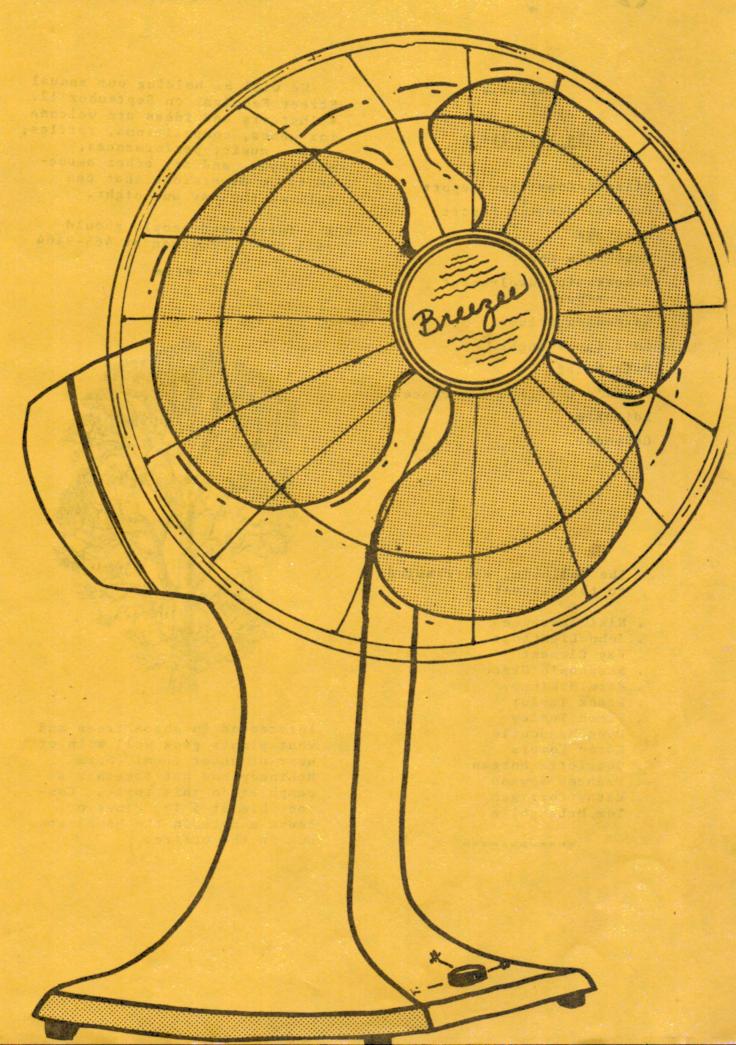
BAIN CO-OP NEWSLETTER

JULY/81



Bain News July 1981

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The following contributed to this issue:

- . Niki Lawrence
- . John Lightfoot
- . Fay Clement
- . Stephanie Grace
- . Norm McKinney
- . Laana Taylor
- . Simon Tunley
- . Doug Macdonald
- . Karen Powers
- . Charlotte Morgan
- . Frances Newman
- . Kathy Corrigan
- . Tom McLaughlin

We will be holding our annual Street Festival on September 12. Volunteers and ideas are welcome for games, competitions, raffles, sales, music, performances, sideshows, and any other amusements or diversions that can enliven the day and night.

All interested people should call Steve Fruitman at 465-9464



Interested in shade trees and what plants grow well with or near or under them? Norm McKinney has put together a pamphlet on this topic. Contact him at 3 The Pines or leave a note in the Newsletter Box in the office.

Cash flow capers



RE: THE ASBESTOS PROJECT

The new Finance Committee has had two meetings and will continue to meet each Wednesday evening over the summer.

The June General Meeting requested that both Resident's Council and the Finance Committee look for the amount needed to encapsulate the asbestos and discuss the financial impact on this Co-op so that members can make an informed decision.

The Finance and Maintenance Committees have worked together to bring you this report. Resident's Council has approved the information given and the intent of it.

Source of Funds

1)	Maintenance Committee suggests we not spend \$6159.00 which was held over from the 1980	\$6,159.00
	Capital Budget but was intended to be spent this year.	
2)	The 1980/81 Capital Budget which totalled \$149,430.00 could be cut an additional \$12,000.00 by eliminating some low priority	12,000.00
¥.	\$5,000.00 in additional funds is needed to complete the repair of rotten porches.	
3)	The Finance Committee proposes that we re-	3,000.00
	debts and b) \$9,000.00 from vacancy and bad debts and b) \$9,000.00 from contingency,	9,000.00
	both being accounts of the operating budget.	
4)	Balance of the existing Asbestos Budget.	20,419.00
	Total	\$50,578.00

These amounts give us a grand total of \$50,578.00 to cover the proposed work.

Financial Impact

This is definitely an impact report, not a financial justification for the removal of asbestos. The search for this money has made it clear that even without the asbestos expenditure, and thus no cuts in the 1980/81 Capital Budget, we would still find ourselves in the same financial position.

- 1) By September, our cash flow which needs to be \$80,000.00 (the amount of our mortgage plus major utilities per month) could be short by \$16,000.00. However, we expect that certain monies in the Operating and Capital Budgets may not be spent due to costs savings or delay, therefore we are not overly concerned.
- 2) In the past Co-op Members have been presented with two separate budgets, the first being the Operating Budget which includes mortgage, utilities, equipment, supplies, personnel contracts and administration. The experted cost of these items were selected, bargained and argued over according to their effect on the percentage of rent increase. The second budget, the Capital Budget, was presented after the rent increase was decided. These expenditures, like storm windows, asbestos, fencing, various improvements, appliances, none of them luxuries, were exempt from the careful scrutiny of members because they were seen to be only depleting our wealth, i.e. our interest from the cash settlement at the time of ownership. Financial scrutiny reveals this budget, presented separately, hardly challenged, has allowed us to keep rent increases in the past two years artificially low. This can happen no longer because:

3) Except for an amount which will be available for the budget in 1984 - two years hence - there is no more money (i.e. cash of interest) for a Capital Budget.

This current Capital Budget of \$149,430.00 (being added to by savings in the Operating Budget) does not completely reflect the major problematical areas and priorities of this Co-opexperts agree these are energy savings, plumbing and electrical renewal or maintenance, and masonry repair. All future budgets must reflect these priorities. In the face of these goals and limited resources more planning must take place.

In the next few years we all will have to pay for the age of this building plus the condition it was in at the time of ownership, for which we were not properly compensated.

4) We would like members to consider that it would be more practical to present both budgets together. Since we've effectively jepleted our wealth this means further major expenses have to be financed through housing charges.

This would help we-owners to make truly informed decisions about all expenditures: the widgets, the equipment, the roof; and not to count on a dead relative, the government, the Good Fairy or the end of inflation to save the day.





children's voices, the July General Meeting decided that asbestos should not be evicted but rather imprisoned or encapsulated to use the correct technical word and that the work would be done by hon-union labour.

receding this decision came a successful motion that the Mini-

he meeting also supported a resoltion sponsored by the OFL and Daycare calling for free, universal, community-controlled Maycare available 24 hours a day.

A new personnel committee was chosen with Martin Mittelstaedt and Jane Maxwell as the two representatives from the Residents Council and Pat Rideout, Mary-Jane Gomes, and Naomi Wall as the three representatives chosen by the General Meeting.

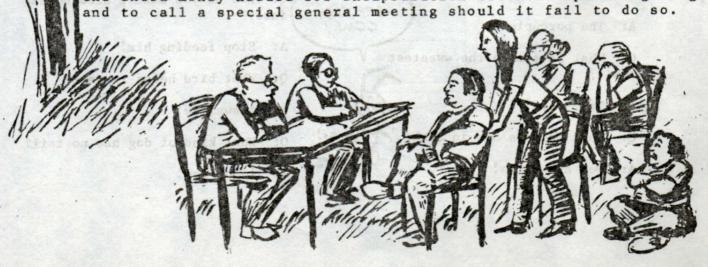
Treasurer Carol-Anne Fitsell-Robson presented a report from th finance committee (see page 4 of this issue). The report proposed various reallocations of funds to pay for the cost of encapsulating asbestos above the amount already budgeted. It also commented on the current state of our cash flow and the operating budget.

Maintenance committee Chairman Oliver Watts presented a report on the cost of fixing up back porches. Over 100 porches need rep-Amotion was passed reallocating \$5,000 for this purpose.

The last and most contentious issue was the asbestos project. Since the previous decision to remove asbestos altogether would cost over \$100,000 it was decided to encapsulate asbestos covered pipes by covering them with fibre glass, canvas. Where further protection was required aluminum would be added.

Three bids were received. One, a cost-plus proposal was rejrected and the decision was narrowed down to a small company employing non-union labour that offered to do the job for \$35,000 and a larger company employing union members that made a bid of \$55,700. The lower bid was accepted.

A motion was carried instructing the finance committee to find the extra money needed for encapsulation from the operating budge



Kid's Page



FROM YOUR KIDSPAGE EDITORS

Hi! Hope it's hot enough for you and that you're all enjoying your summer so far.

Actually, your KIDSPAGE editor, Zoë Newman, is away at camp, and her mom is writing this. Zoë asked me to tell you that this is her first time at camp. She'll be gone for three weeks at Camp Pine Crest, up in the Muskokas, near Bala, Ontario, about 115 miles from Toronto. She's going to be learning how to canoe and build camp fires and other exciting stuff.

Zoe was really looking forward to going, but she was also a little scared because she doesn't know anyone at camp. Have you ever been away from home? What was it like for you?

We'd like to hear from you about you're experiences away from home--at camp or wherever. And we'd like to know what you kids who are staying at Bain for the summer are doing to have fun.

Please write down your stories about vacations and your suggestions for fun on the Bain and put them in the red mailbox at the bottom of the stairs at #8 the Aberdeens. We hope to have a whole page full of your summer adventures for next month. And Zoe is going to write a letter from camp to tell you what's been happening for her.

And here's to a good summer on Bain!

Frances Newman Assistant KIDSPAGE editor

WHAT I LIKE ABOUT BAIN

When I first came to Bain was about five weeks ago. I didn't have any friends then but now I have four or five, Haley, Christian, Simon and Sarah. I like it very much now. We are going away in August to Prince Edward Island to visit a few friends of mine because that's where I was born.

I liked the story that was in the last <u>Bain Newsletter</u>, about Simon and his friends and I like the part best when the dogcatcher came, and the part where they were coming home from school. We like the Bain Co-op Store. We think it's a good store to go to. We like how the back porches are made.

HERE THEY

COME!

Told by Miriam Stucki to her Mom #44 the Lindens

ANIMAL RIDDLES

Q: What pine has the longest and sharpest needles?

A: The porcupine!

Q: What pets make the sweetest music?

A: Trum-pets!

Q: What animals are in banks:

A: Doe and bucks!

Q: How do you make a slow horse fast?

A: Stop feeding him!

Q: What bird helps to eat?

A: A swallow!

Q: What kind of dog has no tail?

A: A hot dog!

The 1981 budget tabled in the Ontario Legislature by Treasurer Frank Miller shows declining support for non-profit and public housing. In 1977 the province budgeted \$390 million for housing. The 1981 equivalent would be \$570 million, but the budget amount is a meagre \$309 million.

In August 1980 the Metro Toronto Planning Department estimated that

Planning Department estimated that over 90,000 families could not afford to house themselves adequately. This statement is brought into July 1981 by Martha Maguire of the Bain Membership Committee: "We have approximately 200 families on our waiting list now and about one unit is vacated every two months", Martha told the Bain Co-op Newsletter.

This contrasts sharply with even recent co-op history, although Martha claims that the housing crisis has been steadily worsening in Toronto.

"Only a year ago we were having difficulty renting our larger units, and on the average four or five units were vacated monthly," she said.

Martha believes the present state of rental accompodation in Toronto has several causes:

- the population of the City core has shown a steady increase
- private developers are building bachelor and condominium units, not affordable housing
- any rental housing that is being built is being funded by money borrowed at high interest rates, and therefore rental rates are high

- the apartment vacancy rate in Toronto is about 1% at this time

Many small land-lords also appear to be cashing in on their property investment. The following is a fairly typical sequence of events:

- 1) Landlord approaches tenant with an exorbitant rent increase. Tenant refuses, citing rent review board
- Landlord evicts tenant on the grounds that he wishes to live in the property himself
- 3) Landlord renovates property and rents or sells and makes his/her profit

If current mortgage/interest rates are maitained more and more middle class home owners will be trying to sell their houses. The successful ones will then be out there competing on the rental market, presumably with more money in their pockets than the average working man or woman. This again will have the effect of keeping rents high. What fate awaits the home owner who can neither sell his or her property, nor afford to live in it?

Bain's membership committee now face a completely different set of challenges than when it was rushing around trying to keep the units filled.

"Our vacancy rate us nil. We can only provide emergency housing, but we have to be sure that those housed under these circumstances have a clear idea of co-operative living. Bain cannot solve Toronto's housing crisis and we must be careful not to destroy ourselves trying", says Martha.

The Co-operative Housing Federation of Toronto claims that the 1981 housing budget is not only inadequate but also reflects wrong priorities. The allocation of \$12.6 million per year to private developers for the provision of low cost housing is misguided, they claim, pointing out that the Legislature's Justice Committee on the Ohtario Housing Corporation concluded that, over the long term, dollars spent are better spent on public, co-operative and non-profit housing, rather than private rental housing.

Membership Involvement

BE A BAIN WELCOMING BUDDY!

We are inviting volunteers to become Courtyard Bain Buddies to welcome new members into our co-op. Responsibilities would be to meet new members when they first move in and introduce them to neighbours in your courtyard and courtyard events. Other ideas would be to introduce them to the activities of our co-op and invite them to go with you to a general meeting, and answer any questions or concerns they might have.

A Welcoming Get-Together will continue to be held but it is felt that having an individual contact person in each courtyard would be helpful.

Very little time would be involved, particularly now since we are having a very low turnover. A Buddy System Coordinator would be available for questions. If you are interested, please contact Frieda 469-1328, 53 the Oaks.

Be a B.B. "Bain Buddy" and get to know Who's Who at Bain! Try it--you might like it! We hope to get the Buddy System organized by the end of summer.

ORIENTATIONS

A report on revising our orientations is being written and an initial proposal will be presented to Residents' Council.

LABOUR POOL QUESTIONNAIRE

We haven't had a good return on our questionnaires so we will be doing a door-to-dor survey soon. Get ready folks, here we come.

RESIDENTS' COUNCIL

A report on the activities of our Membership Involvement was presented by Zena Own to Residents' Council.

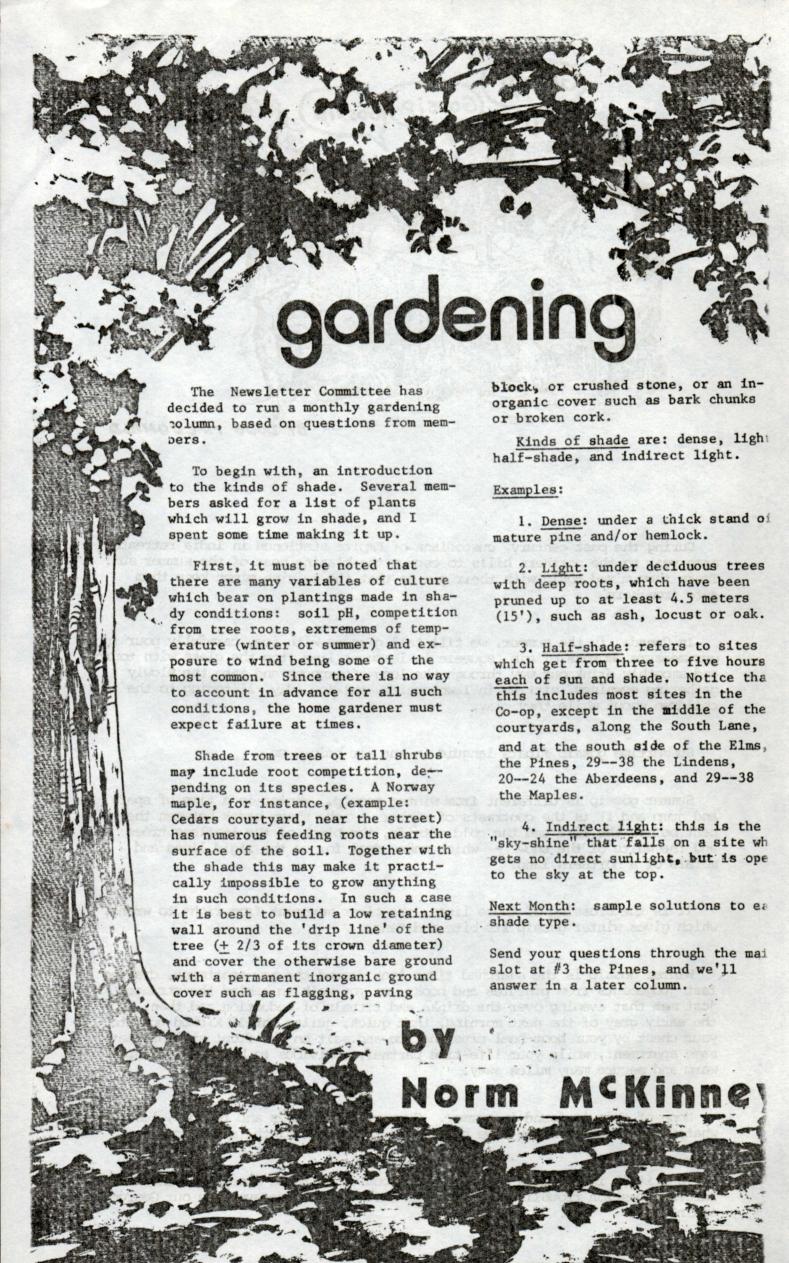
Next meeting will be held on Monday, August 10 35 the Oaks Home of Zena Owen

RESIDENTS' COUNCIL

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During the past century, custodians of Empire stationed in India retreated each year to the northern hills to escape the blazing heat of the summer sun. There they mixed tonic with their gin so that the quinine might keep them safe from harm.

In Canada, in the summer, we fill tall glasses with ice, carefully pour in our measure amounts of gin, squeeze in lemon or lime, top the glass with tonic and smoothly drink our way through the long afternoons and into the slowly gathering evenings, sitting in lawn chairs, talking idly, listening to the children shout while they play.

Summertime gossip floats languid in the air before us.

Summer gossip is different from winter gossip. Winter is a time of spark and jump and it is the contrasts of winter - the sharp break between the heat before the fire and the cold outside, the black of the leafless trees and the white of the snow - which makes real for us the rigid lines and morals of a northern land.

It is the crossing of those lines, the clear movement from right to wrong, which gives winter gossip its bite and tang.

Winter gossip is the snatched first look around the new apartment, drawing fast judgements from pictures and books, as you walk in behind the stranger just met that evening over the drinks and rituals of seduction and then, in the early gray of the next morning, that quick, guilty thrill kicked up into your chest by your boot-heel crushing ice and salt on the front step of that same apartment, while your life-time partner, oblivious to betrayal, sleeps warm and secure many miles away.

None of this is found in summer. Summer gossip fades and recedes, loses whatever urgency it might have had in the still heat of the afternoon.

Thus it is in the Bain co-op. In the course of these sleepy afternoons the largest question troubling our minds is this - will we ever see our George again?

The question is debated endlessly, until the different opinions have mixed to form a confused haze in the summer air. Some say it is a long-planned trip to the native homeland, lasting a month or perhaps two at most, but no more. Others take a darker view, saying that we have been abandoned to the nutritional wholesomeness of the food co-op and that we must place our junk food days behind us.

Three G tries hard to focus, to grope for an answer in the heat but it is elusive, it slips and fades and we turn to other things.

What other things? A charming young labour organizer finds herself in the family way and her husband tells us solemnly that he "didn't know how it happened." Three G, ever mindful of the material and spiritual needs of Bain residents, has arranged a short but informative lecture series which most certainly will shed light on this, life's most profound mystery.

We welcome Jeanette Watson, home safer from her four months in hospital.

Lifting our summer-sodden gaze from these close details of family life, we see that there are still those among us who struggle to keep the Bain at the forefront of every development in high-chic urban life. As you know, all of the better residential areas today, ranging from the semi-tropical suburbs of Florida to the sparkling air of Arizona, sport at least one "sinkhole" - a large cavity in the earth which appears at random and swallows a minimum of one large house, one late model japanese car and the yapping poodle which belonged, scarce thirty seconds ago, to that prissy child now standing wide-eyed and unbelieving on the crater's lip.

You are saying to yourself right now "when will we have our own sinkhole, when will we be given this sign that we number among the inner city elect?"

Take heart my children, your needs have been met by Diane Saibil who thoughtfully provided one in her front yard at 11 The Maples.

Thank you Diane.

And so the summer goes, moving from wistful question to gentle calamity. There is no gossip in summer. There is only the gentle murmur of voices in the evening, the quiet clinking of ice in glasses, the red glow of cigarette ends in the summer dusk.

We wait for winter and gossip's return.

Food for thought

There is a feeling of bags bursting at the seams these days at the food co-op. Our sales have been averaging around \$1650 a week, which means that a lot of groceries leave the store Thursdays, Fridays and Saturdays. People from 85 households come to take them away. There are now 59 households (about 25%) from the Bain that belong to the food co-op. With sales continuously high and with a growing committed membership, there is a sense of solidness in the food co-op. We came through some pretty rocky times when it looked as though we could never pay off all the bills, and people talked seriously about which of our creditors would take which refrigerator when we folded. These days we are more likely to talk about buying another fridge. The bills are paid and the loans steadily paid off. We have even been able to afford the installation of an air conditioner (the air conditioner was free; we're not that solvent!) to protect people, food, and overworked freezers from the summer's heat.

All those shopping bags pulling out of #5 the Aberdeens seem to be getting heavier these days. In fact, sometimes they are so bursting with nuts, flours, dried fruits, free-range eggs, kleenex, shreddies, oranges, bagels, celery, light bulbs, chicken legs, apple juice, peanut butter and sprigs of freelydonated, fresh Bain mint, that the little polyethylene handles fairly stretch away to nothing in one's hand. But don't let such a minor inconvenience as an over-burdened grocery bag keep you away from the buys and bargains at #5. Even if your bag does rip, it's only a short haul home from the Bain Food Co-Op. And anyway, you could always have a box.

With our finances in better shape we've been able to give thought to the more physical aspects of the store. We have a new sign out front thanks to Norm McKinney, and new bread shelves thanks to Ian Osgoode. There are plans afoot to paint the walls over the summer, and then refinish the floors come fall. No, we're not about to install Muzak or neon lighting, and I doubt that there will ever be a yoghurt machine. But there are good food, good people, and a good feeling about the Bain Food Co-Op these days. See for yourself.

And special for the summer, SUMMER SPECIALS

Each week brings a reduction in price of a number of items particularly useful in the summer-relish (\$.79) for the hot dogs, evaporated milk (\$.52) for camping trips, prunes (\$1.32/lb.) for cottage constipation.

Thursdays 5:30-8:00 Fridays 4:30-7:30 Saturdays 10:00-1:00

Kathy Corrigan #51 the Oaks

Contact person for the food co-op is: Steve Fruitman 465-9464



BAIN BRIEFS

Looking for people with diverse skills and/or good intentions who would like to spend a weekend in the country. Transportation and food provided in return for giving a hand. Rugged small shack, no electricity or water-rustic.

Call 463-4943 or drop a note at 25 the Maples.



FOR SALE

Lady's 10-speed bicycle racing bars and racing seat double brake levers kickstand body, wheel and pedal reflectors ridden once blue \$130 465-4465 after 6 p.m.

Squash racquet
Kawasaki #1K
fiberface Q-21
red and white
tan leather grip
brand new, never used
\$8.00
465-4465 after 6 p.m.

MISSING ANY CLOTHES SINCE THE LAST TIME YOU DID A WASH AT THE LAUNDROMAT?

Our pile of abandoned clothes is growing again. If you think you are missing something please contact:

Sharon Berkinshaw 465-2331
Dillo Muttaqi 465-9540

About one month ago the back wheel of my bike was stolen. was out overnight but the wheels were not locked up, only the bike was locked up. About ten minutes ago, a Canadian emblem of mine was stolen. It was outside for about five minutes. I had just spent a lot of time picking it out for my hat. I've only lived here for two months and it's frustrating to have things stolen. It's never happened before to me. I am seven years old. It's nice living here except for having things stolen.

> Solomon Castillo-Douglas 26 Aberdeens

Just a short note from the two of us who are leaving the Bain. We would like to say goodbye to the old folks and young folks, dogs and cats, good friends and good acquaintances who we won't see for awhile. I doubt very much if we'll ever be able to find a home quite like the Bain Co-Op.

And it has been a home--a

And it has been a home--a place where one rarely stepped out without saying hello and feeling the warmth of a neighbourhood. (We remain grateful to the Co-Op for its generosity to the refugees.)

Yes, we had our complaints—there will always be complaints in a place as varied and dense as this one. But if we had our choice this is where we would live in Toronto.

See you soon.

Clara and Jon

P.S. We didn't buy a house--just moving to Ottawa.

WOMEN'S PETITION FOR

PEACE

The Women's Petition for Peace originated in Denmark in February 1980. It was presented to the United Nations Conference on Women in July, 1980 with signatures by 500,000 Nordic women.

Since then, it has been taken up by many countries. The new goal is to present 500 million signatures to the Second U.N. Special Session on Disarmament in 1982.

We Canadian women join our voices with the millions from all over the world in this great chorus peace.

WOMEN STAND UP FOR PEACE!

were not looked up, only the bike

WE ARE DRIVEN TO DESPAIR BY INCREASING THREATS OF WAR. IS THERE TO BE ANY FUTURE FOR OUR CHILDREN?
TOGETHER WE WILL TURN OUR DESPAIR AND OUR ANGER INTO STRENGTH.

WE, THE UNDERSIGNED WOMEN OF CANADA, JOIN WITH WOMEN ALL OVER THE WORLD TO SAY:

WE WILL NO LONGER SILENTLY ACCEPT THE MAD STRUGGLE OF THE SUPERPOWERS FOR MILITARY SUPERIORITY.

NEGOTIATIONS FOR A LASTING PEACE MUST BE RESUMED AT ONC AND LEAD TO ACTION.

WE DEMAND:

DISARMAMENT FOR A LASTING WORLD PEACE.

AN END TO THE PRODUCTION OF FISSIONABLE MATERIALS FOR NUCLEAR WEAPONS.

THAT THE BILLIONS SPENT ON WAR BE SPENT TO IMPROVE LIFE OF ON EARTH.

WE SAY NO TO WAR!

NOUS DISONS NON A LA GUER

The following Canadian Women endorse this petition: Doris Anderson, Rosemary Brown, Solange Chaput-Rolland, Mary Twoaxe Early, Dr. Margaret Fulton, Grace Hartman, Abbey Hoffman, Paul Jewett, Myrna Kostash, Margaret Laurence, Kay Macpherson, Alexa McDonough, Anna McGarrigle Kate McGarrigle, Rita McNeil, Madeleine Parent, Mary Pratt, Rev. Lois Wilson.

THIS PETITION IS CO-OPDINATED IN CANADA BY VOICE OF WOMEN, NOVA, SCO

WOMEN'S PETITION FOR PEA P.O. BOX 3231 HALIFAX SOUTH NOVA SCOTIA B3J 3H5

Grapevine



Nothing goes right in this heat. My neighbours stereos too loud, my other neighbour complains that swell too loudly...



... The trids destroy the place, the Dets smell, bugs are a real pain, the garbage stinks. No one can get anything done on aday like this!....



... My feet hurt, my legs ache, 9,821 so Lethergic. Who on earth would be wortning in this weather!!!

making democracy work

One problem associated with a system of direct democracy, such as that practised in the Bain Co-op, is that a large group simply cannot consider complicated issues in any kind of detail. A group as large as that which attends our monthly general meetings can only be asked to make broad policy decisions.

That is why we have a Residents' Council and committees. It is imperative that before a final decision is made by the membership any issue be examined first by the appropriate committee and Council.

Lately, however, we have strayed from that rule. Major issues, such as the recent decision to provide subsidized housing to a family of political refugees, have been decided at general meetings without ever appearing on the printed agenda for the meeting or being first considered by a committee and Council. Staff have taken recommendations direct to the membership, by-passing Council. It has often been unclear whether a particular proposal was being recommended by an individual, a committee or Council itself.

This must be changed. Council must put an end to these sloppy practices which in the long run will undermine Bain's experiment with direct democracy.

Council must take a firmer grasp on the general meeting agenda, making sure that all items debated there have first been examined by the appropriate committee and Council. It must be Council, and not staff, who make recommendations to the membership. Indeed, it might be worth considering a practice found in all government bodies, whereby staff would not speak at general meetings, other than to answer questions when required.

CO-OPOFFICE 466-2186 W-RESIDENTS COUNCIL 7:30 PM OFFICE

July

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