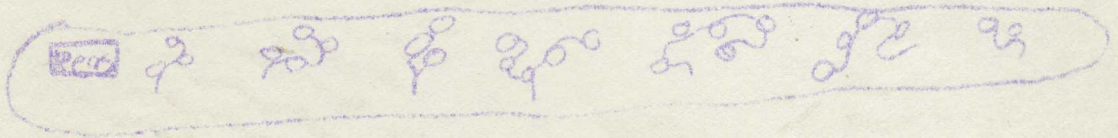


# 7 NEWS



DACHI  
NEWS  
MAY 79



## EDITORIAL

One of our most serious problems in DA CHI concerns the lack of guidelines through which our board committees and management operates. There are no clear cut responsibilities, (or, at least it appears that way) between the governing groups of the co-op. This has probably been the single most important reason why so many of our committees have failed. We need to establish responsibilities for each committee and the management. Too much responsibility has been given to our property manager and as a result, we all report to him if we need to know anything or need anything. It is extremely important to realize that in order to work and live together co-operatively, that we share our workload amongst ourselves. Relying on our property manager does not do him any favours and keeps us from working together. The success of working together is best exemplified by the group of people who worked together on the clean up day of May 5.

Our board makes many decisions for us, but they rarely report to us or are in charge of overseeing in the co-op. It has begun to appear to me that if one is on the board, that is enough. Sure it's enough providing one is active on the outside and is letting the general members in on what the board is doing. One's presence at a board meeting does not signify co-op involvement in itself. As a board member, one should make sure that we are all aware of the co-op's direction.





In the spirit of the Cabbagetown May Day Cleanup, held Saturday, May 5, the opportunity was taken to spend the day outdoors cleaning up around the co-op. The parking lot was swept and the lawns around the Carlton street row were raked and cleaned.

Forsythia bushes, purchased kindly through Jean Louis Florists at cost price, were planted on some lawns as hedges and in some other rather 'bare' areas. Some of these bushes are already blooming; in a year or two they should be adding their beauty to the area even more so.

Gardening tools were made available just in time to make the effort a success. As soon as a storage place is determined and a system of lending worked out these tools will form the basis of a tool and workshop, available to anyone in the co-op who wishes to do some gardening around their home.

Thanks should also be given to the Cabbagetown Business Improvement Area for their donation of two hundred garbage bags.

A lawn sale was held and most items were sold. It was a great day for the two or three boys involved as they got to keep a well-earned 'commission'.

To complete the day a barbecue was held, with good food for all. Two local musicians contributed their talents and it is hoped they will return when it is less cold to play for us longer.

Several people said the day was so enjoyable that we should plan to do it more often. It was indeed both productive for the co-op and fun for the participants.

Yours in co-operation,

Linda Sevier

## REPAIRS!!

Recently, a circular was delivered to you, on a green sheet of paper, advertising the clean-up day on May 5. You may also have noticed, that an additional form was on the back asking you to inform us of repairs or adjustments that are required in your unit. To date, Joe Hedgepeth has received only 5 of these back. The purpose of this form is essential for the maintenance committee to know what is required to be done in the units. Even more important is that with a full list of required repairs, our budget can be adjusted as well as enable us to project repairs for the next year. Please take a few moments and fill them out. It helps the co-op to be able to plan in advance and gives the maintenance committee a chance to plan its course. You can drop them off at 261C or 259C Carlton St. anytime. If no-one is home, just leave them inside the door. Also, repairs should be reported to the maintenance committee (Mike Turner, 964-6048) and not Helmut, since if we are going to govern ourselves then we should look after our own maintenance.

\*\*\*\*\*

## VACANCIES IN DACHI

Some of our larger units have been vacant for some time and now it appears that these larger units represent a chronic problem in DACHI. If this is the case, why are we letting them remain as they are? It seems to me that we are better off converting them into smaller units. What does the board think of this? If these vacancies become a chronic problem, then we should seriously consider converting the larger units.

\*\*\*\*\*

## REPORT FROM THE PLAYGROUND COMMITTEE

Tom Hartman and Ron Ouillette at the request of the board, have investigated the cost and asked many members for their opinions regarding the proposed playground. From six estimates obtained, it appears that the playground can be paved at a cost of about \$2500. There are many ideas about what the playground should consist of; such as paving part of it so that a hard surface be available for an ice rink in the winter. Others have suggested that the playground be in part, a park, and/or garden. Others have suggested that the money spent for the playground be put into essential repairs that are needed around the Co-op. It has been decided that at this stage the members concerned should all meet (with their children) at the playground site (rear of CRC, 20 Spruce St.) on May 14th and 15th at 7.00 p.m. to discuss what should be done. If the weather is bad, the meeting will be held at the Ouillette's place or 14 Dermott place

It was good to see so many people out on Saturday cleaning up, taking care of their lawns and planting shrubs. Dave Dickey should receive some credit for the organisation as well as many others who lent a helping hand. It appears that pride in ones surroundings is the determining factor in whether DACHL will turn in to a ghe to or a good example of co-op living. The maintenance committee cannot give the co-op a monthly check-up, we have to rely on feed-back from the members as to what can be done. Call me at 964-6048 if you need help or if you want to help or if you have any ideas.

Michael Turner

\* \* \* \* \*

NOTICE - CARLTON ST. UNITS

During the last week of the month - May 26 to June 2, we will be sorting out the storage areas in the basements of the Carlton block. If you are using storage space, please let us know what belongs to you. Much of what is in the basements belonged to former tenants and will be removed if it is not claimed before the end of the month.

In addition to a concern about the fire hazard, there are a number of members who need storage space.

Please contact Joe Hedgepeth as soon as possible at 261-c Carlton Phone - 921-0100.

There is a definite need to improve the maintenance operation in the Co-op. Presently we have an inefficient system, despite a large number of eager hard workers volunteering their labour as proven by the clean-up on Saturday, May 5.

As I see it, the problem is that the structure of the maintenance committee is hopelessly inefficient because like most of us the Chairman himself works during the day and is available therefore only in the evenings and on some weekends. Further, in order to maintain the units, we need to spend money and that is in the hands of the property manager. Finally, we have no one to check the work of outside contractors to see that it has been carried out properly, and we have no one to evaluate the problem in the first place to determine what needs to be done about it. Certainly the property manager cannot be expected to assume these responsibilities.

We need a man who is available during most of the day, who is knowledgeable, and who is able to assess the problem and check the work when outside contractors are called in and finally a member who is committed to the Co-op.

Before I suggest that the Board appoint Ron Ouillette to head up maintenance in the Co-op, I want to give an example of why

the present system is stupid. Last winter I complained that the electric heater in the basement of 279 was not working - an outside contractor was called in to repair it. He repaired it at a cost of over \$100. No one checked it to see if it should be repaired or replaced; no one checked to see if the work was properly completed, and no one except myself, the property manager, and the contractor even knew the work was done. The heater is not working now - kiss that \$100 bucks goodbye. There are a couple of other real winners exemplifying odd expenditures.

I think the board should approach Ron Ouillette to take charge. He is knowledgeable; he is involved in the Co-op, he is available, and he is presently hired by the Co-op. The problem, as I see it, however is that the property manager who knows very little about maintenance decides what needs to be done. The board needs to give Ron a monthly salary, a monthly budget, and the freedom to make decisions, and to check that the work has been completed satisfactorily.

Joe Hedgepeth

\*\*\*\*\*

#### BABYSITTING

For those of you who might require a babysitter, Richard Hedgepeth is available. Call him at 921-0100. We would also like to give thanks to Richard for delivering the Newsletter and circulars around the Co-Op during the past few weeks.

\*\*\*\*\*

#### GARDENS AND GARDEN TOOLS

Joe Hedgepeth obtained \$65.00 from Helmut Soldwisch and bought gardening tools for the co-op. These tools consist of rakes, spades, forks, trowels and hand forks for us to use any time. Currently they are stored in the basement of 269 ~~209~~ Carlton St. See Joe Hedgepeth, Dave Dickey or Helmut for access to the tools. The tools will be painted so that they will be marked as Dachi's property. Please! if you borrow them, return them promptly and look after them. Remember, the \$65.00 comes from your monthly payments!