Daugherty, participants, as well as volunteers, enjoyed lunch.

All participants received mementos, and then came time to present trophies to the Del Cup Champions. In Section A, the 1st North/South pair were Mildred Brock and Evelyn Sinukoff from Skymark I; the 1st East/West pair were Marsha Greenberg and Helen Pollock from SkyView on Yonge. In Section B, the 1st North/South pair were Anil Luthra and Carol Miller from Skymark I; the 1st East/West pair were Aviva Rosner and Joanne Garside from the Zenith.

The condominium with the best of all score was Skymark I, which has captured the Cup several times over the years.
Congratulations to the eight winners and to Skymark I for becoming the 2019 Del Cup Bridge Champions. Thank you to all participants in this year’s Del Condominium Lifestyle Programme, and to everyone else who was involved. And a big thank you to the Board of Directors and all residents of the Classic and Excellence for sharing your wonderful facilities with us.

Wishing you all a healthy, happy and successful 2020!
I’ve written about plastic before, but our dependence on plastic, mostly due to its convenience, is an ongoing battle.

In June, a news release issued by Prime Minister Justin Trudeau illustrated our addiction to plastics:

- Every year, Canadians throw away over 3 million tons of plastic waste.
- About one-third of the plastics used are for single use or short-lived products and packaging.
- Less than 10 per cent of plastic is recycled in Canada.

These are the reasons the Canadian government is working on a plan to ban single-use and short-lived products and packaging. It’s also a good reason to consider looking at alternatives for our daily lives and get involved in finding ways to reduce our waste.

Here are some simple tips for reducing our plastic use:

By Teresa Westlake

Teresa Westlake is Assistant Manager, communications customer care at Tridel.
1. STRAWS.
This is an easy one. Plastic straws are one of those products that are easy to replace. In fact, many businesses have already begun eliminating plastic straws. I recently tried a straw made from corn and there was no discernable difference. Metal straws are also a great alternative. Canadian Tire, Amazon and many other shopping locations now carry metal straws in packs, complete with cleaning brush, and are very affordable. While it may seem like a small concern, about 57 million straws are used each year in Canada.²

Water leakage not only inconveniences condo owners, it also causes stress to the condo manager and could lead to larger & more critical repair expenses when it’s not resolved fast.

At times like these, you need to rely on a company with a proven track record that can fix leakage problems quickly and limit damage to a minimum. You’ll walk away from this drama putting a smile on everyone’s face.
2. PLASTIC BAGS.
This is the easiest one to solve. If you haven’t already switched to reusable shopping bags, now is a great time to start. Another great idea for helping to cut out plastic while grocery shopping is to purchase reusable mesh produce bags, instead of using the small plastic ones from the store. There are many choices (I found them on Amazon). I particularly like the bags that come in different colours, so you can reuse them for the same items over and over.
3. TRASH BAGS.
Compostable bags are good for more than just organic waste. And it doesn’t make sense to use two different types of bags. One purchase and you’re good to go or, as the sayings goes, one and done. Compostable bags will cut down on your plastic waste.

4. FOOD CONTAINERS.
This is one to think about in your own home and when you’re out and about. At home, there are simple alternatives to plastic storage, such as glass jars and containers. You can also find Bento boxes in natural fibres, which can be used again and again. When you’re out and about, or ordering in, avoid food packaged in plastic, if possible. Especially black plastic. The City of Toronto has made great strides in recycling, but black plastics are not recyclable because they are made of a lower quality material. Don’t forget to think about those plastic utensils as well.
5. CHOOSE YOUR PURCHASES WISELY.
One thing about the holiday season, I always notice how much packaging is involved in a lot of the gifts we buy, especially electronic items and gifts for children. The holidays are one of those times of year when you realize how heavily we package so many things.

References: