

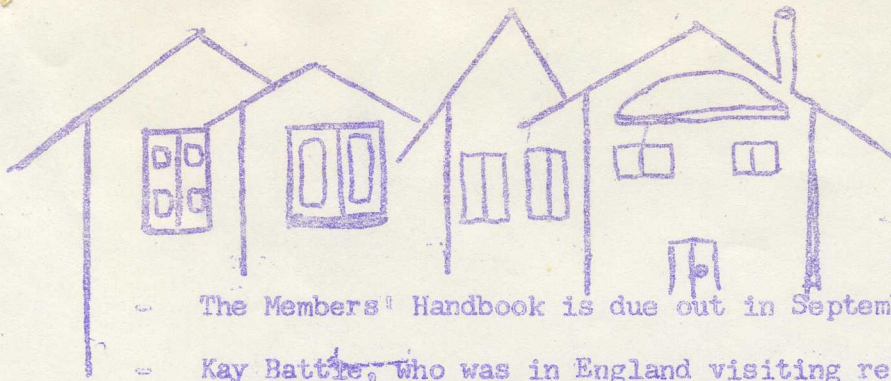
YOUR VOTE
for the
BOARD

BALLOT BOX

VOTE ON MONDAY
SEPT 10 7:30 PM
AT
CRC - 20 SPRUCE STREET

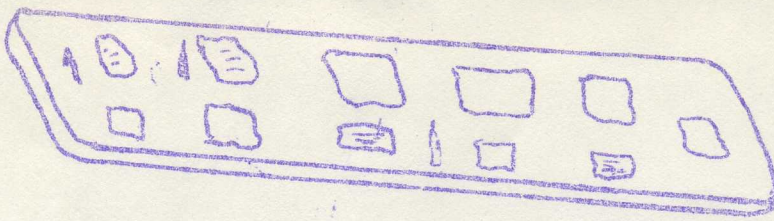
THE OJACHI NEWS

SEPTEMBER 1979



AROUND The CO-OP

- The Members' Handbook is due out in September.
- Kay Battie, who was in England visiting relatives, is back with us once more. Welcome back, Kay.
- Thanks to Pat Ouellette's hard work, the co-op reported no vacancy as of August 31.
- The co-op receives rent supplement for 25% of its units. That means that seventeen units receive the government's subsidy.
- Fumigation is to take place in the Carlton Street houses some time in September. Notice will be given to the residents concerned.
- It is that time of the year again: the Cabbagetown Street Festival is being held on Saturday, September 15. It will be an opportune occasion for Dachi to do some promotion and p.r. for itself. Any ideas?
- The office advises us that there are a number of other services available to Dachi residents, free of charge, like counselling re legal matters, banking, budgetting,
- back
- The kids are to school: many thanks to our kids for helping around and participating in the activities and generally keeping the grounds clean and safe. Thanks again to the Summer Project of the CRC for running their programme for our children.
- With regard to the problem of getting the money owed to Dachi by the Lee family: our lawyer has been trying to serve the Lees with a notice summoning them for an examination meeting but so far has been unsuccessful. Over \$2000 is owed to the co-op by these people.
- This month, all arrears commitments were honoured. Meanwhile, Al Maloney is to plead his case at the general annual meeting.
- An AA group meets every Tuesday at 8.00 p.m. at CRC, 20 Spruce Street. Pass on the word. For more information, call Veronica, 923-8713.
- Bain Avenue Co-operative is holding a street festival on Saturday, September 8. Activities will go on for some ten hours. From 7.30 p.m. on, there will be square dancing.
- Reminders: Dachi's general annual meeting on Monday September 10 at 7.30 at CRC, 20 Spruce Street.
 - : Don Vade Community Food Co-op meeting at the co-op's own quarters (257 Carlton Street at the rear) on Tuesday, September 11 at 7.00 p.m.
- Anyone looking for a babysitter during the week-ends should contact Carnel at CRC, 922-7391.



The Board

C.HILL

With the general annual meeting on Monday, September 10, another chapter in Dachi's history will be closed. It had been an eventful year: a mix of good and painful things had happened.

The outgoing Board deserves everybody's thanks for a thankless job ~~they~~ tried hard to do well. These members spent many hours of their free time directing our co-op, sitting in endless meetings and looking after all the details of administration. They were certainly not deluged by our gratitude. Occasionally, they had to put up barbs from other members who thought some Board members should get out.

On behalf of most members, I thank John Metson, Rudi Stocking, Krishna Gandhi, Grant Pattingale, Beverley Marshall, Fran Rukevina, Kay Battle and Mike Turner. Our thanks also to Neil Brown and Liz Dance who left Dachi earlier in the year.

Rudi who left the co-op a few months ago will not be on the Board next year. He has served as a Board member since 1975 and was President for two years and Treasurer for another two years. We wish him well in the future.

Liz Dance joined the co-op in '75 and spent some three years on the Board. She headed the Membership Committee for a long time and many of our members can know her from the time of their interview with her. Best of luck to her and her family.

Neil Brown was co-opted into the Board a few months ago. He took the affairs of the co-op seriously and his analytical skills and willingness to speak out will be missed. Good luck to him and his family.

THERE HAS SOME DISCUSSION RECENTLY ABOUT MEMBERSHIP among some residents of the co-op. The gist of ~~the~~ argument is this: should members who are not resident have a vote and a say in the affairs of the co-op?

There is a feeling among a sizeable number of residents that non-resident members should not have a vote and power in the co-op.

It should be pointed out to some of these people, many of whom are too ~~new~~ to know all the history of the co-op, that the original members of the co-op were all non-resident. They were the people who founded the project, and directed it for a number of years. Dachi became a successful financial outfit because people who were non-resident members then or are so now, canvassed the whole length and breadth of the Don District in a drive for names of supporters of Dachi, getting the Ontario Government to grant the subsidies it had been withholding for a long time. Most have put in much more time than many others who live in the co-op. They are not looking for a power trip: most non-resident members have been associated with Dachi for a long time, are attached to it and still want to help to make it more successful. Thus, the question is: should these people be told to sever their relations altogether with Dachi?

SUMMARY OF BOARD MEETING AUGUST 13/79

Board Members Present: John Metson, Rudi Stocking, Grant Pattingale,
Mike Turner, Bev Marshall

Others in Attendance: Pat Ouellette, Fred Kubesch, Mike Harris, Andy
Stanley, Dave Dickey, Eric Grunsky, Tony Walker, Helmut Soldwisch

John Metson raised concern about new members being accepted by letter of
consent by a quorum of five board members.

The following new members were accepted into the co-op:

Cam Moffat, Ingrid Mecs, Paul Eathone and Wolf Roland.

Pat Ouellette stated that we have full occupancy of the units.

Andy Stanley was appointed as our representative to the Co-operative
Housing Federation and Carol Rushton was appointed as alternate.

Tony Walker gave a report on fire alarms and smoke detectors. He sug-
gested that we wait until we are sure what the relevant By-Laws for the
community are at present.

Ron Ouellette quit as a part-time employee of the Co-op because
some members of Dachi felt it unfair that members of the Co-op are paid
for such work. Ron stated that he will form a company and which could
be contracted by the Co-op for any job required.

A special general membership meeting was called for August 27/79 to
discuss maintenance problems in the co-op.

The maintenance committee was asked to investigate the cost of painting
or san-blasting the front of some Carlton St. houses.

Fred Kubesch gave a report on fumigation and it was moved that a
fumigation machine be purchased.

An expenditure of up to \$300.00 was approved for the appointment of
a community consultant who will investigate the feasibility of PHASE II.

Upon the recommendation of the Arrears Committee, proceedings for the
termination of a member would be carried out effective August 31/79.

Tony Walker was asked to investigate the Federation's guide lines on
late payments.

Grant Pattingale (Secretary)

modified by Eric Grunsky

Contributors to this issue are: Joe Hedgepeth, Carmel Hili, Eric Grunsky,
Andy Stanley

NEWSLETTER COVERS

There are many children in DACHI who, I'm sure would like to see a drawing of theirs on our newsletter cover. Please drop your pictures off at 259C Carlton St., or at the DACHI office.

REPAIRS

Please report all repairs that are required to Helmut Soldwisch at the DACHI office, or phone him at 923-9574.

Below is a form that you should fill out and return to the DACHI office should your unit require any repairs. Anything that needs repair that you can not do yourself should be reported as soon as possible.

NAME:
ADDRESS:
REPAIRS REQUIRED:

GARBAGE COLLECTION

Please comply with the following regulations that have been issued by the Department of Public Works.

- 1) GARBAGE & FOOD TINS: Thoroughly strain all kitchen, table and food waste. Wrap in sufficient paper to absorb the moisture and place in regulation covered metal container or opaque plastic bag.
- 2) ASHES & BOTTLES: Place in regulation metal container or opaque plastic bag.
- 3) RUBBISH: Garden refuse, lawn rakings, sweepings, and all other refuse, is not to be placed loosely on the roadway, but in durable containers at the point of collection.
- 4) CARTONS & NEWSPAPERS: Flatten and securely tie into bundles. Boxes and cartons are not to be used as containers for any type of waste.
- 5) MISCELLANEOUS: The department is not responsible for the removal of plaster, wallpaper, broken brick, eavestroughing, or any other building material or contractors' refuse.
- 6) COLLECTIONS: All ashes and garbage must be placed in regulation containers at point of collection. This should be done before 7 a.m. Remove containers from street within a reasonable time after collection.

Report on the General Membership Meeting

of August 27/79

Maintenance Problems and Solutions

A general membership meeting was held on Aug. 27 for which very few members turned out. This is an unfortunate situation and reflects the general attitude that prevails towards maintenance in our co-op. Maintenance has always been a problem in DACHI although we have an obligation to maintain our property within the terms of our mortgage with CMHC. Our previous ways of dealing with maintenance was dropped last month over the issue that criticism was voiced over favouritism in hiring a few individuals for routine maintenance jobs. Also, most of our maintenance problems were not being effectively dealt with. To date, this year we have spent more in maintenance than we have for any other year in total. A serious situation. This meeting was called for the purposes of proposing better methods of dealing with the expenses and the above mentioned issues. One of the key points raised is that most members of DACHI do not fulfill their obligations with respect to participation in maintenance. Of course, some people, because of handicaps cannot participate, but many of those who can, do not. As a result, people have had to be hired, at a great cost to DACHI, to do many simple and routine jobs that most of us could do ourselves.

The maintenance committee met a short time ago and discussed maintenance problems with respect to, organization, efficiency, cost, and participation. Out of that meeting came a reorganization of the way in which work is to be handled. Helmut will receive the requests for work to be done. The order will then be placed with Mike Turner, who will farm out the job to whoever is available or qualified to do the job. If the job cannot be handled by someone within the co-op, then it will be turned back to Helmut, who will then contract the work to an outside company, at a cost to DACHI.

This system will work well for special maintenance jobs however, what about more routine work such as lawn care parking lot clean up snow shovelling, or cleaning vacant units? Much of our maintenance is routine and should be performed by the general membership. Yet, very few do so.

There is a need to get people involved- an honour of the commitment made by all of us when we joined DACHI. Our previous record shows that voluntary work is carried out by only a few people, who give up in disillusionment when they find themselves the only ones who are doing anything.

A discussion at the general membership meeting suggested that those who don't participate should pay extra for that privilege. Naturally, handicapped people would be exempt from this.

Several suggestions were made:

- 1) Short term membership should be discouraged since involvement from short term members has shown to be minimal. This could be dealt with by preparing a lease with a minimum stay of one year. It might cause people to consider DACHI more seriously than "just a place to live".
- 2) Interest free loans should be imposed on members that would be returned on vacation of the unit providing there is no more than standard maintenance to be done to the unit.
- 3) A maintenance surcharge be added to the monthly housing charge of all members which will be rebated at fixed intervals, providing the members have actively participated in the co-op in some manner of form.

Of these suggestions, a motion was put forward by Tony Walker, that the third suggestion be brought into effect and will be discussed at the next general membership meeting of September 10.

To some, this may appear as a drastic measure, but to those of you who have participated in co-op affairs previously, there will be no effect on your housing charge. Those members who have put so much time into committees and maintenance will realize that this is a way we can encourage participation.

~~Let~~ Let those members who don't want to participate....PAY FOR IT!

Eric Grunsky

NOTICE FROM THE DACHI OFFICE

- 1) The office ~~still~~ has not received all the requested duplicate keys. It will be advisable to forward these ~~keys~~ keys in case of emergencies, etc.
- 2) The office also asked all members to inform Helmut of new telephone numbers and which ^hould also be to the advantage of the members.
- 3) Several members obtained various tools from our workroom and which were not returned as yet. We would very much appreciate the return of same without further delay.
- 4) The Maintenance Committee required more volunteers, especially now where the repairs and maintenance depends entirely on this committee for service.
In case of maintenance emergencies after office hours, please contact the Chairman of the Maintenance Committee, Mike Turner. His home phone number is: 964-6048.
- 5) It has been noticed that some members and tenants leave their garbage outside for too long a period. It will be suggested to take the garbage out the night before the garbage pick-up or in the early morning hours on the day of the pick-up.
- 6) Any member who is interested in being nominated for the new Board of Directors during the forthcoming Annual General Membership Meeting on September 10th, can leave his written request at the DACHI office.

THE CO-OPERATIVE HOUSING FEDERATION

Every co-operative that is part of the Co-operative Housing Federation of Toronto has a staff representative assigned to it to keep with problems. Our representative is Alexandra Wilson. Her phone number is 598-1641. Any DACHI member should feel free to phone her at any time if you have a question, request for information, etc.

Andrew Stanley

THE CO*OPERATIVE HOUSING FOUNDATION

The Co-operative Housing Foundation is a group you may or maynot have heard about, yet it's very important to the co-op movement in Canada. It was started in the 1960's by the Canadian Labour Congress, the United Church, the Co-op Union of Canada and other groups determined that co-op housing have a national voice. Over t hæs years the CHF has gradually become self-financing and towards that end DACHI has been contributing \$2.00 p er unit.

As it states in the June Circuit CHF dues have been raised from \$2.00 per unit to \$4.00 per unit. This increase we will have to votemon at either the September membership meeting or the next one after that. Regardless of whether we vote to pay the increase or not, wno financial change will be evident to us. Our money is paid out of our dues to the CO-operative Housing Federation of Toronto (CHFT) and that group will not vary its dues depending on payment on non-payment of CHF dues. If we decide not to pay the increase, then, CHFT would end up with more money but we would pay no less.

What does the CHF do?

1. It promotes new co-operatives in areas of Canada existing co-ops can't help or service.
2. It is accepted by the government as the accepted voice fo r co-ops in Canada. by the federal government .
3. It intervenes on behalf of individual co-ops with the governemtn.
4. CHF publishes a regular newsletter that keeps co-ops across the country up to date on develop ments that concern us.
5. CHF sponsors courses in areas of the country that need the expertise and encouragement that we get from the Toronto Federation and other co-ops in Toronto.
6. The CHF has been most important recently as the centre of organization that successfully fought for renewed co-operative funding after the government cut all money off for this type of housing in May, 1978.

As everyone knows the more numerous we are and the better informed we keep ourselves, the stronger we are. Co-operative members should certainly support an organization that helps other people achieve our gains od secure tenure, no landlord and control over our housing. And without CHF there would be no money for Phase III.

I urge members to vote for the dues increase.

-- Andrew Stanley
Delegate to CHFT from DACHI

The up-coming co-op election is interesting if for no other reason that it demonstrates just how locked in we are to the methods of elections in general. Camps and sides are drawn not around any clear and important issues but around personalities. Already campaigners are jockeying for position in a typical glad-handing style. Of course, the other side of the same coin requires that issues be avoided. Don't make waves. Since votes count for everything don't do or say anything to upset people. And, typically, the excuse for this opportunism is that people really don't want to hear about the issues, problems or possible solutions. Maybe so. Maybe not. Anyhow, it is sad to see that somehow our view of things have become so distorted, so upside down, that we see glad-handing as being 'clean' politics and issue-raising as being 'dirty' politics - expressed in its asinine extreme as "shit-disturbing", "trouble-makers", etc. Issue-avoidance. Ugh!

So what are the issues? Certainly maintenance is primary. It needs to be better. It needs to be quicker. But most of all it has to be less expensive. Hard solutions have to be found to numerous problems if we are to keep our rents at or below market values. For example, how do we ensure ourselves from 'transients' leaving us with liabilities? And how do we enlist a fair co-operative effort if there are people staying in member units in non-status? And when members do participate how are the differences between mental and physical contributions to be reconciled. Some direction has recently been initiated but it is a question of keeping the momentum if solutions are to worked out. It all boils down to just one essential: How to involve every capable member in the responsibilities. If we don't do it ourselves we have to pay for it.

Then there is the issue of resident and non-resident members, most of whom seem to be on the board. The Co-operative Corporations Act says that directors must be members and then, with minor qualifications, passes the rules over to co-op by-laws. Now then, the Act allows for the appointment of "officers". Therefore, anyone wishing to help but who is a non-resident can serve in that capacity. Our property manager's job is an example of such structuring. And if any Big-Brother group such as CHHC or City Hall wants to monitor us let them do it in this capacity of 'officer' rather than take up director's seats. Because the by-laws explicitly and implicitly connect membership to occupancy. Yet at one recent board meeting three out of the five directors actually attending were non-residents. Is there another housing co-op in Canada where this goes on? It isn't a matter of questioning their integrity or good intentions; it is a question of just how much non-residents can relate to our particular concerns. Our by-laws state that "membership shall be open to all who are in agreement with aims and objectives of the co-operative." Can it be said that someone who lives in a private house on a quiet street miles from here is complying with this qualification? Perhaps this is why the by-laws go on to tie membership with residency. For others to occupy seats is nothing but paternalism.

Other issues, somewhat more secondary, might be the following:

- A re-examination of rental rates so that charges are based on square footage rather than arbitrarily on the number of bedrooms in a unit.
- Similarly, basement space requires attention because it is now unevenly distributed with some bachelor, one and two bedroom units having complete and private use while others have none.
- The creation of a common meeting place for members. The CRC facilities are inadequate as long as the CRC holds the key.
- Consistent guidelines in the co-op's operations. For example, this time last year the board decided that rent arrears information would be made available to members. Why all the secrecy since the Lee's case.
- The establishment of a grievance committee, as per Eric Grnsky's suggestion last February. This could save having to take petty issues to the board and have them made a matter of record.
- Then there was Andy Stanley's suggestion about block representation. This idea surfaced again at the general meeting regarding maintenance and might be a method of streamlining the two-way flow of co-op business.

So, candidates, where do you stand? At least one set of votes will be determined by your response.

Dave Dickey

ARTS AND CRAFTS PROGRAM

Junior Program; October 9 - December 18 Ages 5-7 Tuesdays 6:30-8:00 P.M.
Senior Program: October 10- December 19 Ages 8-12 Wednesdays 6:30-8:00 P.M.

Fee\$35.00/each (all materials included)

Limit 10 per class

I will be running an arts and crafts program from my basement studio this fall. The program will be directed towards development of each individual's creativity and sensitivity to their environment and the people around them. We will use a wide variety of arts and crafts techniques to explore the interaction of color, form, space, and texture on a basic level. The materials available will be of a wide enough range to facilitate each individual's likes and dislikes and specific interest. Programs covered will include drawing, painting, collage, basic printmaking, batik, tie dye, beadwork, macrame, candlemaking, modelling with Baker's clay, paper mache, mobiles, as well as things for Halloween, and Christmas. Each child will be worked with on a basis of their individual ability, as the objective in mind is to have fun rather than produce a slick finished artwork!

Here are some of my own qualifications for your own information:

1. Three summers running summer camp arts and crafts programs for YM/YWCA Camp Queen Elizabeth in Georgian Bay. Children ages 8-18.
2. Arts and crafts programs for Etobicoke Department of Parks and Recreation Ages 5-15. Also a candlemaking class for Adults.
3. I have worked as a developmental teacher for severely retarded handicapped children as the summer recreation leader. Lincoln Developmental Day Centre, Beamsville.
4. Two years as Art Instructor in the children's ward at Princess Margaret Hospital.
5. I am a graduate of Ontario College of Art specializing in design for the mentally and physically handicapped, teaching art to handicapped children, printmaking, photography, and general studies.

IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO PHONE.

Ann Wyganowski-Milligan

26 Spruce St.

961-2706