

ARECA

Avenue Road - Eglinton Community Association

information@areca.info

www.areca.info

ARECA

YOUR Community Association

The Newsletter for YOUR

Community

November 2005

Property Tax Assessment Do I hear, 14, 17, 20 per cent? Wait, there's 23%!

We've heard of increases of 23% within the ARECA boundary. Councillor Stintz and MPP Mike Colle will both be at the AGM. Here is your chance to let them know how you feel.

Property Tax Assessment

For those who have time in the day, Councillor Stintz will be at the North Toronto Memorial Community Centre to talk with you personally.
10:00 - 2:00 on Monday, November 21st

NOTICE OF ANNUAL MEETING North Toronto Memorial Community Centre 7:30 pm. Monday November 21, 2005

TAKE NOTICE that the annual general meeting of the members of the Avenue Road-Eglinton Community Association will take place at the North Toronto Memorial Community Centre at 7:30 p.m. on Monday, November 21, 2005 for the following purposes:

* Election of Directors and Approval of financial statements.

* Discussion and consideration of any other business or issue raised at the meeting.

In addition to its regular activities the Association has representation on a number of Boards and Committees and needs to increase the number of active directors and/or committee members to fulfill its functions on the

Arena Board, Community Police Liaison Committee 53 Division, Community Centre Advisory Council, CORRA, FoNTRA and other organizations. INTERESTED RESIDENTS OF THE AREA ARE ENCOURAGED TO PARTICIPATE AS DIRECTORS OF THE ASSOCIATION OR AS COMMITTEE MEMBERS. Directors' meetings are held on the 2nd Monday of each month, excluding July and August.

Members are entitled to vote by written proxies submitted to the Secretary of the meeting. Nominations for directors must be in writing, submitted on or before November 14, 2005 to the Secretary, Avenue Road Eglinton Community Association, c/o 504 Castlefield Avenue, Toronto, M5N 1L6

ANNUAL MEETING AGENDA

7:30 pm. Mon. Nov 21, 2005

1. Call to Order
2. Approval of Minutes of 2004 Annual General Meeting
3. Financial Report
4. Election of Directors
5. Introduction of Special Guests
Introductions & Presentations:
Randy Gouin, Community Centre Recreationist
City Councillor Karen Stintz
MPP Mike Colle
Shirley Gasparet,
Principal Marshall McLuhan
6. Other Business
7. Adjournment

Have Concerns?

Want to be More Involved in Your Community?

Participate in and Support Your Community Association See You November 21.

Visit ARECA on the WEB!

ARECA has launched its Web Site www.areca.info

email:information@areca.info

Property Tax Assessment

Property Assessment Notices Received

In October, residents received their new property assessment notices. The notices show the assessed value of your property as of January 1, 2005.

Some streets in North Toronto have seen increases of as much as 23% from the previous assessment of June 30, 2003. The city average is 11.93%. Large increases are seen in streets where there have been a lot of recent house sales or development. The Municipal Property Assessment Corporation (MPAC) analyses property sales in the area and uses these sales to provide the basis for the new assessed values. If the sales in your area have been of expensive new homes, then your modest semi or bungalow will have been assessed at a larger than average increase in property value. In this case, your house value is being pushed up by the sale of more new and more expensive homes.

Is this fair?

We think not. MPAC is under increasing criticism for its arbitrary process and lack of transparency in its assessments.

What to do?

You should appeal your assessment if you think it does not accurately reflect what you believe your home would have sold for at January 1, 2005.

How?

You can request a review in one of three ways:

1. Call MPAC at 1 866 296-6722.
2. Complete a Request for Reconsideration form available online at www.mpac.ca.
3. Write a letter requesting a review of your assessment to MPAC, P.O. Box 9808, Toronto, ON M1S 5T9

This is a free service. Your request for review should list the reasons why you think that your assessment is not correct. You have until December 31, 2006 to request a review of your Assessment.

You can File a Notice of Complaint with the Assessment Review Board as follows:

1. Call the ARB at 416 314-6900 to request an application form or
2. Complete a Notice of Complaint at www.arb/gpv/pm/ca.

The fee for a residential Complaint is \$75. You will be advised of a hearing date at which you will present your case.

Often an Assessor with the Review Board will contact complainants prior to the hearing to negotiate a settlement and eliminate the need for a hearing. You can file a complaint up until March 31, 2006.

For both a Request for Reconsideration and a formal Complaint to the Assessment Review Board, you should research sales and assessment information for similar properties in your neighbourhood. You should document the similarities between your property and the ones that you are comparing it to. **You can access assessment roll information for your property and up to 12 properties of your choice, free of charge by registering at "AboutMyProperty" on the MPAC website.** Note however, that the new assessment values will not be available until January 2006. Once registered you will have access to the following information free of charge for each property you own:

- * One Property Profile Report on your property;
- * Six Assessment Roll Look-Ups on the properties of your choice;
- * Six Detailed Property Reports on the properties of your choice.

Each report includes address, roll number, current value assessment, sale and site information. Detailed Property Reports for residential properties also include structural details such as square footage.

One of the things we are often asked is "Who do I contact and where can I get the number and other contact information?" Listed below are some of the commonly requested numbers ...

Toronto Police Service - 53 Division:

Emergency	911
Non Emergency	416 808-2222
Crime Stoppers	416 808-222-tips
Primary Response Unit	416 808-5300
Unit Commander	416 808-5314
Community Response Unit (main Number)	416 808-5319
Community Response Unit	416 808-5354
Community Response Unit	416 808-5328
Crime Prevention Officer	416 808-5337
Community Relations Officer	416 808-5308
Traffic Response Unit	416 808-5324
Criminal Investigation Bureau	416 808-5304
Street Crime Unit	416 808-5367/5323
School Liaison Officer	416 808-5333
Major Crime	416 808-5306
Youth Bureau	416 808-5351

City of Toronto:

Councillor Karen Stintz	416-392-4090
	councillor_stintz@toronto.ca
	www.karenstintz.com
Mayor David Miller	416-397-2489
	mayor_miller@toronto.ca
North Toronto Memorial Community Centre	416 392-6591
Public Works	
Drains, Water, Sewers	
Spills	416 338-8888
Garbage, Recycling, Yard Waste	416 338-2010
Roads, Sidewalks, Traffic, Snow Clearing	416 338-9999
	www.city.toronto.ca

Report from the President Jim Baker

This was my second and final year as ARECA President. It is time for someone else to take the lead. Over the past two years ARECA has progressed on many fronts. This we did as a "team". All of the ARECA Directors share the common goal of working for and on behalf of the community. We do this in a co-operative fashion around the Board table and even have a good time doing so.

All current Directors have said they would serve another term. There are still 2 spots open for Directors and in the event that we have more nominees than spots, an election will be held.

Let me point out some of ARECA's accomplishments over the past 2 years:

- * **www.areca.info** - we have a web site up and running to keep the community informed in the most efficient manner possible.
- * Thanks to the **Town Crier** we continue to have another great communication vehicle and have our column in most issues.
- * **ARECA Directors officially involved:**
 - Community Police Liaison Committee**
 - North Toronto Arena Board**
 - NTMCC Advisory Council**
 - FoNTRA**
 - CORRA**

Collectively, the volunteer Directors have a huge amount of experience and give their time willingly. I would like to thank the following individuals - **Charm Darby, Chris Gough, Gillian Jagasia, Erika Rubin, Rebecca Rosenberg, Andrew Sabbadini, Bob Warren, Patrick Smyth and, Dorothy Smyth**. These are the folks who have served as Directors and supported me in my role as President.

In Associations such as ARECA, membership numbers swell and shrink depending upon "issues". We are pleased to report that our membership numbers remain fairly stable. This helps us as we speak to many issues and concerns for and on behalf of our members. Please make sure you renew your membership and encourage your neighbours to do the same.

I want to also mention **Councillor Karen Stintz** who has made a difference for the ARECA Board and in turn, for all who live within our boundary. Contacting her office and speaking with **Alicia, Andrew** or **Dan** always yields a timely response. She continues to listen to and work with ARECA and the Community. On behalf of the Board we thank Councillor Stintz for her work, her willingness to listen and her attendance at several of our Board Meetings.

ARECA Financial Update

Our organization's fiscal position is sound although our limited resources require us to carefully prioritize where and how we spend money. While we have sufficient resources to carry on our activities and to focus on the highest priority issues to the community, greater financial resources would enable us to be active on a wider range of issues and to be even more effective in dealing with the issues on which we are already focusing. For that reason we are always seeking new members and would welcome any additional donations from existing members. (Please see Membership application form and return it today.)

Duplex and Orchard View

A year ago we reported on the derelict houses at the north-east corner. We did all that we could and worked with Councillor Stintz to get the City on-side with these homes being demolished without a site plan in place. All was going to plan until the developer decided not to spend the money to demolish the houses. We continue to be concerned about the safety of these buildings, the potential for personal and property damage yet there is nothing more that anyone, other than the developer, can do. So, we continue to monitor this corner, to lobby the developer and to keep you informed.

St. James Bond United Church

St. James Bond United Church is currently up FOR SALE. ARECA will continue to monitor this large property and will watch anxiously what plans the new owner has for the site. We will post news at www.areca.info as we learn of it and will keep the community informed. Rest assured that we will do all we can to ensure this land is developed within keeping of the community.

Dogs Off-Leash in Eglinton Park?

Dog owners want time in Eglinton Park for their dogs to "run-free". Under Councillor Stintz's initiative, a working Committee is in place to explore if this is a viable option. Clearly there are pros and cons to this idea. Want to have your say? Go to www.karenstintz.com and follow the links where you can post your opinion. Feel free to copy ARECA at information@areca.info

ARECA can and does make a difference.

Feel welcome to contact us at any time.

Email: information@areca.info

ARECA Membership Application 2006

The continued strength of any organization is often measured by its numbers. More and more, decision makers ask the question "How many people do you represent?"

The ARECA Board believes the Membership Fee is affordable to our community. If you believe as hundreds of households do that ARECA must continue to be active and strong, renew or take out your Membership now!

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____ @ _____

Telephone: _____ Fax: _____

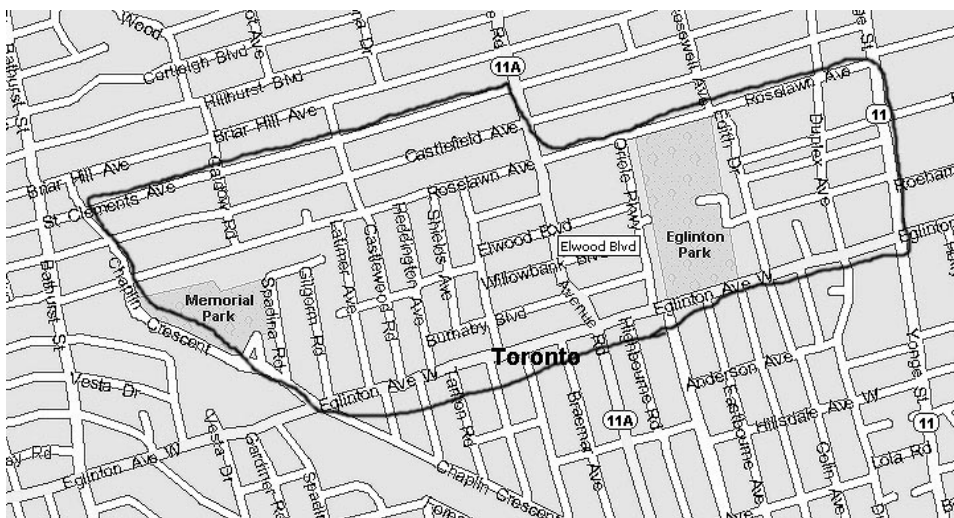
Membership Category and Donation Form

- Household \$20.00
- Senior \$10.00
- Donation \$ _____
- Total _____

Method of Payment:

- Cash Cheque

**Please return this form with payment
to the Annual General Meeting - Monday, November 21st
or mail or drop off to:
ARECA, c/o 23 Elwood Blvd. Toronto, ON M4R 1B8**



**If you live within this
area, you should be
joining ARECA!**

**information@areca.info
www.areca.info**