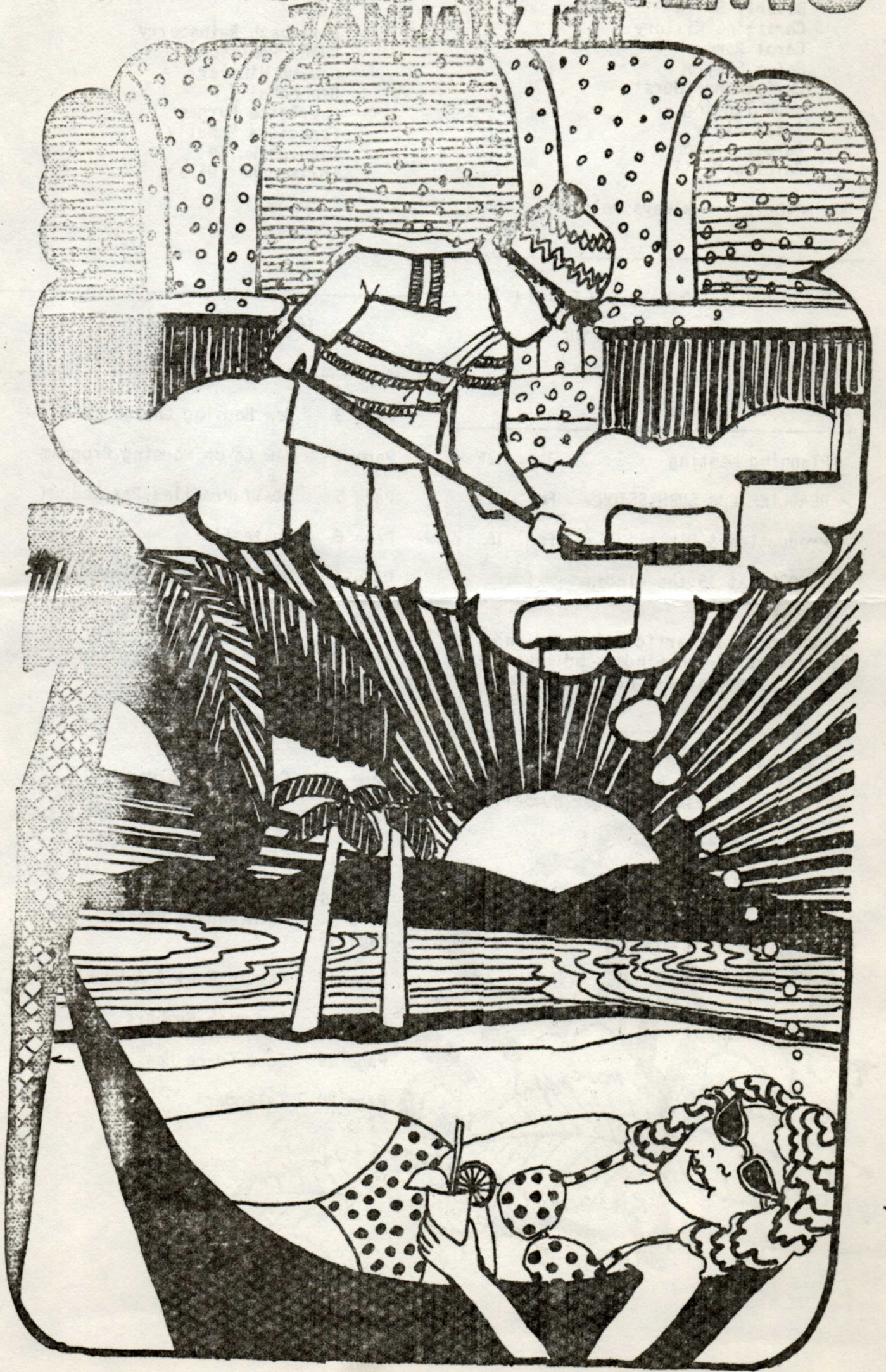


BAIN CO-OP NEWS



The BAIN CO-OP NEWS is published by the Newsletter Committee.

Committee members at present are:

Diane Saibil
Beverly Smith
Christine Killory
Carol Ramm
Helga Steyer
Christopher Hurst
Hugh Tapping
Susan Sibly
Carole Linton
Carolyn Megill

New members are always welcome.

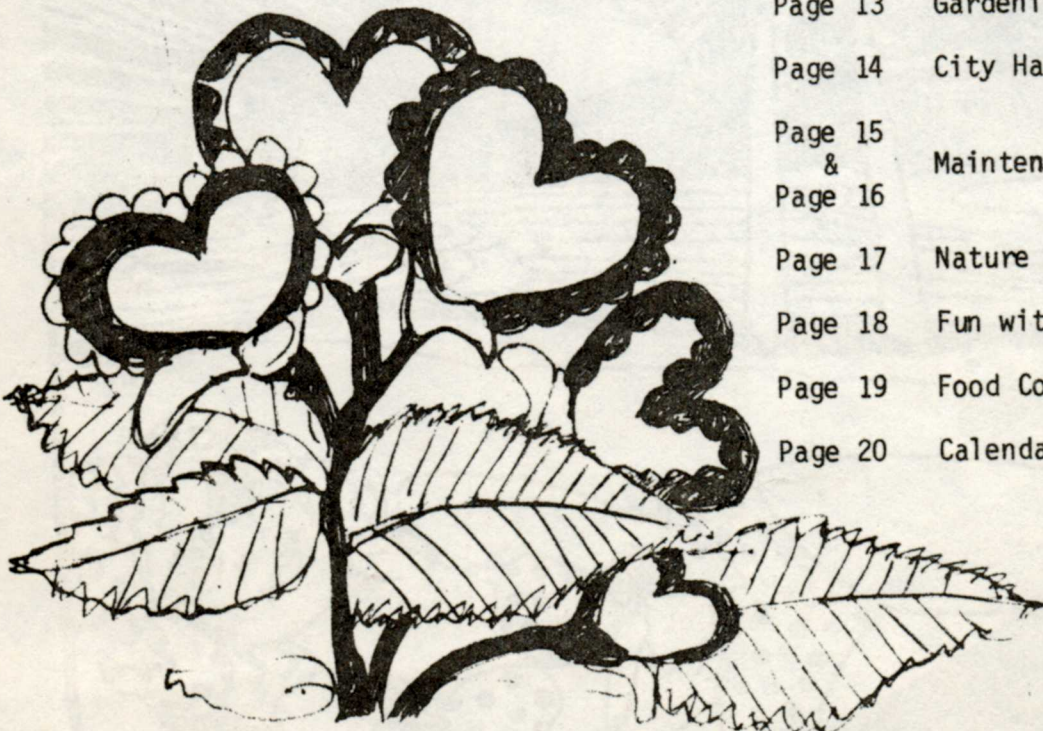
PRODUCTION SCHEDULE
FOR THE FEBRUARY ISSUE OF THE
BAIN CO-OP NEWS:

Planning Meeting Jan. 22*
DEADLINE FOR SUBMISSIONS Feb. 6
Production & Distribution Feb. 16

* 7:30 pm at 15 the Lindens

Please drop all articles, notes and letters at 53 the Lindens or the office (addressed "Bain Co-op News").

If you have a MAINTENANCE EMERGENCY outside of office hours, call 483-1003, and ask for Pager Number 3322



T H A N K S

TO THE FOLLOWING PEOPLE who helped in the production and distribution of the DECEMBER Newsletter:

Elizabeth Rainsberry
Cyndy Robinson
Robert Winkler
Ben McNally
Charlotte Morgan
Francisca McNally
Deborah Wolfe
Christopher Wilson

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..... New Housing Charges.....

A gentle reminder that housing charges will be going up effective February 1st, 1979. If you are not sure of the classification of your unit, find your present (1978) housing charge in the first column - 1978 - and follow it over to the second - 1979 - column.

	<u>1978</u>	<u>1979</u>
one bedroom	\$204.00	\$216.00
model suite one bedroom	\$246.00	\$262.00
one bedroom with diningroom	\$263.00	\$280.00
one bedroom with diningroom (lower)	\$271.00	\$289.00
small two bedroom upper/ one bedroom with diningroom	\$253.00	\$269.00
large two bedroom upper	\$263.00	\$280.00
model suite two bedroom	\$299.00	\$319.00
two bedroom lower	\$271.00	\$289.00
two bedroom lower with diningroom	\$288.00	\$308.00
three bedroom upper	\$308.00	\$332.00
three bedroom with diningroom	\$327.00	\$353.00
four bedroom	\$327.00	\$353.00
four bedroom with diningroom	\$334.00	\$361.00
five bedroom	\$334.00	\$361.00
two bedroom house	\$229.00	\$244.00

Those who are on Rent Supplement will not be paying increased housing charges as their rents are based on their income. If you are on Rent Supplement and your income changes please notify the Office immediately.

Parking:

Parking charges are also increasing. Parking spaces, presently \$10 per month, will go up to \$12.00 per month, and garages, presently \$15.00, will go up to \$20.00 per month.

Last Month's Housing Charges:

Members are reminded to make up the difference in last month's housing charges from last year to bring their total amount on deposit up to their present monthly rent.

◀ MEETINGS ▶

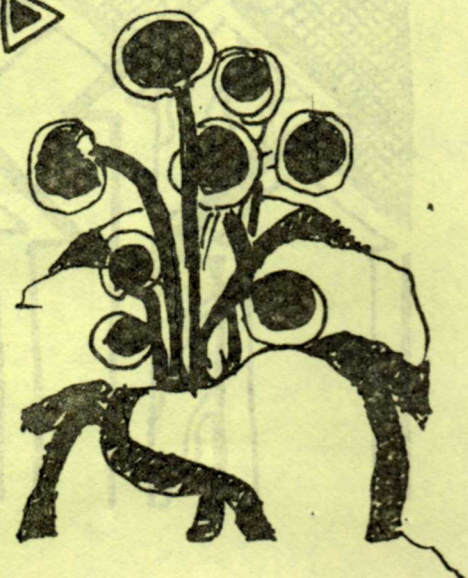
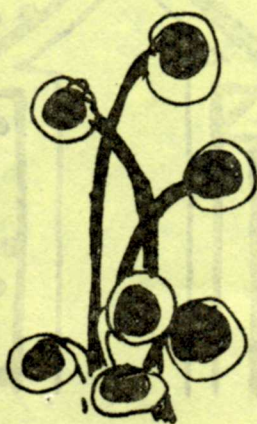
...

The Personnel Policy Committee will meet at 8:00 pm in the office on Wednesday, Jan. 21.

...

The Finance Committee will meet at 8:00 pm in the office on Feb. 7 and Feb. 21.

...



NEWS WE SHOULD KNOW

NEW CO-OP HOUSING PROGRAM FINALIZED

(The following article is a reprint from the Co-op Housing Foundation of Canada newsletter, "From the Rooftops", December, 1978 issue.)

At a meeting on December 4th, 1978, the Honourable Andre Ouellet and representatives of the co-op housing sector agreed to a revised co-operative housing program to replace the one proposed by the federal government in May of last year. The agreement came as the culmination of a lengthy process of consultation with the federal government during which C.H.F. and the Minister met 6 times.

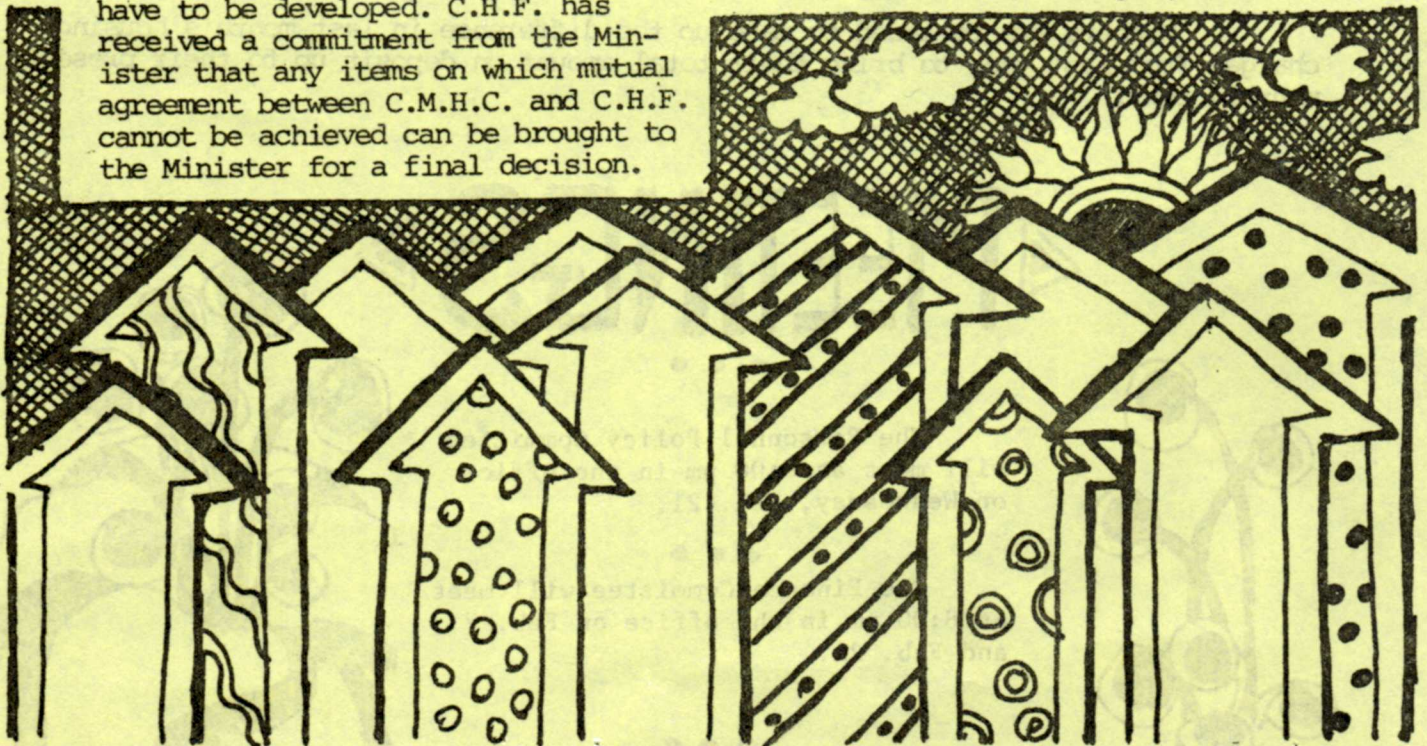
The new program took effect on January 1, 1979. However, still required are amendments to the National Housing Act, to allow for 100% insured loans and insured loans on multiple unit existing housing. Since the federal government has withdrawn all funds for capital financing of co-ops, it cannot act as the lender of last resort nor will it be putting up the 10% "equity loan" as in the May announcements.

C.H.F. has received a commitment that the co-op housing program will be a distinct program administered by the federal government through C.M.H.C. It does not require provincial support and the provinces will not have the option of administering the co-op housing program under a block funding arrangement.

Although the basic program is now agreed to, most of the procedures and implementing agreements still have to be developed. C.H.F. has received a commitment from the Minister that any items on which mutual agreement between C.M.H.C. and C.H.F. cannot be achieved can be brought to the Minister for a final decision.

A summary of the key points of the new program follows:

- the initial interest rate is fixed for 3 years;
- starting in year 4, the amount paid for principal and interest will increase at a rate of 5% per annum compounded, until the interest reduction incentive grant is withdrawn;
- the maximum grant available can reduce the interest rate to 2% on a 35 year mortgage;
- if the maximum amount of grant available is not required to reduce the housing charges to the 'low-end' of market, any funds remaining can be used by the co-op for housing charge supplements to members on an income-tested basis;
- co-ops will obtain capital funds from the private insured lenders (hopefully the co-op financial sector) with 100% N.H.A. insurance;
- there will be no restrictions on project size, unit size or design features nor will there be occupancy guidelines;
- there will be maximum unit price guidelines;
- for new co-ops doing rehabilitation, R.R.A.P. funds will still be available;
- provincial or municipal stacking on the program is possible without a reduction in federal assistance provided there be no conditions imposed that would alter the program.



PROFILE:
ON PAT

THANK-YOU - PHIL

Staff Profile: Pat Lebrun

By Carol Anne Fittsell-Robson

A one man show. That's how Pat Le Brun, our number one maintenance man found his new job here at Bain seven years ago. There had been six men working here for Toronto Housing when Pat left a factory job in 1972, and decided to apply his carpentry talents here.

His brother Danny was the superintendent then, but Pat alone was the entire maintenance staff. The six men had been laid off. Pat's one man band played on but it wasn't easy. He says the former owner often refused to buy the materials needed for repairs and it was only in an emergency that he could get authority to replace anything.

Pat made excellent use of his time. He had to do everything and he learned by doing and reading. Now he's Bain Avenue's jack of all trades - a real handy man - a rare being in these days of specialization. He even does windows! He was seen installing some last weekend.

For new members Pat is the fellow with a hunting cap perched on a fringe of curly brown hair. He wears this fishing, hunting and skating disguise constantly so that he's always ready for his hobbies and so no one will know where the repairman will strike next.

But if he does, don't worry. He's friendly and helpful visitor. Pat's from Cheticamp on the near side of Cape Breton Island and the Bain Avenue Co-Op residents are lucky that he, Adele and children decided to stay in Uppity Canada.

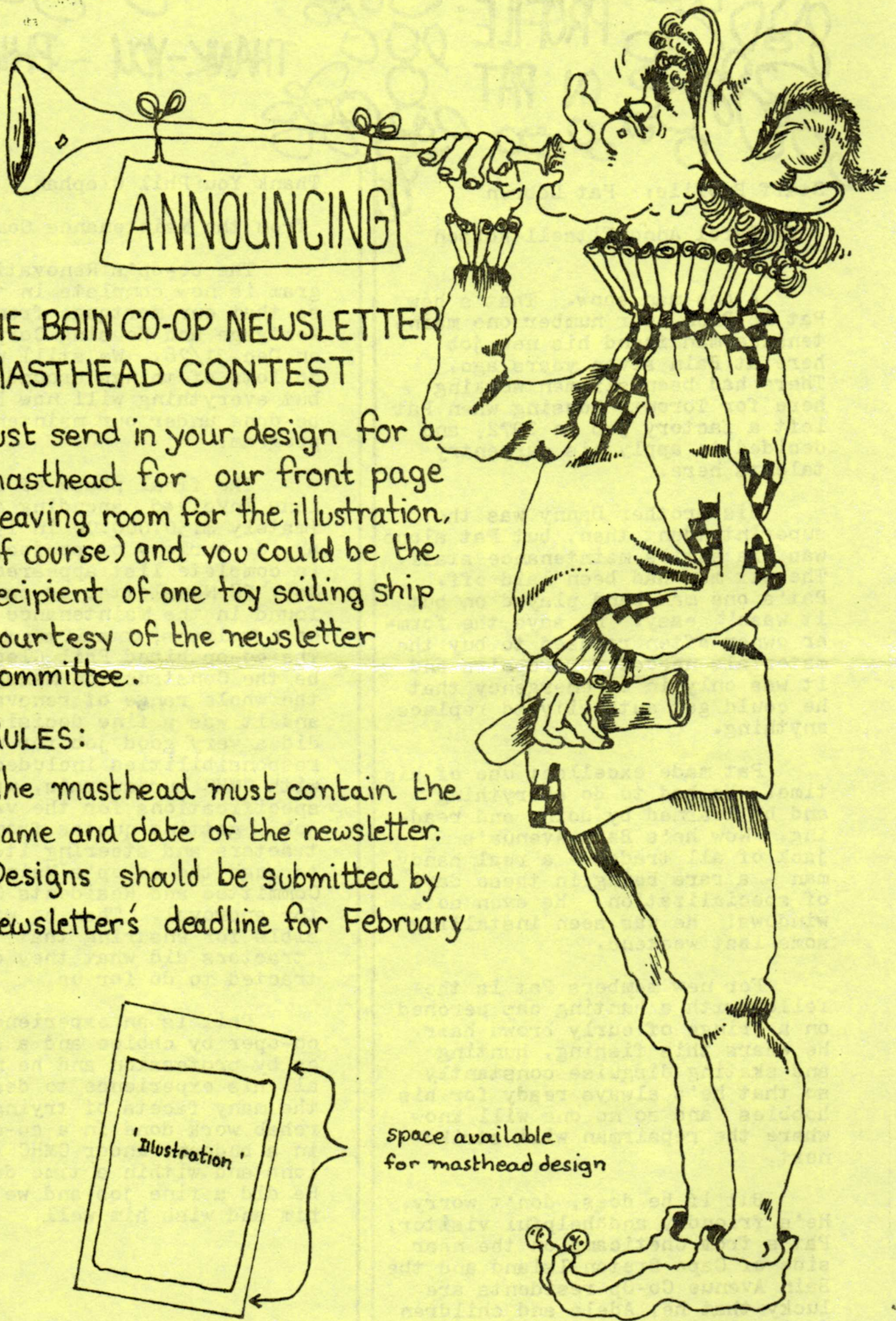
Thank You Phil Clephan

from the Maintenance Committee

The co-op's Renovation program is now complete in the sense that our mortgage from Central Mortgage and Housing Corp. closed on Dec. 31/78. We still need to do lots of things around here, but everything will now have to be done under our maintenance program.

The final phase of renovations involved spending approximately \$150,000.00 in 1978 on a wide variety of projects (a complete list appeared in Nov. 78 Newsletter or can be found in the Maintenance Committee & Residents' Council minutes). The co-op hired Phil Clephan to be the Construction Manager for the whole range of renovations and it was a fine decision as he did a very good job for us. His responsibilities included dealing with CMHC bureaucrats, writing specifications for the various jobs, getting quotes from contractors and steering items through the co-op's Maintenance Committee and Residents Council for approval. Then he was responsible for ensuring that the contractors did what they contracted to do for us.

Phil is an experienced co-oper by choice and a carpenter by profession and he needed all his experience to deal with the many facets of trying to get rehab work done in a co-op, within a budget, under CMHC restrictions and within a time deadline. He did a fine job and we thank him and wish him well.

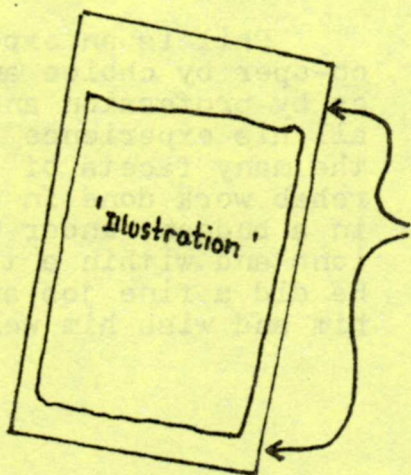


THE BAIN CO-OP NEWSLETTER MASTHEAD CONTEST

Just send in your design for a masthead for our front page (leaving room for the illustration, of course) and you could be the recipient of one toy sailing ship courtesy of the newsletter committee.

RULES:

The masthead must contain the name and date of the newsletter. Designs should be submitted by newsletter's deadline for February



space available
for masthead design

Important Notice

The Membership Committee and the Office Staff would once again like to remind Co-op members that the Occupancy Agreement states, and the Co-op is enforcing, the regulation that residents must give two months notice on planning to move out. Members will be held responsible for all housing charges for a unit which may be left vacant, and will pursue through Small Claims Court, any outstanding debts incurred due to insufficient notice.

We would also like to point out that people in receipt of Rent Supplements will not be eligible for further Supplements if they leave the Co-op owing money.

And finally we would like to notify all residents who wish to sublet their units (sublets are permitted if the member intends to leave the Co-op temporarily, for less than one year) that the Office requires members to bring potential sublets to the Office at least 6 weeks prior to the sublet. For sublets of less than three months, subletees require only approval from the Office. For sublets of longer than that the Co-op requires approval from the Membership Committee. As subletees are not members of the Co-op, the original member remains liable for housing charges on his/her unit for the duration of the sublet.

A notice to all members before Christmas indicated that a program to box-in and insulate the radiator riser pipes in the apartments was about to begin. This was the plan at the that time, but, unfortunately, the contractor tried to substantially raise the price the day before he was to begin the job. This was unacceptable and he never called back. The Residents' Council had approved this expenditure with a view to capitalizing it on the mortgage. We cannot do that now because the mortgage account was finally closed on Dec. 31, 1978.

Members who still feel that this program is worth considering should make their views known to Peter Holland in the office or to members of the Maintenance Committee, because any work done in this area now will have to be a maintenance expense and right now there is no budget for this item.

I would like to apologize to any members who were looking forward to this program and who now feel disappointed.

New Members January, 1979

Only two households this month. In 57 The Oaks, Marilyn Crosby and her daughter Astra are just settling in.

In 61 The Oaks, Paul and Sheilah Redekop and their children Laura and Brian, have joined several other recent refugees from the frozen wastelands of the York University campus.

To both families a warm Bain welcome.

MEMO

3, The Pines
25 X 78B.A.C. News
% Coop Officecc.: Committee file
Bulletin boards (2)

All Members are requested to report pests as soon as possible to the Coop Office or the under-signed.

We are particularly concerned to identify all nests and roosts of pigeons. Any other wild creatures in our buildings should also be reported.

Thank you —

Norman McKinney
Norman McKINNEY
Secretary

ref.: 169, 31 VII 78

* IMPORTANT NOTICE *

I have received a number of complaints recently about not enough hot water, particularly in the evenings. The hot water tanks installed in the back basements last year were designed to give much more than adequate capacity for the number of apartments served. It would cost the Co-op about \$6,000 per year to add one more tank per building (this would add about \$2.00 per month per unit to the housing charges).

The problem comes from members (or their kids) leaving hot water taps running while doing the dishes or from a number of hot water taps dripping at the same time. Two or three dripping taps add up to a steady stream of water. Because our tanks are not fast recovery tanks, this drains them wastefully.

The maintenance staff will follow-up on complaints about no hot water by checking in the basement for leaks and in the apartments for drips. However, **ALL MEMBERS ARE STRONGLY ENCOURAGED TO IMMEDIATELY REPORT ANY HOT WATER TAP DRIP.**

Peter Holland

GENERAL MEETING REPORT

The meeting, held on Jan. 10, 1979 was attended by 39 people.

Christine Killory reported some of the decisions the Residents' Council made in December and January, including approval of funds for the new laundromat, choosing a new Council executive (Pat Maloney as President and Sue McNamara as Treasurer) and discussions about the spending of the renovations money remaining in the mortgage.

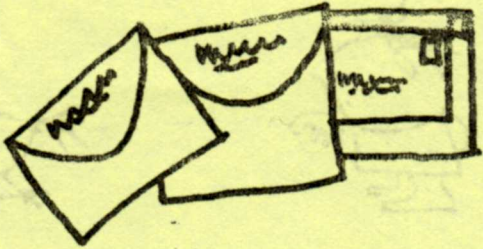
The Membership Committee elections were held. Six people were acclaimed: Margaret Watson, Elizabeth Rainsberry, Nora Peat, Anne Rutledge, Ann Carvell and Gill Maloney; and one seat remains vacant.

The 1979 Budget discussions were finally completed. The \$10,000 error was corrected by making these cuts in the budget:

-interest revenue	-add \$2562
-professional services	-cut 1000
-cut office admin. costs	-cut 1000
-cut internal subsidies	-cut 800
-hire Mtce. worker Mar. '79	-cut 1132
-cut gen. contingency	-cut 2264

TOTAL PROJECTED SAVINGS \$9758

The meeting voted to accept the 6% interest on last month housing charge deposits. The proposed Arrears Policy was adopted with a few amendments.



LETTERS, LETTERS, Letters - to the Editors

LETTER TO THE EDITORS

Although I can't help but appreciate the attempt to explain the position of the Resident's Council in the last newsletter (Does the Resident's Council Relate To Life?), unfortunately, I found this article to be so vague and difficult to understand that it was of no help whatsoever. In fact, the way the article was written, with cryptic phrases, such as archetypal lump workers (?) and institutionalization of innocence (?), etc., only served to confuse this reader and to impress upon me that the council holds an elitist position. This kind of article only further alienates rather than enlightens.

If we are hoping to create a better relationship between the Resident's Council and the members of the Co-op at large, I feel that basic, down to earth talking and sharing is crucial.

The second point I would like to comment on is the reference to 'co-ops success where psychiatry fails'. I may have completely misinterpreted this statement. However, I strongly resent any inference that members of a housing co-op become involved for therapeutic reasons and that this therapeutic treatment is a primary goal and purpose of co-operatives. I am not living and participating in this co-op because I need help that psychiatrists or doctors have failed to provide.

I am living in a co-op because politically, socially and economically I feel that private enterprise and private property lead to an inhumane basis for a society, and that only when people co-operatively own and manage their collective property and resources can a more equitable and just community develop.

I understand that each of us chooses co-operative living and involvement for our own reasons. However, I trust that each of us feel that we have some strengths and energy to con-

tribute, NOT that we hope to be analyzed and ultimately cured of some social disease.

Talking and sharing ideas - basic communication - is the most important part of making this co-op work. This is a beginning...let us continue.

Susan Green

67 Lindens

Jan. 4, 1979

Dear Editors;

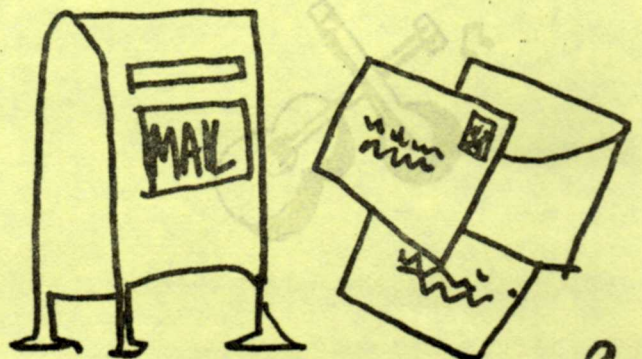
In your December edition you published How Does Residents' Council Relate to Real Life? by Christine Killory.

This is the second installment of Killorian Democratic Theory, (part One having appeared as the Residents' Council section of the Annual Report,) and I must confess that either I am too dense for the philosophy, or the philosophy is too dense for me.

To make matters worse, these were the only two Residents' Council reports in the second half of 1978! Surely the purpose of this philosophy is its practical application. Surely the Residents' Council has been passing motions and making decisions that would, if published in the Newsletter regularly, allow us to divine for ourselves the philosophical direction of the Council.

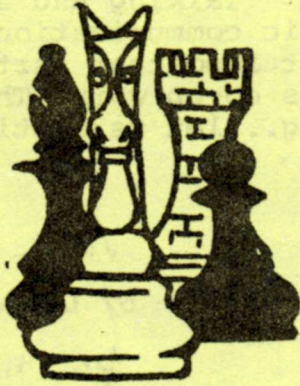
How does Residents' Council Relate to Real Life? Since Ms. Killory has seen fit to raise the question, would it be too much to ask for an answer that I and my fellow simpletons could understand?

Doggedly yours,
Ben McNally
25 lindens



BAIN BRIEFS

Anyone interested in a chess club? Call Dan Rideout at 5 the Lindens, 465-9381 or Warren Rice at 1 the Pines, 465-1838.



SEE BAIN ON T.V.

A program tracing the history of our Co-op will be shown on Rogers Cable, Channel 10, on Wednesday, February 7 at 8:00 P.M.

EXCERPT FROM THE NEW ARREARS POLICY

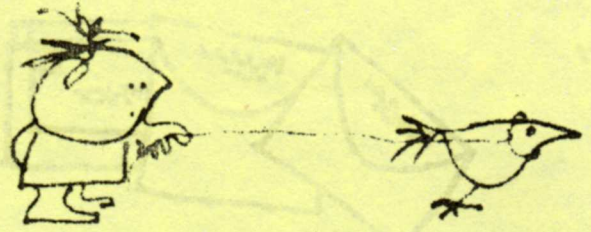
A revised Arrears Policy was passed at the January General Meeting. First reminders for late housing charges will now go out on the 3rd of the month. Second reminders will go out on the 6th.

MEMBERSHIP COMMITTEE ELECTION

No election was held as there were too few nominations. The following people were acclaimed as members of the Committee for 1979: Gill Maloney, Nora Peat, Elizabeth Rainsberry, Anne Rutledge, Margaret Watson and Ann Carvell.

MUSIC ANYONE?

Very amateur guitar and banjo player looking for other folksy souls who would like to play music together once in a while.
Contact: Vivien Greene, 67 the Lindens
465-9183.



REMINDER FOR PET OWNERS

The pet policy is now in effect. Copies of the policy are available in the office. An important point to be remembered is that all pets must be registered with the co-op. Unregistered pets could cost their owners a \$15.00 fine. Those in the Bain houses, the North Oaks and the East Lindens should take special note since there seem to be very few registrations from these areas. You can call the appropriate information (pet's name, age, type, tag#, etc) in to the office.

UH OH!

Several members have damaged the freezer in their refrigerator by defrosting with a knife or fork. The repair bills, which are charged to the member, usually run between \$50.00 and \$150.00.

The Co-op has recently purchased stickers reminding members of the above information and they will be gradually be installed on the fridges. Please be careful when defrosting.

KEEP IT KLEEN, BOYS

The brand new co-op owned and managed laundry will be open soon. It will be an important source of revenue for the co-op and it is the only real public space that the co-op has. Members must develop a territorial attitude to the space and the property in it. This means that everyone should try not to make a mess that others will just have to clean up and members should immediately report to the office any machines out of order and refunds will be provided.

It is vital that we try very hard to prevent vandalism to the new laundry. If you see people loitering in the room or actually doing damage, tell them to leave or to cease. Also, call the police and report the damage. Remember, co-op staff are not policemen - it will be up to the members to try to prevent problems or to report them to the police for action.

MASSAGE AND MOVEMENT

Greetings

Christopher Hurst, reg. m. and Carolyn Shaffer, choreographer, will be teaching a course on massage and movement starting on January 31st.

The course will offer relaxation and postural awareness exercises along with simple massage techniques designed to reduce tension in common trouble areas (lower back, shoulders and neck, etc.)

For more information phone Christopher Hurst, 469-2817



NEEDED:

Volunteers to distribute the WARD 7 NEWS on a regular basis. Call the Office if you'd be willing to distribute in your courtyard.

IS BABYSITTING A PROBLEM?

DO IT THE CO-OPERATIVE WAY!

A babysitting co-op or exchange is where a parent could babysit for someone else's child/children and instead of getting paid in money, get paid in hours of babysitting time owed to that person. For example if your neighbour babysat for your children for 2 hours, you would pay her/him with a voucher good for 2 hours of your time babysitting for her children.

Its a great, convenient, and inexpensive kind of childcare that can work to everyone's advantage.

If you are interested in joining such a group or learning more about it -

CONTACT: Dinah Forbes 10 Lindens - 469-3281 (evenings)
or Vivien Green 67 Lindens - 465-9183 (evenings)

RAIN, NOR SNOW, NOR SLEET....

The local mailman has given us notice that he will not deliver mail to households that do not clear their steps of ice. It is the responsibility of all members to clear their stairs of snow and ice.

Shovels and ice choppers are available from the office or maintenance staff.

Apartment to Share

#5 The Pines is looking for a 3rd female to share a spacious 4 bedroom apartment. Call Jane or Ginny at 461-9873 for further details.

FOUND

A bag containing a pink shirt and some Christmas cards was left in the Co-op office.

DISCOVER YOURSELF

GET INVOLVED IN OUR CO-OP

If you want to get involved in the co-op but are unwilling or unable to get involved in one of the volunteer committees, there's still lots you can do. The Membership Involvement Committee offers a few suggestions:

- . Help a new member move in, or another member relocate. Call in a few days later to see how they're doing. Be a "buddy" for a new neighbour until they feel settled in.
- . A lot of members need help in babysitting. Help compile a list of reliable sitters for evening, lunch time, and after-school care. Help start a co-op day care centre here for daytime or just after-school use.
- . Help keep your courtyard looking great. Do some cleaning and planting in the spring, gardening in the summer, raking in the fall, and snow-shovelling in the winter.
- . Help in distributing information around the co-op. Could you telephone your neighbours about committee or general meetings, or any urgent matters? Help distribute the newsletter, or information from the office.
- . Can you type? Help is always needed in the office. If you have skills in bookkeeping, or know how to run a duplicating machine, we need help with these in the office too.
- . Want to get to know other members? Volunteer some time as a receptionist in the office. Get involved in organizing our annual street festival, or help organize one event for the festival - rummage sales - games - bake sales - craft displays - play music - judge a jam etc. etc.
- . Help clean up apartments after a move-out, or help clean up your back basement.
- . Pass your review of a movie, a restaurant, or show to the Newsletter Committee. Let them know what's been happening in your courtyard. Draw a graphic for the newsletter, or share a successful recipe.
- . Is your apartment big enough for courtyard meetings? Open your home to your neighbours for a few hours.
- . The Membership Committee needs help in showing different apartments to prospective members. Could you show them around, or could they come to look at your place? Help the Membership committee plan Open House presentations; bake a cake or babysit so that someone else can get out.
- . Are you interested in teaching or learning a particular skill. Help organize a skills exchange.
- . Can you help out at general meetings by taking minutes, or doing some typing?
- . Do you love kids, but don't have any or enough? Be a courtyard 'parent'. Help organize special events or outings for the kids.
- . Can you look after pets and plants for members when they're away or laid up?
- . Think of something we haven't thought of.

Want to do something, but don't know how to get started? Use the newsletter to contact other interested people, or bring it up at a courtyard meeting (get a courtyard meeting together if necessary). Or let the Membership Involvement Committee know, we'll try to put you in touch with each other.



Now that spring is just around the corner, (Pessimists take heart: Only three months until baseball season opens!) it is time to start thinking about gardens. The Stokes Seed Company is already mailing their 1979 catalogue.

As you may or may not know, 1978 was the first year that we had vegetable gardens in the courtyards, and I would like to thank our neighbours here in the North Lindens for bearing with us. Many of our neighbours expressed their opposition to courtyard gardening, but all of them were kind enough to offer us encouragement as the summer progressed, and that made a lot of difference. We are fortunate to live under circumstances which permit gardening. Thank you all. The difference between fresh and store-bought vegetables is unbelievable; as well as the money saved we were given the opportunity of learning what vegetables really taste like. I also have a soft spot for flowers, and took as much personal joy from them.

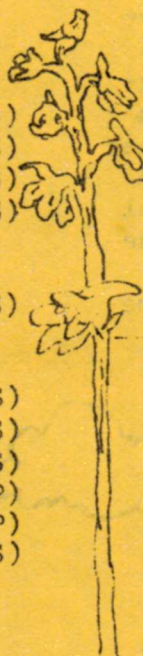
Since we grew all our plants from seed it is easy to provide a list of our successes and failures. I do not hesitate to recommend gardening from seed. It is both the cheapest and most rewarding way. Seeds may be started indoors at any time of the year which not only prolongs your growing season, but also provides insurance plants in case there's a cat fight in your begonias in the summer, after plants cease to be so readily available. Seeds also have the advantage of permitting you to follow up your successes with exact duplications.

In the box to the right are the addresses of a few seedsmen who send free catalogues. The abbreviations in capitals beside their names is used in the table below.

Sun and soil conditions vary from courtyard to courtyard, so I cannot guarantee results. I would remind residents that all courtyards have vegetable garden space. Please take advantage of it.

HARRIS SEEDS (HS) Joseph Harris Co. Moreton Farm Rochester, N.Y. 14624
STOKES SEEDS (SS) 39 James St. Box 10, St. Catharines, Ont. L2R 6R6
BURPEE SEED CO. (BS) 300 Park Ave., Warminster, Pa., 18991
GEO. W. PARK SEED CO. (GWP) P.O. Box 31, Greenwood, S.C. 29647

<u>SUCCESS</u>	
<u>Vegetable:</u>	
LETTUCE, Valmaine Cos M.I.	(SS)
GREEN BEAN: Provider	(SS)
ZUCCHINI: Select	(SS)
TOMATO: Presto(Hybrid)	(HS)
<u>Herb:</u>	
BASIL: Sweet	(HS)
<u>Flower:</u>	
VIRGINIA STOCK: Compacta Mix	(SS)
MARIGOLD: Pagan Moon	(HS)
LINARIA: Fairy Bouquet	(SS)
BALSAM: Tom Thumb	(GWP)
Touch-me-Not 298	(GWP)
NASTURTIUM: Whirlybird	(SS)



<u>FAILURE</u>	
<u>Herb:</u>	
CHIVES:	(HS)
<u>Flower:</u>	
NEMESIA: Carnival Blend	(SS)
MIGNONETTE: Peaches & Cream	(GWP)
CANDYTUFT: Iberis, Fairy	(SS)
SNAPDRAGON: Magic Carpet	(SS)

This table represents only those seeds which were notably successful or dismal. Experimentation will of course be a large part of our gardening for quite a while and I hope that next year this table will be much different. See you in your garden.

Ben McNally

THINGS ARE LOOKING UP

THE NEWS THAT'S FIT TO PRINT

by Charlotte Morgan

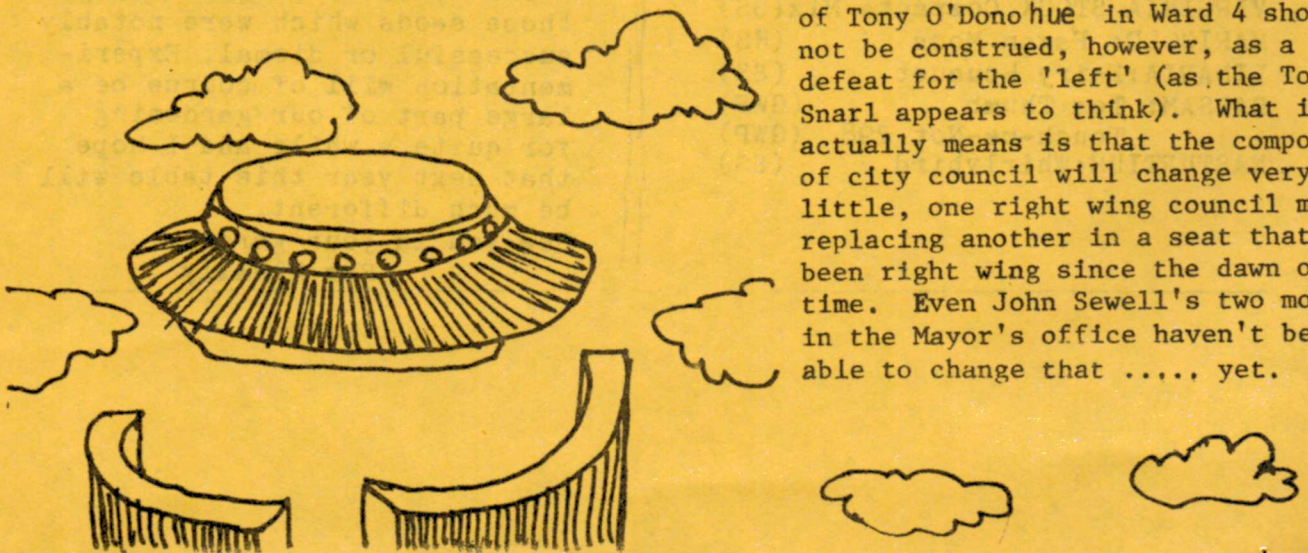
Amidst the gloomy reporting of the Toronto Snarl and the Toronto Slum, and the usual cautious groping of the Globe and Mail, it is often difficult to find the good news from Toronto City Hall. So I approached our Alderman, Janet Howard, and asked her to help us get a more balanced view of events.

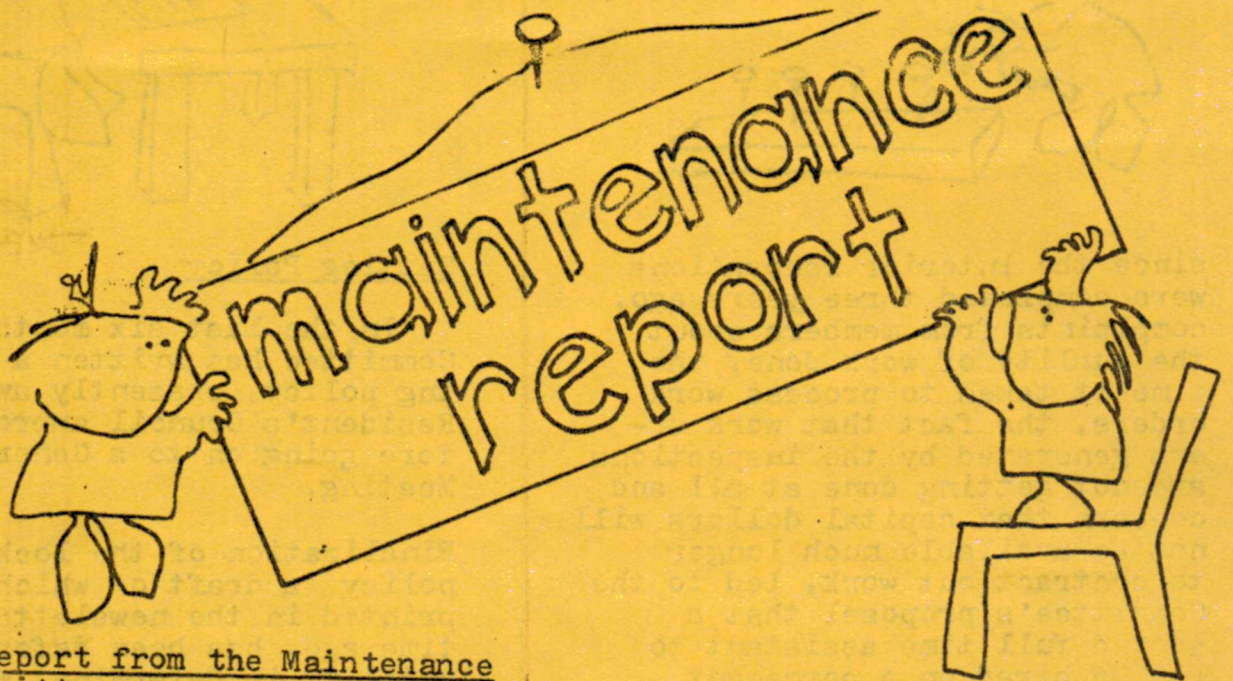
According to Janet, things are looking up. Despite the election of a right-wing executive, this committee is apparently operating with much more openness and less secrecy than have previous executive committees, and she attributes this to the efforts of Mayor Sewell. The members are now working in conjunction with other members of council, rather than acting autonomously as had been the case in the past. For instance, Anne Johnston, an executive committee member with responsibilities in personnel, is working with Susan Fish, a Jr. Alderman, when formerly she would have tackled the job alone. Janet told me that unlike previous mayors (all of whom, we agreed, did their best), Sewell is not imprisoning himself in his office but is readily accessible to members of his council as he prowls city hall, popping in and out of various offices.

Janet is also pleased to report good news about the status of women employees at city hall. Long recognized as being grossly underpaid in terms of their responsibilities, the aldermen's secretaries will receive pay increases recognizing their real value. She hopes that this attitude will trickle down into the lower echelons of city hall, and have some impact on generally up-grading the status of women's jobs in society.

Although obviously extremely busy, Janet claimed that it was just a usual Friday morning for her. Between fielding an invitation to a funeral and dealing with another visitor's housing crisis, she stopped long enough to seem genuinely pleased at the idea of a connection between herself and the Bain Co-op News. I got the impression that she would be equally accessible to any member of the community she represents. A notice on her bulletin board proclaims that she is 'Used to Doing Anything with Nothing', which speaks volumes for her understanding of the struggle and her sense of humour. She is obviously delighted with Mayor Sewell, whom she called Super, and I left feeling reassured that our council is indeed pulling together for the benefit of all concerned.

The death of Alderman George Ben just before Christmas left vacant his aldermanic seat in Ward 4. Defeated Mayoralty candidate Tony O'Donohue claims to have been inundated with calls from supporters asking him to seek election and ensure that the balance of power in council remains to the 'right'. If 'Time for Tony' O'Donohue runs he will probably win. If not, the seat could go to Joe Pantalone, an NDP backed candidate who ran third to Art Eggleton and George Ben in the November elections. O'Donohue was formerly alderman for Ward 5 and judging by his official stance, or rather his lack of it, seems to have been unaware that the conversions of larger units into bachelorette accommodation in the Parkdale area of his ward were creating large pockets of transient housing and parking problems, adding to the difficulties of a financially depressed part of the city. (By the way, Barbara Adams, the new council member for Ward 5, was one of the first people to agitate against such conversions.) The probable election of Tony O'Donohue in Ward 4 should not be construed, however, as a defeat for the 'left' (as the Toronto Snarl appears to think). What it actually means is that the composition of city council will change very little, one right wing council member replacing another in a seat that has been right wing since the dawn of time. Even John Sewell's two months in the Mayor's office haven't been able to change that yet.





A Report from the Maintenance Committee

Since our last report to the Members, the Maintenance Committee has continued to meet weekly on Monday nights in the co-op office. Quite a lot has happened in the last six months and we can claim the following accomplishments.

Planning and Monitoring the Co-operative's Maintenance and Improvement Program

Our merger with the Renovations Committee gave us the major new responsibility of planning and implementing the Co-operative's 1978 improvement program. By the end of the year most of the work was completed (with some deficiencies still to be corrected), all of the funds available from CMHC were drawn and the co-op's mortgage account was finally closed. This was a significant achievement since the mortgage was taken out more than four years ago and although we have been repaying it for over three years, we had not spent all of the money until now.

A last minute change was made to the renovations program described two newsletters ago. Because CMHC had given us a year end deadline for closing out the account and some of the work planned could not be done by that time, it was decided to finance the laundromat alterations and equipment under the mortgage to ensure that we received the full amount available from CMHC.

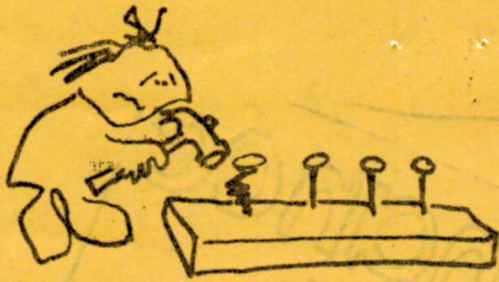
In addition to the improvements financed by the co-op, the committee dealt with improvements to units carried out by members.

A proposal was made by the Committee to replace the deteriorated chain link fencing along the property line with wrought iron fencing. The proposal was approved by a General Meeting but will not be implemented until funds are available.

Long time residents of the co-op will have noticed that a project outstanding for four years is now complete: installation of the co-op map in the Cedars courtyard.

Regular maintenance inspections of the property continued in the last six months although unit inspections fell behind somewhat with the change over in staff. Inspections of the garages and boiler house were carried out for the first time as well as a survey of outdoor electrical outlets and faucets to determine where additional ones need to be installed. A system of regular inspection of the basement fuse boxes was introduced as a fire prevention measure. Fuses over the 15 amps are now regularly replaced and warning letters sent to members.

One of the Committee's tasks is to ensure that sufficient labour employed, volunteer or contract - is available to carry out necessary maintenance and repairs in the co-op. As part of this, the Committee has to regularly evaluate the number of maintenance staff, how they are organized and whether or not they are doing their jobs. This year we came to the reluctant conclusion that the co-op was not adequately staffed. The combination of a continual backlog of workorders



since the interior renovations were completed three years ago, complaints from members about the quality of work done, the time it takes to process work orders, the fact that work orders generated by the inspections are not getting done at all and concern that capital dollars will not be available much longer to contract out work, led to the Committee's proposal that a second full time assistant to Pat be hired on a permanent basis.

Our emergency maintenance system was improved by the introduction of a pager system contacting staff after hours.

A number of exceptional maintenance items were approved by the Committee including repairs to the boilers, roof repairs and replacement of broken and missing antique light fixtures from the outside poles.

Various equipment purchases were discussed. Volunteers were organized to plant spring bulbs in the courtyards, clean out the chimney well, clean up the courtyards for winter, scrub the co-op office and paint and clean several vacant apartments.

Sod was bulk purchased for co-op members and planted in and along barren spots.

The 1979 maintenance budget was drafted and a system of regular maintenance budget reports was introduced to control expenditures.

The Committee reviewed proposals from ten different co-op households. Most of the requests were to glass in front porches and were approved, however, the Committee feels that glassing in standards are required to ensure quality workmanship and materials and some consistency in design. This item will be followed up in 1979.



Setting Policy

In the last six months the Committee has written a parking policy, presently awaiting Resident's Council approval before going on to a General Meeting.

Finalization of the lockouts policy, a draft of which was printed in the newsletter some time ago, has been deferred until it is determined whether the new paging system is having any effect on after hours requests for keys.

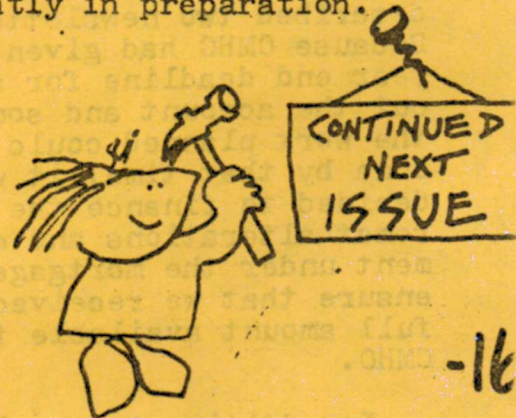
A comprehensive interior and exterior maintenance policy, intended to replace the current policy is still being drafted. Its purpose is to redefine the respective responsibilities of the co-op and the members in the area of maintenance, as well as to stipulate what a member may and may not do to his unit.

The Committee ventured into new territory this fall when it proposed major revisions to the pet policy and the creation of an enforcement system.

Member Education

The Committee continues to prepare monthly newsletter articles giving advice on gardening, safety and home repairs and improvements.

Additions have been made to the co-op maintenance library and members are reminded that it is available for their use. A handout for members on how to paint your unit is currently in preparation.



NATURE
TEMPERATURE CONTROL

The next time you pull your long underwear on, place your toque on your head at a rakish angle, and slip into your mittens and heavy boots, perhaps you could devote a couple of seconds of thought to how some of your fellow creatures make it through the winter cold.

Temperature is important to animals; it controls the speed of chemical reactions in the body. These chemical reactions provide energy, so the energy level of the animal depends on temperature.

Cold-blooded creatures, such as snakes and toads, cannot control their body temperature. As a result, they are at the same temperature as the surrounding air or water and in severe cold the chemical reactions are so retarded that the animal hardly functions at all. In fact, to keep themselves from freezing solid these animals mulch themselves and go to sleep until conditions improve.

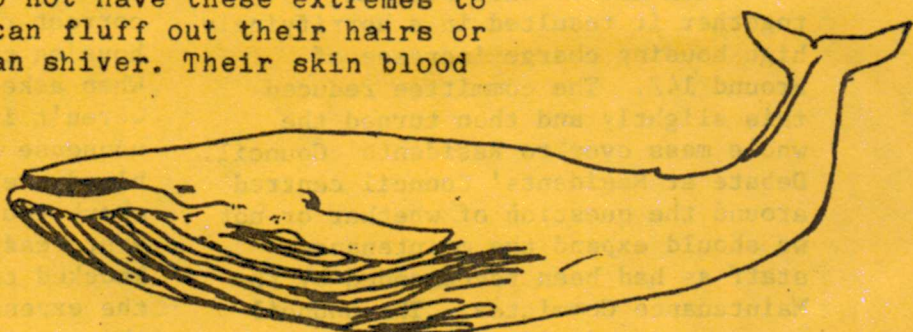
Birds and mammals are warm-blooded, and while you may think that some of your friends are somewhat sluggish in winter, these creatures have systems to maintain their body temperature despite variations in the heat of their surroundings. This means storing heat for cold temperature, and getting rid of it in hot temperature. Fortunately fur and feathers are excellent insulators, and most birds are able to fluff up their feathers in winter to trap a layer of air between their skin and the outside atmosphere.

The most important control system on mammals is through the bloodstream. The tiny blood vessels in the skin contract in cold weather, less blood gets to the skin and the skin gets colder. This reduces heat loss on the surface and also means that less cold blood is returned to the interior of the body.

While many animals have veins and arteries intertwined to save heat, whales provide the best example of how this system operates. Whales have a blood system which pumps blood to the tail and flippers, which consists of a large artery surrounded by a spiral of small veins. When blood returns through the veins to the heart it is heated by the arteries. The heat is kept within the animal rather than being dispersed into the sea.

Most mammals do not have these extremes to contend with. They can fluff out their hairs or feathers, or they can shiver. Their skin blood vessels contract and that is usually sufficient.

Some humans, of course, prefer migration. I hear that Jamaica is particularly nice this time of year.



SOURCE: Nature Through the Seasons: Adams, Hooper. Penguin 1976

Christopher Hurst spied an owl on the co-op border in December. Birds of the Co-op will return next month with a few tidbits about OWLS

JANUARY GARDEN CALENDAR

- keep sidewalk de-icing salt off plants and beds; better yet, use sand instead.
 - knock heavy snow off ever-greens
 - bring potted bulbs into a bright warm room
 - keep bird feeders full of seed, suet and peanut butter
-



-17- DRAWING BY MICHAEL BARKER

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FUN WITH NUMBERS

by Doug Macdonald

Since many people think that preparing a budget is an arcane science understood only by Zurich gnomes and John Turner clones the Finance Committee has decided to publish this description of what went on during the course of putting together the 1979 Bain budget.

Preparing a budget is one way of planning. You decide what you want to do next year and then figure out how much it's going to cost. If it's going to cost more than you want to pay, you go back to see if you really want to do everything you originally intended.

During August and September of last year, the Finance Committee figured out what the Co-op was going to have to pay in 1979 for heat, electricity, water etc. At the same time, the Maintenance Committee established figures for everything within its sphere of operations.

When all of this was put together it resulted in a horrifyingly high housing charge increase of around 14%. The committee reduced this slightly and then turned the whole mess over to Residents' Council. Debate at Residents' Council centred around the question of whether or not we should expand the maintenance staff as had been recommended by the Maintenance Committee. The Council at one point decided not to, then later reversed that decision when it found that the budget could be reduced in other areas. The Council also decided to keep the housing charge increase down by taking some of the money the Co-op has socked away in the bank and using it to pay operating expenses.

The next step was to hold meetings in each of the courtyards to discuss the budget. And then it was on to the real thing - the general meeting. Debate of the staff salary increases was hot and heavy: - since it happened at the same time that the Trudeau government was doing its best to smash the postal workers union, people had a lot to say about wages in the country in general and at Bain in particular.

The budget was finally passed and notices of next year's housing charges were distributed. And then, lo and behold: two members of the Finance Committee, eyes red rimmed with fatigue from a night of celebrating passage of the budget, discovered that a mistake had been made.

The revenue side of the budget was ten thousand dollars less than the expense side. Since it is only in the world of government that deficits can be blithely ignored, this presented a problem. What to do? Answer - ask the membership to correct the error and increase the housing charges by ten thousand. When asked, the membership said they weren't interested in any of that nonsense and housing charges could bloody well stay where they were, thank you. The Finance Committee, ever ready to please, went away and knocked ten thousand dollars out of the expense budget. And that's where things sit now.

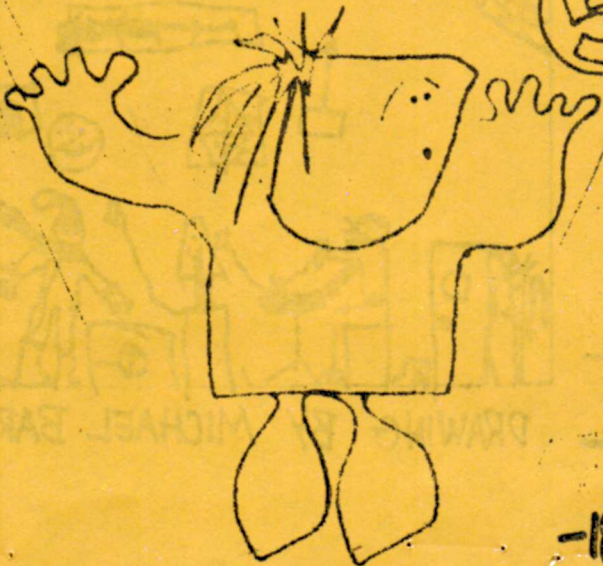
Next week the Finance Committee is meeting with Joe Clark so that he can explain to us the difference between a Tory stimulative deficit and a Grit drag you down in the mud deficit. We figure he's on to something.

ERRATUM

Please note the following error which appeared in last month's newsletter; The final paragraph of the article on the Internal Subsidies Committee, regarding the one year waiting period before a family can qualify for a supplement, should have been included in the article on Income Review. The waiting period applies to the Provincial Rent Supplements, not to the Internal Subsidy Program.


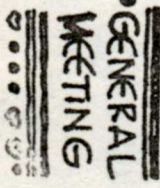

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MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SAT. SUN.

JANUARY

22	• MAINTENANCE COMMITTEE	23	• RESIDENTS' COUNCIL	24		25		26		27		28	
29	• MAINTENANCE COMMITTEE	30	• RESIDENTS' COUNCIL	31	• FINANCE COMMITTEE	FEBRUARY 1		2		3		4	
5	• MEMBER INVOLVEMENT COMMITTEE • MAINTENANCE COMMITTEE	6	• NEWSLETTER - deadline for copy • RESIDENTS' COUNCIL	7		8		9		10		11	
12	• MAINTENANCE COMMITTEE	13	• GENERAL MEETING 	14	• FINANCE COMMITTEE 	15		16	• NEWSLETTER - production	17		18	

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