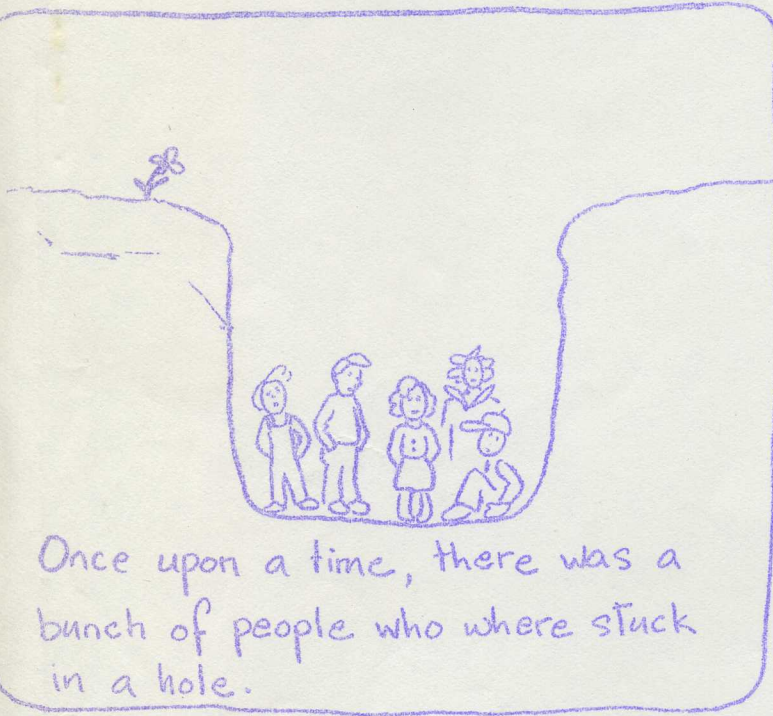


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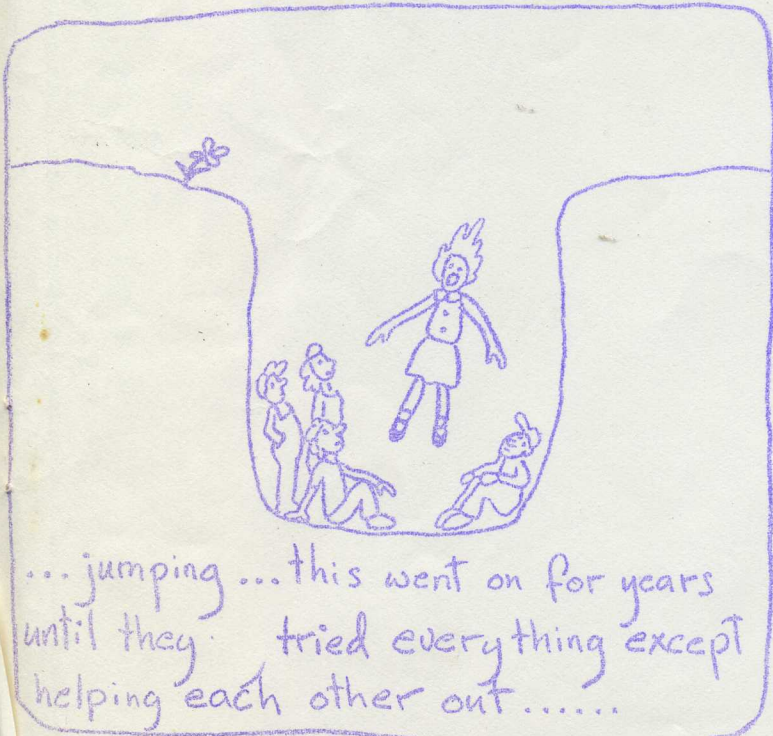
DACHU NEWS



Once upon a time, there was a bunch of people who were stuck in a hole.



Attempts were made to get out of the hole... such as desperate arm flapping....



... jumping ... this went on for years until they tried everything except helping each other out.....



So they helped each other out

News Around the Co-op

- There has been a lot of movement into Dachi in the last few weeks. Welcome to all the students and other tenants who have joined us. To the new members we say: we're pleased you are with us.
- Ward 7 News requires distributors for Spruce Street and for Carlton Street (from Parliament to Riverdale.) Any community-minded takers?
- Everybody must have noticed by now the improvement behind the Carlton houses. The parking lot will soon be transformed into an ordered money-making venture. In it, there will be forty parking spaces for the members as well as other spots for visitors. The children's playground is to be moved to the space behind 18 Spruce Street. Congrats to all those involved!
- We reported in August that Peter Van Dyck of 16 Spruce was in the hospital for an operation. Well, Peter had his operation and came out of it with flying colours. He is now back in Dachi.
- Anyone having trouble with Welfare or Mother's Allowance or some other Government agency should know about the services of Neighbourhood Legal Services. They will give you legal advice and may also represent you in court free of charge. Their phone number is 921-2625.
- We understand that Judy Shipman will soon be readying an information handbook for all of us and future newcomers. Many thanks, Judy, for your many contributions.
- Helmut, our affable manager, thinks that Dachi can become the best run and organized co-op in Canada and show the Government that co-operative housing can be a good alternative. Many thanks Helmut, for your good faith in us!!
- Anyone who wants to work for John Sewell in the next mayoral campaign in October and November should get in touch with Pat Grant at 961-8030. John has been a good friend of Dachi and co-operatives throughout his political life.
- For all those who have joined Dachi and do not know: Dachi houses the Don Vale Food Co-operative at 269 Carlton Street in the basement at the rear. It sells vegetables, fruits, cheeses, grains various kinds of nuts, breads, honey, maple syrup, peanut butter and other things. Membership fee at present is only \$2.50 for one year. If you want to join call CRC 922-7391 and ask for either Paul, Dennis or Carmel. You are guaranteed a lot of saving.
- CRC, 20 Spruce, has always been a warm centre of the community, available to those who need its services or space. Carol Rushton and Theresa Pouliot have been conducting lessons in Tri Chem, he If interested, call Carol 961-1095 or Theresa 924-6185.
- Vacancies: a five bedroom and a four bedroom on Carlton and

OUR BOARD of DIRECTORS

C. Hill

The leadership in DaChi, as in any other co-operative, has to be given by the Board of Directors. The membership entrusts the Directors with the responsibility of making decisions and of carrying them through. Being on the Board is both an honour and a service; and many Board members soon discover that it is also a time-consuming affair.

Our Board has been quite active since it took over last June: it has improved our financial situation, it is moving ahead with phase two of the project, it is tackling our housing charges' problems, it is dealing with arrears effectively, it has directed the manager to fix the parking lot and build the wooden wall along the green at the back, it is effecting the demolition of 12 Dermott Place It is time that we introduce the Board's members to our readers and tag their phone numbers behind their names.

John Metson is the president of DaChi. He is also the executive director of CRC. He has been associated with the Don area for the last fifteen years and with DaChi since its beginning. John, a United Church Minister, can be reached at CRC 922-7391

Krishna Gandhi of 44A Spruce Street joined our co-op a couple of years ago and was elected to the Board last June for the first time. Krishna is a wholesale dealer in clothes and has worked on the finances of the co-op. He can be reached at 925-6024.

Rudi Stocking, our treasurer joined the co-op three and a half years ago and served on the Board since then. He was President of DaChi for the year 1976-77. Rudi works for the Ministry of Housing. His phone number is 925-3084.

Kay Battle, one of the original residents of DaChi, has been on the Board for the last three years. She often voices the concerns of many people, particularly of those subsidized by the Community Sponsored Housing Program. Her number is 923-0877.

Grant Patingale is serving for a second consecutive year on the Board and is its secretary. Grant works for the Ministry of Revenue and can be reached at 275 C Carlton at 922-2167.

Liz Dance lives at 2 Dermott Place. She has served on the Board for the last three years. Liz has worked on the Unit Allocation Committee in the past and still devotes time to it. Her number is 923-6535.

Beverley Marshall is a City employee and represents the City on our Board. Her number at City Hall is 367-7881.

Mike Turner of 281 A Carlton (964--6048) joined DaChi only in May, 1978 and was elected to the Board in June. Mike, an employee in the Ministry of Government Services, is particularly involved with the Second Phase of DaChi.

Robert Spurl joined DaChi in February 1978 and has spent untold hours on formulating DaChi's Occupancy agreement. Robert, an artist with special interest in painting and drawing can be reached

DACHI'S FINANCES - budgeting process

R. Stocking

One of the essential requirements of successful housing co-operative management, is to keep operating costs and revenue in reasonable balance with each other. To achieve this objective, the following steps are necessary.

- 1) Preparation of a reasonable and realistic annual budget estimate
- 2) Up-to-date accounting system to work out the monthly cash-flow statement
- 3) A regular comprehensive reporting system to promote budget control.

What is an annual budget? Once a year a complete set of estimates are made for the co-operative's expenses and revenues on an item by item basis. It is at such a time that it becomes evident whether or not a housing charge increase is required to meet increases in operating costs.

The value of a regular reporting system is that it keeps the general membership informed about the financial health of the co-operative. It also becomes a valuable aid to the Board of Directors in making decisions about special expense items.

Once again, I would like to end on a note of appreciation to our property manager, Helmut Soldwisch, who has been unsparing with his time and energy in updating our accounting system and in keeping the Board well informed on the co-operative's financial position

OUR BOARD OF DIRECTORS cont.

Francis Rukevina, a hard-working member of the Board, was elected for a second term this past June. Fran has been living Dachi for over three years. She lives at 265 C Carlton and can be reached on the phone, 924-1969

The Board has a number of sub-committees like the Maintenance, Unit Allocation, Information ones. Usually a Board member heads or serves on each of these committees

Usually the Board meets once a month. Their meetings are open to all the members. If interested, you can check with the manager about the exact day and time of the next meeting.

The Board is also like a Court of appeal for members who have complaints or ideas about things. You can get your item on its agenda by arranging for your presentation through the manager.

As can be seen, being on the Board will take a lot of one's free time. Thus, it is reasonable at this point to thank each Member for

Board Briefs

Regular Meeting of the Board - August 21

Board members in attendance: Krishna Gandhi, Grant Patingale, Bev Marshall, Kay Battle, Liz Dance, Robert Spurr, Mike Turner. Other members attending the meeting were Bill Lee and Irene Lee. Helmut Soldwisch, Property Manager was also in attendance.

The big news from this meeting is that Board meetings will be held only once a month. Bev Marshall moved that the meetings be held on the Monday following the fifteenth of each month. Kay Battle seconded the motion and it was carried.

Several improvements to the DACHI property were authorized. The parking lot behind Carlton will be enclosed and improved to offer 30 reserved parking spaces. The spaces will cost DACHI members \$10. monthly.

The doors on Carlton St. will be removed and sold as they do not fit and do not conform with the Victorian appearance of the houses. They will be replaced by the old doors, originally on the houses and doors in the same style will be purchased where necessary.

12 Dermott place will be demolished. Tenders have been called now that a permit has been acquired.

The only sour note of the meeting was regarding the children. Parents of children living in DACHI will receive letters stating that they will be held responsible for any damage done by their children or their guests.

SPECIAL BY-LAW MEETING IN AUGUST:
AN OCCUPANCY AGREEMENT FOR DACHI

A special meeting of the general membership was held August 14 at the Christian Resource Centre, 20 Spruce St. Thirty-three members attended. Property Manager Helmut Soldwisch also attended.

The special meeting had been called to discuss the remaining sections of the Occupancy By-law. The first half of the by-law was passed at a special meeting in June. More information and further clarification made it necessary to study the by-law in two parts.

Several minor changes were made to the document. The most important item added was a motion made by Bill Lee where any member may appeal a decision on terminating his occupancy by serving to any member of the Board or leaving at the DACHI office a notice setting out the grounds on which he appeals within 7 days of receiving termination notice.

Bill went on to move that the membership can, by majority vote confirm or reject the decision of the Board or substitute for its decision any other decision. This addition permits the member who is faced with eviction a last opportunity to be put his case to the co-operative community.

As many members have been in DACHI without an occupancy agreement, it was voted that these old members would be expected to sign the document within the next two years. All families entering the co-operative from this point on, will sign the agreement on moving in.

Though the document was carried, the Board recommended that sections 53, 41, 45 and 64 be further clarified.

HELMUT *— gets things done!*

With the sorry story of past property managers at DACH, it hardly seems possible that the frigid blasts of last January blew a property manager DACH's way who actually likes the place and even more - who is actually liked and respected by the residents.

Helmut Goldwisch is the man who makes it happen at DACH.

This debonair gentleman who combines British wit with German order and Gallic charm has managed to pull Don Area Housing Co-operative together in a way that just might see it as the pearl of housing co-operatives in Canada.

Today there are only two vacancies in DACH - 22 and 24 Spruce St. This is not the same situation that he entered. Last April, DACH had almost as many vacancies as members and less than \$500. in the bank. The phrase, "like rats leaving a sinking ship" could accurately describe the situation.

There has been a turn around in DACH's fortune. Helmut has been able to win the confidence of the members as well as the government agencies DACH to which DACH is responsible. The first good thing that happened Helmut made happen was the supplement refund. DACH received back the money it had been paying to assist people who should have been on housing supplement paid by the government.

CMHC, in February, received the first of many \$19,000. cheques to pay off the mortgage. The cash flow has improved so much, with increased membership and cash refunds, that members have been able to do work around the co-operative that has never before been possible.

The demolition of 12 Dermott, the improvement of the parking lot, the doors, the lawns (see Board Briefs) are all items that Helmut has got behind and pushed.

He is being rewarded for his work by having his office moved from its present location to the room used by the food co-op. There, he will have running water and will be able to make his own coffee.

Helmut is used to hard work. He came to Canada in 1952 and promptly got a job in the sub-basement of Eaton's where he packed china. He didn't last long there; he was a manager of a department by 1955! He worked at Eaton's until 1961 and, until retiring a bit and coming to DACHI, he worked with several international companies as general manager.

"I want to keep costs down", said Helmut. "One way of doing this is improving and charging for parking. The four hundred we get a month will take care of the taxes for all of DACHI next year."

"We have a opportunity, here at DACHI to keep rent increases at a low level. If we can do that and make improvements at the same time, people will be happier and there will be a greater level of participation and co-operative spirit," Helmut said.

If Helmut continues to feel so good about DACHI, his enthusiasm is bound to rub off. By 1980, DACHI may just be "the best co-op in the country."

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The Dachf News is a week late. Please accept our apologies. It is a long story involving the transit strike. Even our typos can be blamed on the strike. A late FLASH can be added, though. Carol Rushton will be holding a Tupperware party at the CRC, Sat. Sept. 30, 2-4.



Want to relax and get a job done at the same time?

Want to be creative but don't have the time for an art class?

Want to make a little money that the tax man won't take away?

Four women around DACHI have found the answer to these questions. Call it Artex, Tri-Chem, Cameo - it is all the same thing. It is liquid embroidery.

Theresa Pouliot began doing it five years ago. She and her friend and neighbour Giselle Hervieux spend many relaxing hours in their living-rooms creating colourful masterpieces.

"I do wall hangings, tablecloths, T-shirts, and even one dress," said Theresa. "I plan to have my first show on Saturday and show others how much fun it is."

"You know, it doesn't even have to be fabric. You can work on glass, plastic, wood. You can colour your world," she said.

Irene Lee started a couple of years ago and agrees that you can work on anything. Because of that, she feels that you can be really creative.

"After you get used to working with the stuff, you can combine mediums. I've done stuff with beads, feathers and the liquid embroidery colours," Irene said.

As it is called, liquid embroidery, it is just that. You can draw a picture or use a stencil and as in embroidery, fill in the spaces with the colours of your choice. The fabric or the surface of the material on which you are working must be held tight so that the stylus can flow evenly. Irene said that some people are too tense and bear down on the stylus or pen too hard, but that that can be cured by learning to relax.

Carol Rushton is a comparative newcomer to the Tri-Chem scene. Her friend Dorothy Bushey first interested her in the craft. Carol said that it was expensive to get into, but that after awhile, when you acquired all the colours you need, you just have to replace as you go along. Each tube is around \$1.65. Pre-printed designs are a full range of prices, depending on the complexity and the quality of the material.

Carol will be having another Tri-Chem party at the end of the month. The person who hosts a party receives points with which she can buy more materials.

As an instructor with Tri-Chem, Carol feels at that she is ready to put some of her work on the market. She has been selling tablecloths for \$40.

Liquid embroidery is washable, comes in every colour, allows you to work on every material. Irene Lee came up with an added bonus for this hobby. It can salvage kids clothes and linens.

"If your kid has stained his T-shirt, say in the middle of his chest, just pick a design - a flower perhaps, draw or stencil it on, colour it in, and -Whammoo, a new shirt!

If you are interested in this craft, Carol, Irene, Theresa or Giselle will be quite happy to let you in on the details. If you want to know more in a hurry, come to Theresa's party Saturday or Carol's party on the last Saturday of the month. Both will be at the CRC.

Gadfly's Corner

(As explained before, Gadfly is a resident of Dachi. Every month he hands the Editors a few paragraphs of observation and advice. His spirit is of Greek extraction and he likes to read Socrates. He speaks his mind candidly but kindly.)

" Hello there! Summer is almost over. The leaves will soon be falling. Nature will go into hibernation. First, it will give us a dazzling display of colours. I hope you enjoy the fall and its spiritual values. ..and its temperate weather. Make sure you rake your lawns.

September brings the Cabbagetown Festival. This will be the best time for a Dachi Festival. I hope the organizers are not discouraged after our flop. More people in Dachi could be recruited. The organizers, however, need to get together shortly.

So the Board has finally set up an Arrears Committee. This is the hardest job in the co-op. Who needs this hassle? Its members should be thanked in advance. Yet, someone has to deal with members who are in arrears. People are touchy when it comes to money. And no one ends up in arrears without some reason. I rule out malice and cheating. Yet, the co-operative has to pay its mortgage. If someone does not pay, someone else has to pay for him. The new Arrears Committee will have to be compassionate and understanding. However, they cannot afford not to be firm,.. even at the risk of incurring somebody's wrath or hate. I have confidence in the fairness and strength of the Arrears Committee's members. They are humane and practical.

There is still anonymity among us. I often walk around the project. There is still some people whose first names I don't know. Closeness and warmth among the members are or can be the nicest elements of living here. Maybe the Board or some committee should organize more wine and cheese parties!!

Closeness however, can also be a problem? What do you do when your neighbour screams a lot at someone or something? or when he turns his stereo on so loud that you are inconvenienced? Closeness also means consideration and sensitivity. If you are frustrated by such a problem, I say, speak directly to your neighbour. He might just be unaware.

Dachi looks much better: there are less eyesores around. The Board, the manager and some members who were employed by the Board deserve to be praised. The wooden fence erected recently and the grass to be laid on the grounds behind the Carlton houses will make the area much nicer. Still, some members should cut their lawn grass. Maybe it should become a policy that otherwise the lawns will be mown for them at a set fee. Wait, we'll probably have the same problem with the snow.

Folks, take care till we meet again. Have a good Indian summer."