
BAIN NEWSLETTER

OCTOBER 1980



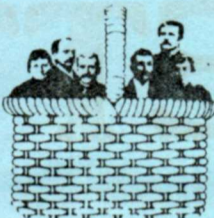
Bain News

October 1980

YOURS, MINE, OURS.....

This is our Newsletter. It is the major tool we have for communicating with our fellow co-ops, here at Bain and also with other co-ops in Toronto, even Canada, who are on our mailing list.

We welcome all submissions and responses to articles that appear here. We remind you however, that all submissions must be signed by the contributor. Getting articles, announcements, etc., in before the deadline also helps.



Submissions can be dropped off at the Office, addressed to the Newsletter Cttee.

Special thanks again this month to cover artist Karen Powers.

MAINTENANCE EMERGENCY/ON CALL:

The Co-op has an emergency pager system for maintenance emergencies which occur during non-office hours.

Please realize that our staff have a right to their non-working hours just like the rest of us, and do not use this service unless you absolutely have to. Please do not wait until Friday night to notify us of leaking taps, plugged toilets, etc. if they can be reported earlier.

The EMERGENCY NUMBER to call is:

483-1003

Ask for pager #3322, and leave the following information:

- your name
- your phone number
- your unit number
- where you are calling from
- a brief description of the problem.

You will be contacted by the Maintenance worker who is on call.

Are you looking for a bright spacious office/studio in this area where you can write, paint, or have a "room of your own" on a part-time basis? You can rent one for \$75 per month (includes kitchenette and washroom facilities). Call 466-9549 for further information.

TO ALL MEMBERS.....

I have resigned as Property Manager as of October 31, 1980, as you know. I wanted to thank the Co-op membership for the many good experiences that I have had at Bain in the past two and a half years. In leaving I am confident that the membership and staff will continue to develop a community that will be both a good place to live and a leader in the co-op housing movement.

FOUND IN THE LAUNDROMAT:

A fat wad of keys were found in the laundromat last month. If you think they may be yours, call Helga at the Office and identify them.

-WANTED-



The Newsletter Committee is looking for writers, illustrators, workers. Particularly, we are in need of someone(s) to take on reporting of General Meetings.

REWARD: Satisfaction of seeing your name in print.



Sorry for the delay

Production of the October News was delayed due to "technical difficulties".

for & about WOMEN

The Canadian Research Institute For the Advancement of Women will be holding its fourth annual meeting at the downtown Holiday Inn on November 14 through 16, the first time it's been held in Toronto. The theme will be "Women and Power in the '80's".

CRIAW is a very interesting organization, comprising mainly top-flight women academics, with all the information and power struggles that academia provides. The first meeting proved that there was a need for this sort of forum, when the mediocre Winnipeg Ramada Inn found itself hosting 255 participants, rather than the 150 who were originally expected. Pauline Jewett, now an MP, was the first president; CRIAW continues in the tradition of providing access to well-known academic women.

Some of the speakers for the November meeting include Doris Anderson (now president of the federal Advisory Council on the Status of Women); Constance Backhouse and Leah Cohen (authors of an important book on sexual harassment in the workplace); Claire Bonenfant (chair of the Quebec Council on the Status of Women); Louise Dulude (author of the Welfare Council's staggering report, "Women and Poverty"); Gene Errington and Helga Jacobson from Vancouver's Women's Research Centre; and Jill Vickers, who is in the process of completing her mammoth study on women in Canadian politics.

The Saturday morning agenda examines the effects of powerlessness on women: sexual harassment, medical abuse, and family abuse. Afternoon sessions look at women in the economy, both paid and unpaid work. On Sunday, topics include women in politics, both the existing political structure and alternative political structures, and women as lobbyists.

Further information about the conference may be obtained from Dr. Norma Bowen, Conference Co-ordinator, Drpt. of Psychology, University of Guelph, Guelph N1G 2W1. Registration fees are \$35.00 for members, and \$40.00 for non-members; or \$10.00 per day. Register with Marguerite Maxwell, 100 Maitland St., Apt. 302, Toronto, M4Y 1E2.

Penny Kome

**Mayor
John
Sewell**

Re-election
Committee

150 Carlton Street
Toronto M5A 2K1
Telephone 964-9320

The Bain News, like many of us, received a letter about the John Sewell re-election campaign, and we will briefly summarize it here.

Before being elected mayor, John served as the alderman for this ward, and was instrumental in supporting the Co-op on vital issues which were of great importance in our early years. As mayor he has continued this support, from getting traffic barriers installed to our campaign against Cimpello.

Some of the issues on which he is running - the preservation of neighbourhoods, better public transit, more non-profit housing - are issues which should be of concern to us as co-op members.

On principle he will not accept campaign contributions from corporations which make up a large part of many candidates' campaign funds, so he is appealing to "ordinary people" to support his bid to get re-elected again this year. If you would like to help out - make a donation, take a sign, canvass, volunteer in the campaign office, whatever - please contact Lynn King, Chairperson, Fund Raising, at the address or phone number given above.

11 the Elms
September 24, 1980.

OPEN LETTER TO NORM MCKINNEY:

Dear Norm,

Your points about co-op maintenance are well-taken, in your role as co-op gad-fly.

What are you accusing the staff of, though?

I imagine that the staff respond as much to the spirit of co-op legislation as the letter, and to the apparent intent of the membership rather than to individual experimentation or adventurism. Unilateral action, if taken, is taken in the absence of clear direction.

Further, let's look at the implications of changing the present direction of maintenance at Bain. First, I think your expressed desire for a total approach to co-op maintenance, a maintenance philosophy if you will, needs to be addressed by the membership.

On the evidence, the existing philosophy is "The Quick Fix," (with a limited, poorly-funded capital improvement program on the side, prioritized mainly by initial dollar cost and ecological scares.)

Most co-ops use this philosophy.

"The Quick Fix" is born of economic pressures. Functionally, it is cheaper to cover a sagging ceiling with a sagging piece of drywall than to rebuild it. It is also cheaper to replace an exquisitely mullioned but rotten six-pane window with a piece of double-diamond glass and a couple of pieces of plywood from the scrap lumber bin. On the capital side, it is also cheaper to install aluminum storms rather than thermally-broken metal windows, if only purchase price is considered. Again, it is cheaper to install aluminum storms rather than wooden ones matching the 1913 originals.

Whether all this is false economy remains to be seen, since the co-op movement is young. (Although the experience of Campus Co-op since 1926 is instructive.)

The alternatives to "The Quick Fix" are not:

1. Preventative maintenance
2. Routine maintenance
3. Regular maintenance

as you would have it. Aside from oiling electric motors, there is really no such thing. The issue of unit inspections is a member education issue, not a maintenance issue.

The alternatives to "The Quick Fix" philosophy are:

1. Replacement
2. Upgrading
3. Restoration
4. Preservation

and are not mutually exclusive.

The results of "The Quick Fix" philosophy (and the attendant low-initial-cost capital improvement program) are:

1. An architectural hodge-podge.
2. A safe, clean environment acceptable to a majority of residents.

3. The "jury rig": workmanship, materials and techniques which are contrary to modern construction thinking and sometimes contravene the Building Code.
4. A maintenance program whose costs are not an erroneous burden on its members.
5. A maintenance department which is on a crisis basis 100% of the time.
6. The tendency of members to do their own improvements in piecemeal fashion and use the maintenance department only for essential repairs.

To change the co-ops' thinking about maintenance would mean:

1. START THINKING ABOUT PROJECTED PAY-BACK PERIOD RATHER THAN LOW INITIAL COST WHEN CONSIDERING CAPITAL IMPROVEMENTS.
2. RE-PRIORITIZE MAINTENANCE IN THE CO-OP'S TOTAL BUDGET, AT THE EXPENSE OF OTHER ITEMS OR AT THE EXPENSE OF LOWER-THAN-MARKET HOUSING CHARGES FOR A PERIOD OF TIME.
3. TREAT EVERY REPAIR AS AN OPPORTUNITY FOR AN ARCHITECTURALLY-SENSITIVE UPGRADING OF THE PHYSICAL PLANT.
4. ALL REPAIRS TO BE MADE IN KEEPING WITH STANDARDS SET DOWN BY RECOGNIZED RESTORATION OR HERITAGE INSTITUTIONS.
5. INCLUDE MAINTENANCE IN THE CO-OP'S POLITICAL ACTION PROGRAM.

In the area of political action, a high-quality maintenance program would:

1. Change the federal government's attitude toward capitalization of 3rd Sector housing to deepen subsidies, increase capitalization for lower operating costs. What makes them think that the poor need less insulation?
2. Insist that materials acquisition be through central bulk-buying and warehousing by the co-op sector at large.
3. Recognize that purchasing power is only a tool toward controlling the manufacturing sector itself: in future, co-ops will only buy from factories which are co-ops themselves.
4. Similarly, work within the sector to form a central pool of maintenance services from which time may be purchased on an efficient basis.
5. Buy only from manufacturers who sell by recognized testing standards such as ASTM and not by lifestyle, advocacy, sexist or gimmick advertising.

In conclusion, Norm, a maintenance program walks a tightrope between initial cost, total cost, minimum standards, technological advance, aesthetics, political expectations, class warfare, affordability, economics, and on and on.....

I believe the co-op should clarify its maintenance philosophy, if it is not clear already. It should change its philosophy, if the members wish it. And when you raise the issue of staff competence, you should put it in context.

Adam Czerechowicz

More About Co-ops. . .

Compiled & Typed by [Name]

CHFT Upcoming Courses:

The Co-op Housing Federation of Toronto will be holding the following courses at their Offices at 299 Queen Street West. These courses offer a good opportunity to pick up skills and knowledge in the running of co-ops, as well as a great opportunity to meet other local co-operators. For more information contact the Office (the Co-op pays for registration fees for co-op members attending these courses).

Leadership Skills (chairing and recording) on Sunday, Oct. 26.

Accounting for Co-ops on Sunday, November 2.

Board of Directors Course on the weekend of November 15 & 16.

Insurance Workshop on November 18.

Techniques for Directors on Sunday, November 30.

Specific questions about courses offered should be directed to CHFT at 598-1641.

TV Debate

Mureen Dunphy of CHFT has been asked by CITY TV to participate in a 3-way debate on housing. The debate will be broadcast live from Scadding Court Community Centre on October 21 at 10:00 p.m. Other participants will be John Sandusky of the Urban Development Institute (UDI) and an alderman, probably Gordon Messy from the City's Ward 7 (our ward).

(From CHFT's Federation Staff Report, September 1980.)

Beech Hall

Member recruitment received a big boost from a laudatory article by Lotta Dempsey in the Toronto Star. More than two-thirds of the 128 apartments are now committed. Beech Hall residents will begin moving into their renovated apartments at the end of November.

Riverdale Co-op

CHFT will be entering into a consulting agreement for the development of the Co-op's latest expansion -- a new construction site of 30 - 40 units on Queen Street. With the help of Federation Members and staff, Riverdale won its bid to get the City to assign its offer to purchase the site to the co-op. (The site is currently owned by the United Church.) Riverdale will acquire the site in the Spring of 1981 and in the meantime must get the site rezoned.

St. Nicholas Co-op

The Co-op neither won nor lost in its attempt to get the City to allocate this site for development as a Co-op rather than as Cityhome non-profit rental. The City's housing committee (NHFL) decided that the agreement between the private developer and the City for the whole block should indicate that a portion must be built as non-profit housing, rather than specifying Cityhome. This has kept open the Co-op's option but no final decision will be made until later this year.

ANNUAL BAIN CO-OP CRAFT SHOW & SALE

The Annual Craft Show and Sale will be held in the Co-op Office Saturday, December 6th, and possibly Sunday, December 7th as well. Crafts will include jewellery, weaving, ceramics and clothing. This is an ideal opportunity to see the work of co-op craftspeople, and also to purchase Christmas gifts.

Co-op craftspeople interested in participating please call Penny Moran (465-3440) or Frida Ardal (469-1328).

ALL CANDIDATES NIGHT
at

WITHROW SCHOOL

Wednesday, October 29th, 1980

Jointly Sponsored by 7 News and Bain Apartments Co-operative

8:00pm. 7 News annual meeting

8:30pm. all candidates meeting

Come & Hear the Candidates

Gord Cressy

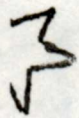
Frank Dwyer

George Patton

David Reville

Come and ask about the issues that concern you.

8:00pm. MUSIC ROOM



SUN and STAR LIGHT at Our

6th STREET FESTIVAL!

We sure did have a wonderful time at this year's Street Festival!

Hordes of kids came and enjoyed the delightful bike and trike parade, BBQ, fun games and music, face makeup, Pooch show and dusk films.

The beautiful afternoon music concert inspired by such marvellous musicians, the yummy coffee shop, splendid crafts show, great rummage sale, bake contest and sale, chess and scrabble tournaments, and super volley-ball game gave folks a beautiful afternoon.

A good time was had by all at the Pot Luck Supper, thanks to those people who brought their favourite dish, and stayed to enjoy a home-made meal and the company of friends, old and new found.

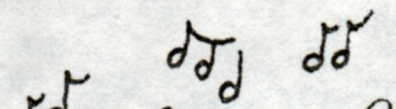
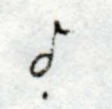
Lots o' kids and folks danced up the night to the terrific sounds of the band of Wayne Frost and his friends. The music was marvellous, the weather nice and warm and it was so good to get together and party with one another.

The whole day was so very beautiful, and much thanks is owing to the many people who helped in making the festival such a success:

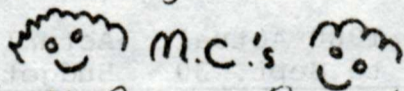

Festival Committee

- Cellean Springer •• Kids' Stuff
- Stephanie Grace •• Bake Contest + Pot Luck
- Para Watts •• Coffee Shop
- Carol Ramm
- Sue Robinson
- Gord Keith •• Sound + Stage System + Set Up
- Susan Howlett •• afternoon music concert
- Virginia Sangster •• General Co-ordinator + Assistant

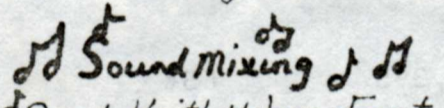
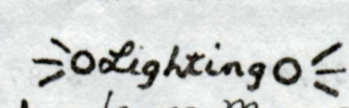
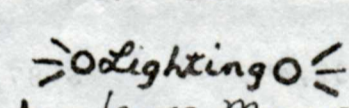


 Afternoon Concert Musicians 

Steve Fruitman + Paul Burton, Naomi Norquay + Susan Howlett, Susan Barset, Los Companeros, Latin American Cultural Workshop, Heather Chetwynd + Marcello Puente, Grassfire, Becky + Roxanne Corbet, Deborah Womack, Alela Errington, Ken Puley + Simon Tunley, Don Horshburgh

 M.C.'s 



Constanza Acuna + Peter Howlett

 Sound Mixing  > Lighting < 

Gord Keith + Wayne Frost James Mangos


Moving + Arranging of Tables, Stage + Equipment


Gord Keith, James Mangos, Wayne Frost, Oliver Watts, Clark Mackey, Steve Fruitman, Paul Burton, Simon Tunley, Dianne Saibel, + helpful others. Banner - Carol Ramm + Vivian Green

 Bake Contest + Sale 

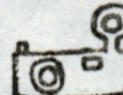
Stephanie Grace, Joan Taylor
Goodies - Maja Ardal, Freda Ardal, Kathy Beecraft, Dorothy Lindsay, Kathy + Shelley Taylor, and the 2 girls who made the Beautiful Dream Cake.
Beautiful hand-made prizes donated: Mimi Shulman + Colleen Springer
Auctioneer! Clark Mackey

 Chess Tournament
Dan Rideout


 SCRABBLE
Mimi Shulman + friends


 Arm Wrestling
Bruce MacWilliams


 Rummage Sale
Kathy Ungar
Lou Right
Patty Barclay
Adele + Pat Le Brun
Pat Murphy
Wendy Haines
John Fittman

 Photography
Mary Jane Gomes



 Volley Ball
Vivean Green

 Kids' Stuff
Colleen Springer, Cathy Rideout (Bunny), Maja Ardal, Annette Rideout, Susan Isaacs, Lisa Higgins, Linda Crist, Alela Errington + Donna + Don Mackellar - great music, Cathy Taylor, Victoria LeBlanc, Sue Robinson, Simon Tunley, Ray Lindsay

 Make Up
Michelle Arscott, Liz Machado, Elizabeth Squizzato, Alexis Frost, Lorraine Tunley, Muriel Wall + the super teen helpers



 Free BBQ
Sponsored by George - much thanks!
Simon Tunley

* Dusk Movies - Dick Winters *

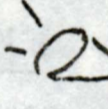
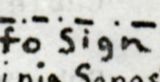
 Evening Dance Band 

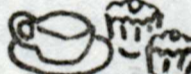

so much thanks to
Wayne Frost
Chris Michael
Rick Gramer
Michael Clarke

for volunteering such time + wonderful energy (they practised specially for us for weeks!)

 Crafts Show 

Penny Moran, Gail Kenny, Freda Ardal, Gail Gallea, Brawyn Reece, Jaylene Masooka, Maggie Fruitman

 megaphone info sign 
Paul Pelletier Virginia Sangster!

 Coffee Shop 

Para Watts, Cathy Corrigan, Robert Corrigan, Lisa Carr, Kathryn Cunningham, Clark Mackey, Elizabeth Piccolo, Maggie Fruitman
super cake - Judy Lukezich



And thank you to everyone who came and enjoyed the festival, making it such a great day!

Virginia

EXPENSE REPORT TO MEMBERS

These preliminary figures are a summary of a budget report prepared by Margaret Barnard, 51 the Lindens.

The figures show our performance to September 30, 1980, two-thirds of the way through our budget year. These figures probably slightly understate our real performance.

| <u>Category</u> | <u>1980 Budget</u> | <u>1980 Actual to Sept. 30</u> | <u>Actual % of Budget Spent</u> |
|----------------------------------|--------------------------|--------------------------------|---------------------------------|
| <u>Utilities & Services:</u> | | | |
| Taxes | \$132,495 | \$ 87,395 | 65% |
| Insurance | 11,865 | 11,326 | 95% |
| Natural Gas | 116,355 | 43,799 | 37% |
| Hot Water | 28,462 | 18,745 | 66% |
| Lights & Power | 6,741 | 4,079 | 61% |
| Water & Sewage | 16,448 | 9,148 | 55% |
| Cable T.V. | 16,826 | 11,128 | 66% |
| Sub-Total | <u>\$329,192</u> | <u>\$185,620</u> | <u>56%</u> |
| Maintenance Staff | \$ 65,146 | \$ 41,665 | 64% |
| Equipment | 2,545 | 1,872 | 74% |
| Materials | 18,550 | 15,335 | 83% |
| Supplies | 3,753 | 3,315 | 88% |
| Contracted Services | 7,795 | 4,057 | 52% |
| Sub-Total | <u>\$ 97,789</u> | <u>\$ 66,244</u> | <u>68%</u> |
| Admin. Staff | \$ 54,404 | \$ 35,851 | 66% |
| Staff Benefits | 11,954 | 5,105 | 43% |
| Professional Services | 8,700 | 4,400 | 51% |
| Dues & Fees | 5,447 | 4,407 | 81% |
| Office & Admin. | 7,006 | 4,511 | 64% |
| Sub-Total | <u>\$ 87,511</u> | <u>\$ 54,274</u> | <u>62%</u> |
| TOTALS | <u><u>\$ 514,492</u></u> | <u><u>\$ 306,138</u></u> | <u><u>60%</u></u> |

The high costs related to Maintenance Equipment, Supplies & Materials reflect the accumulation of some inventory and the purchase earlier in the year of a year's worth of supplies in some categories.

ETC...ETC...

I am trying to find the woman who, on the day of the Co-op Yard Sale, on August 9th, lent a child a tennis racket and ball, as I would like to return these things to the owner. Please phone 465-9857.

Cat looking for a new home.....if you may be interested in taking in a gentle, co-op cat please call Mr. Hewitt at 35 the Oaks.

Beginning the week of October 27 at the Centre of Movement, Hampton and Danforth:

*An Energizer Class for Ages 60 and up in which you will learn gentle exercises to free joints and muscles for increased flexibility and improved circulation. You'll develop new strength through balance, rather than by straining.

*Speaking Through Movement-classes in which children can explore and expand movement possibilities through natural movement. Children grow healthier, freer, and stronger while developing an awareness of rhythm, space, and music. A disciplined approach based on the spontaneity and creativity of children. For 4 to 6 year olds, and 7 to 9 year olds.

Call 466-9549 for further information.

I would like to thank My Lord Jesus Christ for helping me through a very difficult summer also these following people: Para & Oliver Watts, Paul Johnson, Miriam Wohl, Irene Stanley, Jane & Scott Barry and a few others. I wrote my first thank you note last month but it was lost in the Office so this is a bit late and Jane & Scott have since moved.

Here is the Lord's Prayer as Jesus taught us to pray in Mathew 6:9. It is a prayer that can never really be changed because God said Heaven and Earth shall pass away but my word shall not pass away.

Our Father which art in Heaven
Hallowed be thy name
Thy Kingdom come
Thy will be done
On earth as it is in Heaven
Give us this day our daily bread
And forgive us our debts
As we forgive our debtors
And lead us not into temptation but
deliver us from evil
For thine is the kingdom and the power and the glory for ever
Amen.

My Jesus God's son be with you, all.

Debbie Burton
38 the Lindens

Committee



- contact people
- residents council
- miriam wohl - 466-9450
- food co-op
- clarkie mackey 465-6783
- finance committee
- helen sprock - 469-0782
- grievance committee
- marie fauldey - 461-5636
- member involvement
- vivien green - 465-9183
- maintenance committee
- mel green - 466-8440
- anti-klan committee
- nik habermel - 465-8673
- newsletter committee
- penny kome - 463-7536

October - Calendar - November 1980

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|------------|----------------------------------------------------|----------------------------------------------------|-----------|----------------------------------|----------------------------------------------------|----------|
| 19 Oct. 20 | 21 | 22 Office Finance 7:30pm Office | 23 | 24 | 25 | |
| 26 | 27 | 28 General Meeting 7:30pm With new School | 29 | 30 | 31 HALLOWEEN | 1 NOV. |
| 2 | 3 Member Qualification 8:30pm 88 Maple | 4 | 5 | 6 NOV. newsletter deadline | 7 | 8 |
| 9 | 10 | 11 general Meeting 7:30 WITHROW SCHOOL | 12 | 13 | 14 NOV. newsletter production 8:15 OFFICE | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |