

FEBRUARY 1979  
NEWSLETTER.

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

Members of the Committee are:

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

If you have something to contribute, please contact Diane Saibil at 53 Lindens, 598-1641 (days) or 465-3907 (evenings).

The PRODUCTION SCHEDULE for the March issue of the Bain Co-op News is:

Planning Meeting Feb. 21  
DEADLINE FOR SUBMISSIONS Mar. 6  
Production & Distribution Mar. 16

Please drop all articles, notes and letters at 53 the Lindens or at the office c/o Newsletter Committee.

### OUR APOLOGY..... BUT...

Sorry...

due to last minute problems, several scheduled items did not appear in this month's Newsletter, including sample Pet Complaint forms and an article by Charlotte Morgan. Look for them in the March Newsletter.

FOR MAINTENANCE EMERGENCIES  
OUTSIDE OFFICE HOURS  
CALL 483-1003 AND  
ASK FOR PAGER NUMBER 3322.



### T H A N K S

TO THE FOLLOWING PEOPLE who help in the production and distribution of the January Newsletter:

Moira Armour  
Doug Macdonald  
Ben McNally  
Francisca McNally  
Charlotte Morgan  
Gail Kenney  
Jocelyn Parent  
Carol Baum  
Heather Barker

and a SPECIAL THANK YOU to

Sue McNamara  
for coming through in a crunch.

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# REPORT: FROM RESIDENTS' COUNCIL

At its meeting of January 16th, the Residents' Council passed the following motions:

That up to \$700 of the money remaining from the 1978 management grant be allocated to cover the costs of printing the Members' Manual; and that the remaining \$196.86 be spent to hire a person to complete the work which remains to be done on the binders.

That an additional \$1,150 be approved for extra laundromat expenses, which include painting, venting, floor tiles and a fan motor.

That up to \$400 be allocated for the purchase of another portable typewriter and an adding machine (with tape) for the Office.

That the Proposed Parking Policy be recommended to the General Membership for approval, as amended.

At its meeting of January 23rd, the Residents' Council passed the following motions:

That the Residents' Council recommend the following change in the Spending Policy to the General Membership: that any proposal which recommends the spending of funds over \$500 must indicate the source of the funds.

That the Residents' Council not meet on the third Tuesday of the month, unless necessary.

That the following be approved as Members of the Co-op: Elizabeth Reynolds, Dan and Vickie Maxfield, Elizabeth Giles, and Elizabeth and Richard Hotles.

## - Bain Welcomes -

Bain welcomes back three "old" co-ops, John Lapointe, to 64 the Lindens; Genya Havachynsky, to 38 the Oaks; and Cathy Macleod, to 11 the Elms,

Jim Williams has joined our ranks in 44 the Lindens; Cathy Corrigan and Clarke Mackey have moved into 44 the Maples; Jenny Williams into 24 the Maples; and Susan Robinson into 34 the Maples.

At its meeting of January 30th, the Residents' Council passed the following motions:

That Pat Maloney represent the Co-op at the annual meeting of the Ontario Credit Union League in March.

That the amount the Co-op will spend to complete any renovation projects shall not exceed \$5,102.19.

That the Residents' Council recommend to the General Membership the following change in the Grievance Policy: that the clause in the Policy which permits the appeal of a Grievance Committee decision to the Residents' Council be eliminated; a decision could therefore be appealed only at a General Meeting.

At its meeting of February 6th, the Residents' Council passed the following motions:

That the Residents' Council recommend to the General Membership that Helga Steyer be hired as the Office Assistant, and that she be paid the approved salary for that position retroactive to February 1, 1979.

That the Residents' Council recommend to the General Membership that Martin Blodans be hired as the 4th Maintenance Worker, effective March 1, 1979.

That the Bain Apartments Co-operative, Inc. join the Bread and Roses Credit Union on behalf of the Bain Food Co-op, that Susan McNamara be appointed as the member representative, and that the Bain Co-op put up the \$4,000 in collateral as required by the Bread and Roses membership policy.

## HIRING COMMITTEE REPORT

The Committee to hire a 4th Maintenance worker consisted of: Peter Hollard (staff), Bob Allen (Maintenance Committee), Carol Ramm (Residents' Council), Frank Schliewinsky (member at large) and Judy Haiven (Residents' Council) as chairperson.

The Committee met on Jan. 18 to discuss what skills the new worker should have, and to draw up a job notice. On Jan. 31 the applications were read over and interviews were arranged. Seven applications were received, 3 from residents and 4 from non-residents. On Feb. 5 interviews were held with 4 of the applicants and the Committee decided to recommend hiring Martin Blodans. The General Meeting of Feb. 13 approved this recommendation.

# RAIN BRIEFS



Overheard from a prospective member coming to the Office for an interview with the Membership Committee, "My, what a lovely laundromat you have here." Enough said.



## P A I N T

The Co-op still has about 300 quarts of good quality indoor paint available free to members. Pat has re-organized the back shop and this paint is now labelled and easy to find. It is very suitable for small jobs like one wall or the walls of the porch, etc. The only problem is that not all colours are available and everything is first-come, first-served. It is possible to mix two or more colours to get a different shade but we do have colour cards from the manufacturer. Anyone interested just come to the Office and be prepared to help yourself.



We would again remind all residents that garbage pick-up days are Tuesdays and Fridays (with the exception of weeks following long weekends). As the trucks usually arrive around noon we would ask that you put out the garbage on the morning of the pick-up (not ten minutes after the trucks leave) and that all garbage be securely packaged to prevent it from being blown around the Co-op and to keep it from being torn apart by dogs.

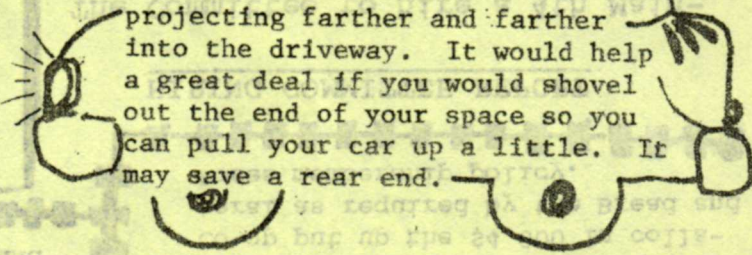
The new co-op Pet Policy requires members to report violations to the office for action. The worst time of year, i.e. late winter and early spring is almost upon us and if we wish to solve the problem we must use the policy. So, volunteer yourself to be a courtyard enforcer or call a courtyard meeting to discuss implementation of the policy. A standard complaint form is enclosed with this month's News.

Would co-op members who borrow tools or equipment from the Co-op please return the things as soon as possible. It is a disservice to other members when the limited supply of ladders, shovels, ice chippers, etc. are not available

GEE! THERE'S NOTHING I HATE MORE THAN A HOG.

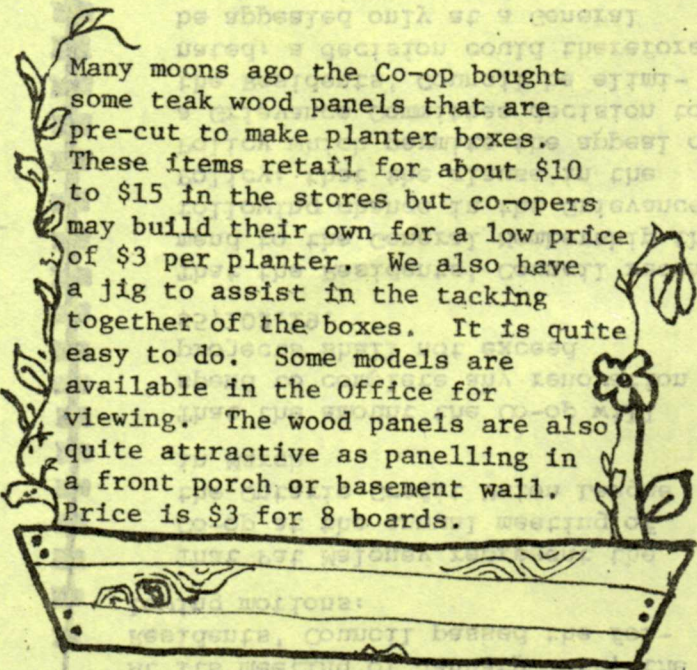


Members who park in the West Lot may notice that the cars are projecting farther and farther into the driveway. It would help a great deal if you would shovel out the end of your space so you can pull your car up a little. It may save a rear end.



The Maintenance Committee will be doing a annual inspection of the back basements very soon. The Committee wants to locate maintenance problems and reduce the build-up of debris that makes effective use of the storage space difficult. Members are requested to remove items of no value or interest to them and to label items that they wish to retain, particularly in unlocked lockers. Members are also reminded that the Office must be provided with a copy of a key or combination to any lock installed by the member. This is necessary to provide emergency access to the myriad of pipes and wires located in the ceiling of the back basements.

Many moons ago the Co-op bought some teak wood panels that are pre-cut to make planter boxes. These items retail for about \$10 to \$15 in the stores but co-ops may build their own for a low price of \$3 per planter. We also have a jig to assist in the tacking together of the boxes. It is quite easy to do. Some models are available in the Office for viewing. The wood panels are also quite attractive as panelling in a front porch or basement wall. Price is \$3 for 8 boards.



### RESIDENTS' COUNCIL ELECTIONS...

will be coming up at the April General Meeting. Although nominations have not yet formally opened, it's not too soon to start thinking about whom you'd like to nominate - or about whether you'd like to run yourself! Let's not be caught short of good candidates.

### BAIN NEWS MASTHEAD CONTEST

Unfortunately, we've had no submissions yet - so the deadline has been extended for one more month. We know that there are lots of talented artists amongst our readership. Please, take a stab at it.

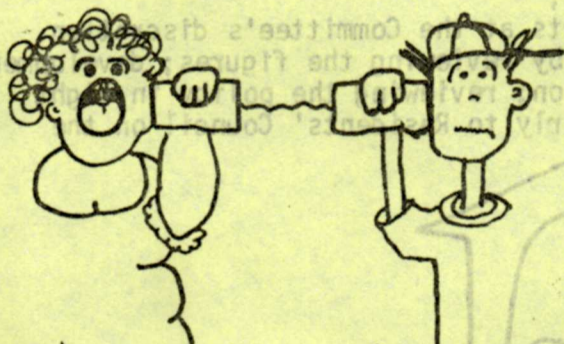
### CONFUSED ABOUT MAINTENANCE PHONE NUMBERS???

Here are a few things to keep in mind:

**MAINTENANCE EMERGENCIES** - meaning where there is a serious danger to persons, property or security, outside of office hours, call 483-1003, and ask for pager number 3322.

**MAINTENANCE WORK ORDERS** - reporting maintenance problems, requesting repairs, etc. - call or drop in at the office, during office hours (1 p.m. - 5 p.m. Monday through Friday, and 1 p.m. - 8 p.m. on Thursday).

**MAINTENANCE COMMITTEE BUSINESS** - Bruce Harding is chairman of the Maintenance Committee and should only be called for Committee business and only at reasonable hours. He should not be called for emergencies or work orders. (This is unfortunately still happening...)



LAURELS from our postman to all those who cleared the snow and ice off their steps.

### "WE NEED A PET COMMITTEE"

Are you tired of stepping out of your house in the morning and slipping on a pile of dog crap, or of every week seeing the garbage scattered all over the street?

If you are, come out and help us form a pet committee. This committee is for pet owners and non pet owners. The Co-op has a new pet policy, but it's not working because members are not using it. A pet committee is still needed to help enforce our rules. It's time that irresponsible pet owners are informed of the problems that their pets cause here at Bain.

Please, if you care about your pets, you should care about setting up this committee.

Please call me at 469-2029 and leave your name and number.

Help us help you.



### CO-OP MEMBER ON WAY TO RECOVERY!

The Bain News extends wishes for a speedy recovery (which we hear is already underway) to Al Smith who is in hospital resting after an operation.



# IS FOR ARREARS

Bain Apartments Co-operative Incorporated : Arrears Policy (Revised Jan. 1979)

In this issue we proudly present for your amazement and amusement (but mostly for your information) the entire text of the Revised Arrears Policy as passed by the January 9th, 1979 General Meeting.

The section which most people should be concerned about is Section 3, "Late Payment". Housing Charges are due on or before the first of each month, and while many people regularly pay on time, the majority of households still pay between the 2nd and the 5th of the month. Almost 20% of households pay after the 5th of the month.

Late payments of even a few days cost the Co-op in two ways. Firstly, it means that we lose interest which we could receive on this money if it was in the bank on the first of each month. Interest is an increasingly important source of income to the Co-op, and the more interest we can collect each month - the lower our housing charges will be in the long run. Secondly, there is a real cost to the Co-op in terms of staff time and volunteer time expended to send out reminders, keep track of late payments, and issuing notices. To get people to get into the habit of paying their housing charges earlier, instead of sending first reminders out on the fifth (5th) of the month, the new policy states that they will be issued on the third (3rd) of the month, and second notices, instead of going out on the tenth (10th) of the month will henceforth be sent out on the sixth (6th) of the month.

## REVISED ARREARS POLICY : JANUARY 1979

1. The Arrears Committee will be a standing Committee of the Co-op. It will be composed of a minimum of 4 members, as follows:
  - the financial manager
  - the property manager
  - one person appointed from and by the Residents' Council
  - one person appointed from and by the Finance Committee (or in the absence of a Finance Committee, a second person appointed by Residents' Council)

Additional members may be appointed to the Committee by Residents' Council when the work load of the Committee makes this necessary. However, only the first four members of the Committee will have a vote.

Decisions of the Committee will be made by majority vote. In the case of a tie, a notice will be issued rather than not issued.

The role of the Committee is to:

- 1) enforce Arrears Policy on a case by case basis, and
- 2) analyse the total arrears situation, set goals for improvement, and develop strategies to meet these goals.

The Committee will have the following responsibilities:

- 1) Handling of specific arrears cases and taking appropriate action;
  - making recommendations for action to Residents' Council at the Committee's discretion for members;
  - issuing Notices to Vacate to tenants at the Committee's discretion.
- 2) Analysis of total arrears situation by reviewing the figures; development of strategies to improve the situation; reviewing the policy in light of the figures; and reporting regularly to Residents' Council on the total arrears situation.



"Oh, hi Sheriff. Nice to see you again. What's the outlandish charge this time?"  
"The outlandish charge this time?"

- 3) Collection of bad debts and recommendations to Residents' Council about writing off bad debts.
  - 4) Collection of arrears of
    - a) LMHC deposits,
    - b) Member Fees,
    - c) Maintenance Charges,
    - d) Any debt owing to the Co-op.
  - 5) Processing of paperwork associated with arrears collection (eg. first and second reminders, etc.).
  - 6) Monitoring of late payment problems.
  - 7) The Arrears Committee shall report to the Residents' Council through the Management Report form.
2. Monthly housing charges are due on the first day of the month. All residents are required to pay their monthly housing charges by delivering a cheque or money order on or before the first day of each month. (Exception will be made for persons receiving welfare benefits - half of their housing charge is due on the first, and half is due on the fifteenth of the month.)
  3. Late Payment: A late payment is any payment received after the first of the month. Reminders will be sent on the third (3rd) day of the month and again on the sixth (6th) of the month to those people who have not yet paid and have not contacted the office as of those dates. "Persistent Late Payment" is defined as three or more late payments in the previous 12 month period. Proceedings may be started against a resident for "Persistent Late Payment" unless the Committee feels that the payments were late for good reason.
  4. Arrears: After issuing 2nd reminders, the Financial Manager will prepare an arrears report listing all persons in arrears at that date. The report will give details of each case, including amount owing, aging, and special circumstances. The Arrears Committee will meet no later than the third week of each month to review the arrears report and to determine what action to take in each case. Unless special arrangements to pay have been made and are approved by the Committee, notices will be issued to all those in arrears on the date of the meeting. Notices will be signed by the Financial Manager or, in his/her absence, by the Property Manager.

Non-Members will receive a Notice to Vacate under Part IV of the Landlord and Tenant Act. Legal proceedings will automatically be initiated where the terms of the Notice are not met and the person is still in occupancy. The Residents' Council will be informed of any legal proceedings.

Members will receive a Notice to Appear before Residents' Council to defend themselves. If payment in the form of a certified cheque or money order is received prior to the meeting, the case will be dropped. If such payment is not received, the Residents' Council may entertain a motion to terminate occupancy rights. If such motion is passed, proceedings will be carried out as specified in the Occupancy By-Law.

5. Returned Cheques: The Arrears Committee may also take action against a resident for returned cheques. A service charge of \$2.00 will be levied against any resident whose cheque is returned to the Co-op by the Ontario Credit Union League or any other financial institution. After a third returned cheque in any 12 month period, residents are required to pay by certified cheque or money order for the following six months. When a returned cheque is received by the Co-op the resident will be informed by the Co-op office that they have three days to replace the cheque. Failure to replace such a cheque will result in the issuing of a Notice to Appear for members, and a Notice to Vacate for non-members.
6. Bad Debts: The Arrears Committee will make recommendations to the Residents' Council regarding the collection of bad debts. The decision to write off a bad debt will be made by Residents' Council. Where a resident has left the Co-op, large debts may be sold to a collection agency, but bad debts will remain collectible by the Co-op.



"Dear Peter and Friends,  
It's raining here at work camp...."

# ★ ANOTHER ★ OPENING

## SLIDE SHOW

The World Premiere of the eagerly anticipated Bain Co-op Slide Show took place on January 25th. The modest Co-op office was the location for this great event, and at 7:30 curious throngs of 14 new and 5 older members gathered together for their collective edification and entertainment.

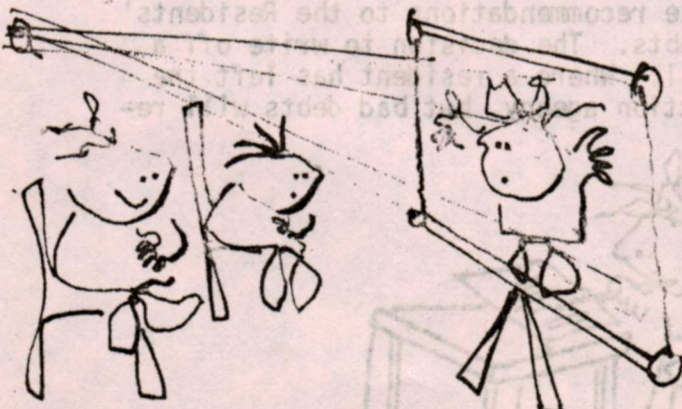
The programme started with a rousing welcome, then, as the lights dimmed the crowds fell silent. The stark office wall provided the backdrop for the bright and colourful slides depicting Bain then and now. This comprehensive show illustrates where we have come from, what the co-op is all about, and who we are today. This is all accomplished in fifteen minutes of slides and narration, thus leaving time for useful discussion afterwards.

Following this first showing the discussion was lively with questions and comments from new members. Then further introduction to the mysterious ways of the various CO-op committees was given by committee representatives.

The premiere was an overwhelming success and plans are now underway to give this show more exposure. So never fear older members, you too will have a chance to witness this multi-media extravaganza. We are hoping that the show will be screened at a general meeting or two in the near future. Thus you hard working folks who attend general meetings will have a chance to see this light and edifying entertainment.

So watch for this attraction coming soon to your closest general meeting.

The Film Diligences  
of the Member Involvement Committee



"Say, this is better than 'Last Tango in Paris' and 'Mickey Mouse Lets Loose' put together."

# MAINTENANCE REPORT (CONTINUED FROM JAN.)

## Management Grant

The Committee sponsored an application to the city of Toronto for a Housing Management Grant. The co-op was awarded \$5,371.00. Some of this will go to the Membership Committee and the remainder will be used by the maintenance committee to accelerate development of the maintenance program.

It is planned to hire someone in the near future to assist in organizing maintenance records, set up needed administrative systems, carry out research in the area of preventive maintenance, consolidate newsletter maintenance articles for inclusion in the member handbook, prepare further educational materials, organize "how to" workshops for co-op members on minor house repairs and home improvements. The person will also compile a handbook for maintenance committee members.

## Coming Up

In the next several months, in addition to its regular duties, the Committee will be concerning itself with setting long term replacement and cyclical maintenance schedules, discussing fire protection systems, reviewing work schedules and evaluation procedures, implementing a new locking system for basement lockers and planning volunteer maintenance and landscaping projects. We will also be planning the 1979 improvements program. This will likely include such items as improvements to the boiler room, increased basement lighting, insulation of exposed heating pipes in apartments, repainting of the north side, repairing porch vents and replacing facing.

Anyone wishing to help out the Committee should contact Bruce Harding at 465-4064.

Knowledge of maintenance systems is not a pre-requisite; new committee members may attend at the co-op's expense a maintenance committee training course given by the Co-op Housing Federation.





## THE RULES OF ORDER

by Diane Saibil

The December issue of the Bain News promised a review of our General Meeting "Rules of Order" in January. Well, I guess I'm running a month behind schedule, but here it is. (Please refer back to your December Bain News for the introduction.)

The first section of our "Rules" talks about the amount of notice required for a meeting and about what must be in the notice.

This section deals with a very important part of the democratic procedure. We can only exercise our right to discuss and vote on co-op policies if we have enough advance notice of the meeting so that we can plan to be there. At Bain, planning to be at the General Meetings is made simpler by the fact that meetings are held at the same time every month - the second Tuesday of the month. The notice serves as a reminder of the specific date.

The "Notice" section of the "Rules" also specifies that we must be informed in advance of what will be discussed at the meeting. This is just as important as knowing when the meeting will be, because it gives us time to prepare for the meeting by

- thinking about issues that are coming up,
- discussing them with neighbours,
- contacting a Committee or the Residents' Council to ask questions or get clarifications,
- and - thinking of alternatives or amendments to suggest if we disagree with a proposal.

We would probably find that, if everyone came to meetings well-prepared, the meetings would run more smoothly and take less time - something I'm sure we'd all welcome!

Printed below is a copy of the "Notice" section of the "Rules".

"Rules of Order" will continue next month (and probably for several months after that).

It is the right of every member of the Co-op to know in advance where and when a General Meeting will be held and the items of business that will be presented to the meeting.

Notices of every General Meeting must be distributed to all members at least ten days, but no more than fifty days, before the meeting. The notice must specify the date, time and place of the meeting.

An agenda for every General Meeting must be distributed to all members at least four days before the meeting. The agenda must specify the items of business to be presented to the meeting.

c) Any proposals to change the Articles of Incorporation, the By-laws or the Rules and Regulations of the Co-op must be distributed to all members at least ten days before the General Meeting at which the proposal will be considered.

d) All other proposals to be considered by a General Meeting should be distributed to all members at least four days before the meeting. In an emergency, a proposal requiring a decision by a General Meeting that was not distributed a sufficient number of days in advance and that is not covered by sub-section (c) above may be added to the agenda at the meeting if a motion to add the item passes with a simple majority.

# "BABY BAIN" BEGAN...

As of this month, "Baby Bain" is five years old. That is, if you're counting from the evening in February 1974 when our Tenants' Association voted to take steps to become a co-operative.

Five years is a short time in the life of this project. It's been a big job bringing together the diverse interests of a community as large as this (hundreds of adults and children in 260 apartments), especially since everyone arrived at a different stage of our development and for differing reasons. Some of us are here mainly because we need a place to live that is within the reach of our finances; some are here specifically because it is a co-operative; some enjoy the small town atmosphere and access to parks, shopping and downtown.

But no matter what your reasons, or whether you've participated in the Co-op so far, it's bound to have affected you in one way or another. The fact that these homes of ours are our collective property means that, like it or not, we are all quite closely tied up with the Bain Apartments Co-op Inc.

What would our founders, the Toronto Housing Company, think of the place now?! The Company had been set up to build developments that would ease the terrible shortage of housing for working people in the early part of this century. They planned modest apartments at modest rents. Space-wise (if you've been cursing the size of your kitchen lately!) they aimed for "quality, not quantity" when designing and building "Riverdale Court" (as the Bain Ave. Apts. were originally called). Actual construction was in two phases, one completed in 1914, the second in 1923 and 1924.

It was the City's and the Province's first foray into limited dividend housing and the first time government in Canada intervened in the housing market. Their participation consisted in guaranteeing the investments being made by the Toronto Housing Co. (THC).

Whether the THC actually served the population it was designed to serve is open to question, as there is evidence that the rents in the early days and on into the 30's at least, were as much as 50% of monthly earnings for someone earning minimum wage. The Company members, although they preferred to be seen as a group of philanthropists, benefitted personally from dividends on their investments.

The THC idea, though, despite its mixed motives, was clearly a success in some ways, and developments over the years from 1914 to 1974 set the right tone for more recent events. Right up until 1974 units were available at rents much lower than market (although maintenance suffered a great deal because of it). Discussions over the past few years with some of our senior members bear out the idea that the THC created a respectable place for working people to live - in fact, it is only very recently that we have lost the handful of tenants who could remember when the place was spanking new. By any working person's standards in the first half of the century, these apartments were a cut above what was available around the City. Gas lamps lighting the walkways, quaint unit names, hot water, private bathrooms - these were all relative luxuries provided by the THC.

Government was only nominally involved toward the end of THC's landlordship here. After a change in the control of Toronto Housing Co. in 1964, the property was allowed to deteriorate badly. Almost non-existent maintenance service spurred the first efforts at organizing project tenants in 1972-73. By early 1974 it was clear that the Company was preparing to sell off the units as condominiums, and was forcing people to move out of their apartments first by raising rents as much as \$40-\$45 per month when leases expired and then refusing to make renewals.

It was at that point that the decision was made to form a member-controlled non-profit co-operative of the project tenants and to buy the whole complex. Although our ability to look very far into the future at that time was limited by the urgent needs of the moment (to stop evictions, make sure no units were actually sold as condominiums, etc.), most of us felt that controlling our own housing would be the best protection in the long run.

The first big battle - relatively short but quite fierce - was with Mark Tanz, the owner of Toronto Housing Co. and our absentee landlord. Everyone's energies were focused on winning, as we petitioned, paraded and sent delegations to City Hall. We connected with the newly created City of Toronto Non-Profit Housing Corp., which agreed to buy the project for us with money from CMHC. The deal between Tanz and the City was closed in September of 1974, and Round One was over.

NEXT ISSUE: ROUND TWO

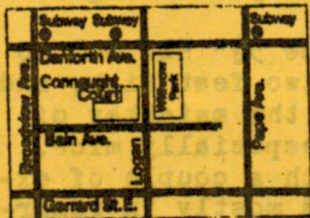
Toronto Housing Co. Ltd.  
"Breaks the  
Price Barrier"



A Sweetheart of a Deal  
ONLY

\$3,950 down  
TO 1 PRIME MTGR.  
AT 9 3/4%

These original style townhomes of solid quality construction are completely renovated like new, featuring 1, 2 bedroom models. Built-in stove, refrigerator, broadloom throughout. Connaught Court is old, historic, proud & established in the city. But don't be deceived, under that surface tranquillity there's new renovation made in co-operation with analytical techniques and love. If our neighborhood sounds inviting, drop in weekdays 12-8 p.m., weekends 10-6 p.m.



PLEASE NO PHONE CALLS

Village Realty Ltd.  
REALTOR

Exclusive Agents

**WE CAN STOP THIS!**

**REMEMBER 1974?**  
\*\*\*\*\*

We can prevent our homes from being sold out from under us. The Tenants' Association is fighting evictions and can stop the condominium plan in the law courts.

We are negotiating with Toronto Housing Company and City Hall tomorrow morning. We must show our strength tonight.

RALLY

**1**

Tonight (Wednesday) 6 'til 8 p.m.  
in front of the model suites.

**2**

EMERGENCY MEETING

Thursday night (April 4) 8:00 p.m. Withrow School.  
To report on the Tenants' Association's offer to purchase the project from Toronto Housing.

ACT TO SAVE YOUR BAIN AVENUE HOME !!!

**IF YOU ARE...**

1. A sole support mother
2. Living on government assistance (welfare, mother's allowance, unemployment)
3. Feeling the need to plan for a better future
4. Wanting to gain greater control of your own life

**WE OFFER..FREE**

1. A 14 week course, one day a week, aimed at helping you develop a realistic plan
2. Counselling and vocational testing to help you find what is right for you
3. Group interaction with other women in the same situation
4. Assertiveness training
5. Information about returning to school or work
6. Information about how to make your plan happen (eg. Where to get money for school)
7. Information about community involvement
8. Continued support after the course to carry out your plan
9. Transportation and day care provided.



call 925-4363

AT CENTRAL NEIGHBOURHOOD HOUSE  
349 Ontario Street



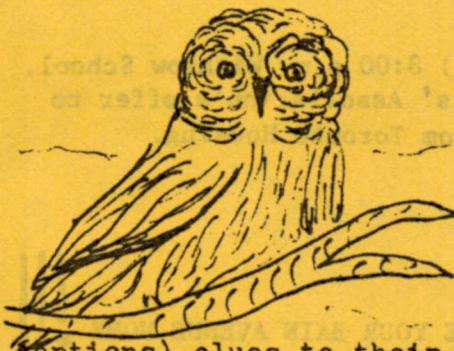
# OWLS

Because of their almost human facial characteristics owls are unmistakable, even among those uninterested in birds, and even though most of us will never lay eyes on one except in the Zoo.

Owls have very flat faces to accommodate their large eyes; like all avian predators owls have both eyes set in front of the head to provide binocular vision and the depth perception, the accurate distance judgment necessary for hunting. Owls also possess the ability to turn their heads through 180 or more, swivelling their head so that they can look directly behind them. Owls have good ears, but the tufts at the side of the head are not related to hearing.

Most owls are plumed to provide the greatest camouflage during the day, when the birds rest up and thus are mostly grey-brown mottled, though the snowy owl is white and mottled white to aid it in blending in with its tundra habitat. Owls' ability to fly silently stems from a very soft forward edge on their flying feathers. Their feet are their weapons, with sharp talons and two forward pointing toes and two backward pointing toes for solid gripping and seizing of their prey.

Young owls hatch blind and deaf covered in a white down, but, since incubation begins immediately with the first egg laid there is commonly wide variation in size among nestlings, in fact, the smallest is usually eaten by its larger nest mates.



Owls range in size from the 5½" Elf Owl to the Eagle Owl, which stands two feet high, and, while some are insectivorous the mainstay of owl diets is small mammals, especially mice. Since owls hunt at night (with a couple of exceptions) clues to their eating habits are to be found mostly in regurgitated pellets of indigestible materials like bone and fur. By examining these pellets scientists have determined, for example, that the Tawny Owl, which eats small mammals in the countryside, lives almost exclusively on a diet of House Sparrows when it lives in cities. The snowy owl eats lemmings, and depends on this small rodent for food to the extent that in boom years for lemmings, snowy owls lay more eggs and nest over a wider area than they do in other years.

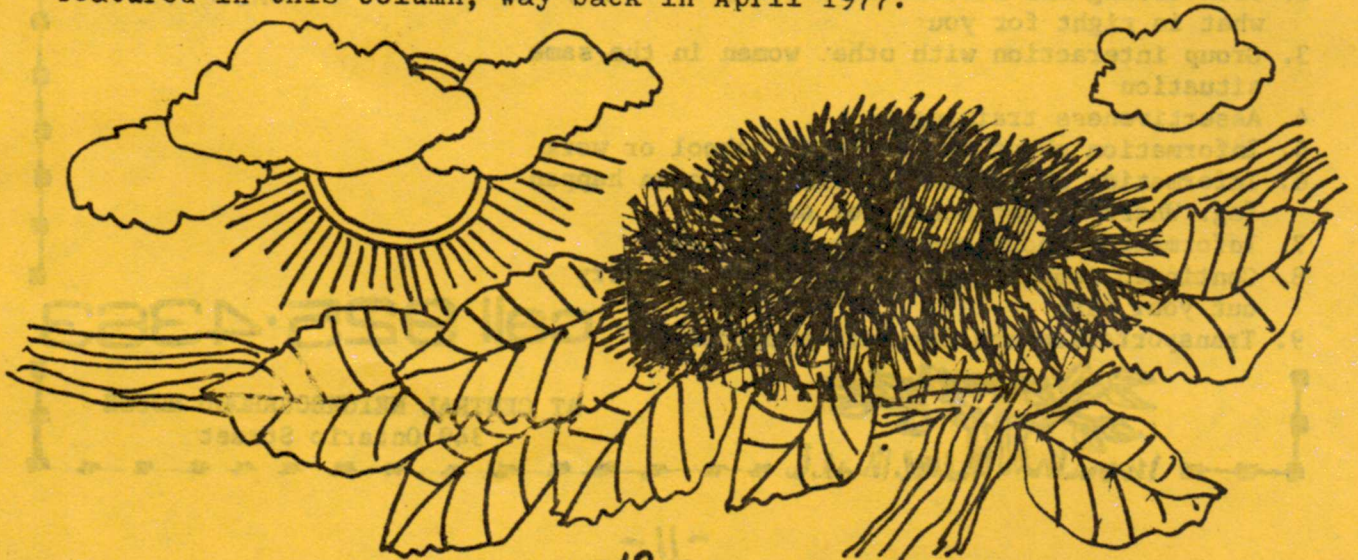
Although few of us can ever hope to see an owl because of their nocturnal habits and protective coloration, it is possible to observe one resting in a tree during the day. The Saw-whet Owl, if so discovered, is so tame that it will permit you to pick it up. On the other hand, the screech owl is so protective of its nest that it has been known to strike the heads of unsuspecting humans who pass too close.

While owls probably owe their reputation for wisdom to their facial resemblance to humans, there is little doubt that they are wiser than the humans who shoot and kill these beautiful and valuable birds.

SOURCES: Great Book of Birds. Gooders, Dial Press

Audubon Society Field Guide N.A. Birds(Eastern Region), Knopf

Thanks to Norm McKinney for providing confirmation sighting of a Robin.(That's right, folks.) Robins, as everyone knows, are a sure sign of spring, in case you were beginning to have your doubts. Next month will bring you a column on the robin, with a promise that it will contain new information, since the robin was the first bird ever featured in this column, way back in April 1977.



# SPECIAL - SECRET - RECIPE - DISCLOSED - AT LAST.

## NANAIMO BARS

This recipe, imported from the West Coast, is almost guaranteed to banish a severe case of the February Blahs. So treat yourself and your family and friends to a batch of these rich (but unfortunately expensive!) goodies.

### Layer 1:

½ cup butter  
5 tbsp. cocoa  
5 tbsp. sugar  
1 tsp. vanilla

1 egg  
1 cup coconut  
½ cup chopped nuts  
2 cups graham wafer crumbs

Place butter, sugar, cocoa, vanilla and egg in a bowl. Set bowl in a pan of hot water and stir until butter melts and mix is consistency of custard. Mix wafer crumbs and coconut and nuts, and add to cocoa mixture. Pack into ungreased 9" pan.

### Layer 2:

Spread this icing over the chocolate base:


Cream 4 tbsp. butter

Combine 3 tbsp. milk and 2 tbsp. vanilla custard powder

add add butter - mix in 2 cups of icing sugar. Cool to harden.

### Layer 3:


Cover icing with 4 squares melted semisweet chocolate mixed with 1 tbsp. butter. Try to spread it evenly. When set, cut into small bars.



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## GARDEN CALENDAR

### FEBRUARY

-Start an indoor light garden, to get a head start on Spring.

-Get potting soil and new pots; re-pot root-bound house plants.

-Start planning your garden.



## DARTS AND LAURELS . . .

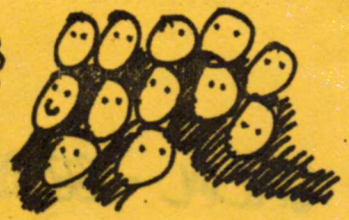
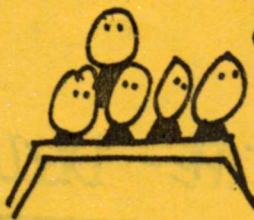


DARTS: to everyone (we decline to name them now) who has not been shovelling their steps and walk.

LAURELS: to Franciska McNally for agreeing to look after the Purple Martin house which the Maintenance Committee in the North Lindens courtyard this month.

LAURELS: to the following people who have been brought to our attention for doing consistently more than their share of snow shovelling: Norm McKinney, Nora Peat, Don Dollery, Norm Miller, Georgina Blair, John Hunt, and John Megill.

# GENERAL MEETING "JANUARY"



## GENERAL MEETING REPORT

The meeting, which included Bain's 5th Birthday Party, was held on Feb. 13. 34 people attended and enjoyed cake and hot cider.

Christine Killory reported from Residents' Council. In the past month Council has:

- approved money for a portable typewriter and an adding machine for the office
- approved a Parking Policy for recommendation to the General Meeting.
- tentatively approved a Young Canada Works application, to hire workers this summer
- approved financing arrangements for the Food Co-op

Nominations were opened for the Residents' Council elections in April.

Peter Tabuns proposed that a letter be written to the Ward 7 Businessmen Assoc. objecting to their position on co-op and low-cost housing. After discussion the motion was approved unanimously.

The meeting accepted the recommendations of 2 Hiring Committees; 1) that Helga Steyer be hired as Office Assistant, and 2) that Martin Blodans be hired as the Maintenance worker.

Peter Tabuns, Sharon Brown and Deborah Wolfe were acclaimed as the members of the Internal Subsidiaries Committee.

The Grievance Policy was amended to exclude appeals to Residents' Council as part of the procedure.

The South Riverdale Community Health Centre gave a presentation explaining the history and policy of the Centre. 8 members of the Centre were present.

The proposed Parking Policy was discussed although there was no longer a quorum present to vote. The general feeling of the meeting was that the proposal was too restrictive. Discussion will continue at the March General Meeting.



Mr. Gordon Cressy  
Alderman, Ward 7  
City Hall  
Toronto

February 15, 1979.

Dear Mr. Cressy,

I have been instructed to write to you on behalf of the 400 residents of our co-operative.

As you are aware, our residents supported you very strongly in the last election. We supported you in the belief that you would represent our interests when elected.

Your recent letter to 7 News does not indicate very clearly where you stand on the question of more non-profit housing in Ward 7. This matter was discussed at our February General Meeting and we feel that you did not actively support our interests, either in your letter to 7 News, or in your reported remarks to the Ward 7 Business and Professional Association.

In this issue we would ask that you make it plain to both the Businessmen's Association and the non-profit/subsidized housing sector that you support an expansion of such housing in this ward.

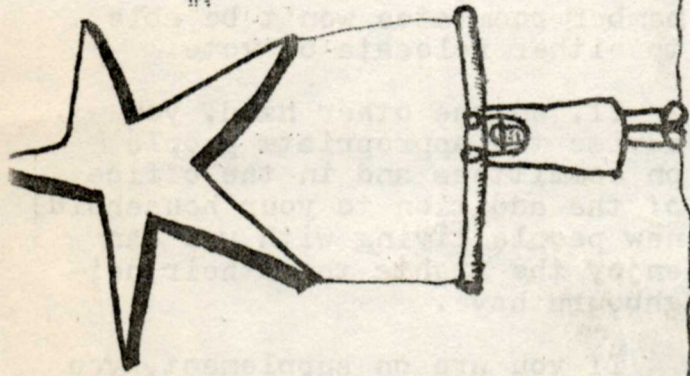
THIS LETTER WAS A RESULT OF A  
DECISION AT THE JANUARY GENERAL  
MEETING. SEE ABOVE P. 1.

Sincerely,

*Peter Tabuns*

Peter Tabuns  
Financial Manager

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT.	SUN.
FEBRUARY 19 • MAINTENANCE COMMITTEE	20 • RESIDENTS' COUNCIL	21 • FINANCE COMMITTEE	22	23	24	25
26 • MAINTENANCE COMMITTEE	27 • RESIDENTS' COUNCIL	28	MARCH 1	2	3	4
5 • MAINTENANCE COMMITTEE • MEMBER INVOLVEMENT	6 • RESIDENTS' COUNCIL • NEWSLETTER - COPY DEADLINE	7 • FINANCE COMMITTEE	8	9	10	11
12 • MAINTENANCE COMMITTEE	13 • GENERAL MEETING	14	15	16 • NEWSLETTER - PRODUCTION.	17	18
19 • MAINTENANCE COMMITTEE	20 • RESIDENTS' COUNCIL	21	22	23	24	25



FOR MORE INFO ABOUT THESE MEETINGS CALL:

RESIDENTS' COUNCIL - CHRISTINE KILLORY - 4666138

NEWSLETTER - DIANE SAIBLE - 4653907

MEMBER INVOLVEMENT - VIVIAN GREEN - 4659183

MAINTENANCE - BRUCE HARDING - 4654064

FINANCE - HELEN SPROCK - 4690780

MEMBER SHIP - GILL MALONEY - 4658011

GRIEVANCE - BOB ALLEN - 4582097

FOOD COOP - CHRISTOPHER WILSON - 4615368

# ROOMMATES ANYONE?



Considering how charming our apartments are, it's not surprising that short-term guests here often fall in love with the place and become more or less permanent roommates of already existing members. Or charm aside, it is natural that relatives or friends new to the city be offered a place to stay for a month or two until they get settled, but end up staying on permanently. And of course, there could be a new love in your life who gives up his/her own apartment and moves in with you.

Unfortunately, these roommates are often not introduced to the office staff, never apply for membership (by applying to the Membership Committee and paying a \$2 fee) - - and thus have no official status within the Co-op. Without membership status, a roommate cannot relocate to another apartment, doesn't have voting rights and doesn't enjoy a variety of other privileges granted to Co-op members.

At the same time, the presence of an additional person and an additional pay cheque in the household--which has not been reported could mean the end of your rent supplement, if you are receiving one. The Ministry of Housing can terminate a supplement if there is evidence that your application form and income information does not honestly reflect the financial situation in your household, particularly if you are collecting part of what you are being charged every month from your roommate. Obviously, if you have your future in mind, it is not in your best interests to conceal such information.

If you aren't on supplement having "unofficial" roommates still creates problems. We need to have information on file regarding your total household income as part of our financial agreement with the government. If we don't know about your daughter who is living with you again, or your great-aunt from out of town who has decided to move in with you, or that great person who is living with you to provide day care for your kids and hers on a shared basis, there is still a problem when you seek a larger apartment, or feel strongly about an issue and want your whole household to go out and

express their opinions at a general meeting vote. Those non-member roommates won't be able to either relocate or vote.

If, on the other hand, you advise the appropriate people on committees and in the office of the addition to your household new people living with you can enjoy the rights that their neighbours have.

If you are on supplement, you should advise the Supplement Co-ordinator of a change. If your household income has increased, depending on combined household income you may still qualify for supplement, and would be given proper notice of an increase if your charges had to be raised. A recent check showed that in most cases an additional person in the household did increase the monthly charge, but did not mean the individuals concerned were cut off supplement entirely.

Although some may see this as a game of "how to outsmart the office (and possibly the province) we certainly don't consider this particular game to be very much fun. For one thing, this community is just too small: sooner or later we know who is living with whom. Word does get around.

No one in the office enjoys being a policeman, but we are sometimes forced to play that role. With your co-operation we will be relieved of that task.

Submitted by  
Deborah Wolfe, Supplement  
Co-ordinator, for the Office  
Staff



## FLASH - HEATING REPORT

As of Friday Feb. 16/79, the heating system is working fine but it still has limited capacity due to the oil in the water supply. It should continue to work if everyone keeps only one rad on in their unit. Do not freeze yourself by going without any heat as we can produce enough to meet the smaller demand. Thanks for the co-operation - it keeps everyone fairly warm.