

The

June 1978

Don Area Co-op Housing Incorporated,

255 Carlton St. (Rear)

Toronto

Carmel Hilli, Ruth Stanners, Sharon Cunningham

DACHI NEWS



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Annual General Meeting June 12
at 20 Spruce St.

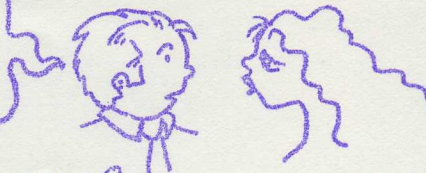
The annual General Meeting of Dachf will be held this Monday at 8 at the CRC, 20 Spruce. The purpose of the meeting will be to review the work of the Board and the members over the past year. A financial statement will be presented and auditors for the coming year will be appointed. The Occupancy By-laws will also be presented-

The election of the Board of Directors for 1978-79 will also take place. Nine positions will be open for election. The tenth position is appointed by the City.

Members of the Co-op who wish to stand for the election should have seconders available at the meeting. Voting will be done by those attending the meeting only. There will be no proxies. Each member is eligible to vote and can cast no more or no less than nine votes.

Present members of the Board are Francis Rukevina, Kay Battle, Liz Dance, Krishna Ghandi, Keith Tarswell, Grant Pattingale, Rudi Stocking, John Metson, and Richard Griffiths. Richard is the present City appointee.

WE'VE GOT TO
STOP MEETING
LIKE THIS



Meetings This Month

June 12, Monday Annual General Meeting CRC 20 Spruce 8 o'clock

June 13, Tuesday Rally to Protest the Federal Governments new
Non-Profit Housing Program Innis College 8 o'clock

June 14, Wednesday Information Committee Meeting 259A Carlton 8 o'clock

June 15, Thursday Food Co-op - that's every Thursday 269 Carlton Rear.

June 22, Thursday Final Board Course 16B Spruce 7:30

June 24, Saturday First Dachf Festival and Lawn Sale

June 28, Wednesday Information Committee Meeting 259A Carlton

July 7, Friday Newsletter Deadline

June 26, Monday First meeting of the new Board of Directors

Occupancy By-laws...

Discussion has been taking place at Dachi over the Occupancy By-laws since 1973. At least three proposals have been made to the general membership since that time. Each time, the document has been rejected.

At the Board meeting June 5, the members of the Board passed 45 sections of the occupancy by-law. Each one was read out to the Board, changes were suggested and corrections were made. On Monday, June 12, these 45 sections will come to the general membership so that they can make changes and corrections.

These new by-laws were written by a group of people appointed by the Board last January. These people met several times during the spring with other members to set the by-laws. It was felt by the general membership that the by-laws that had been drawn up before did not reflect the way life is lived in Dachi.

The proposed set of by-laws are easy to read, written with member involvement with the interests of the members protected. Living in any co-op without a set of occupancy by-laws is like living in an apartment without a lease. In Dachi's case, the Board is able to set rules and sometimes, the rules set, do not make all the members happy all the time.

-- A Modern Fable -- Dachi Style --

Mrs. Jones moves into a one bedroom unit at Dachi with three dogs and two cats. She has not been told by anyone, nor is it written on anything she has read that she should have only two pets. It was simply overlooked - Mrs. Jones did not look like a woman who had five pets. Mrs. Jones was not here when the two pets only rule was passed by the Board.

After she moves in, the animals cause such a racket that members around her threaten to move out. The manager is asked by the Board to ask her to limit her pets. She refuses on the grounds that she was never told about the rule. Members of the

Board approach Mrs. Jones to limit her pets and she continues to deny any knowledge of the rule and refuses to do so.

The Board begins eviction procedures.

Mrs. Jones hires a smart lawyer.

Mrs. Jones stops paying the rent.

After eight months, Mrs. Jones still has her five pets. She has not paid any rent - housing charge- in that time. Two members beside her have moved out and their units have not been taken by new tenant members.

Mrs. Jones wins her legal battle.

Dachi is stuck with the loss of rent: \$2000., the legal expenses \$2000 and a loss on the two units beside Mrs. Jones of \$1000.

Dachi has lost nearly \$5000 because the membership does not have an occupancy document stating what everyone agrees to do. If Mrs. Jones had signed such a document, she would have known from day one that only two pets is allowed in Dachi.

Occupancy by-laws protect you. In Mrs. Jones' case, that \$5000. will be your loss. An average share of it would be \$6 each month for a year.

- - - - - Moral - - - - -

If Mrs. Jones had signed a paper with all the rules written down, Dachi would have been a happier place to live for those eight months.



Notes From the Information Committee

The bi-monthly meeting of the Information Committee was held at 259 A Carlton on Wednesday, May 31. A discussion of the handbook and the items to be included as well as the continuing home-visits took place. The group decided that it would be fun to organize a Lawn Sale and Festival for June 24 as a money-making and social event.

If there seems to be a good deal of enthusiasm, the sale will take place at the west end of the houses at Carlton St. A barbeque will take place on the back lawns of the same houses.

Those wishing to take part must supply his own table and the things he wants to sell. Crafts, baking, books, old clothes, tools, dishes, furniture and anything you think might sell is welcome. The best thing about the sale is that any money you make is yours. The sale will be from 10 to 3.

Afterwards, there will be a barbeque beginning around four. Those wishing to help or sell or work distributing posters or turning the hamburgers, please get in touch with Judy Shipman or Carol Rushton.

A Few Guidelines From the Board...

On Monday, June 12 at the annual general meeting, a new Board of Directors will be elected. Those wishing to run should arrange to have seconders available. Here are a few guidelines from Dachl Board policy which should be followed:

No member who is currently in arrears should be eligible for election to the Board of Directors of Dachl. 2/25/76

Directors shall be over the age of 18. Corp. Act

Bankrupt or mentally incompetent persons cannot be elected to the Board. Corp. Act

Members wishing to run for the Board must be present at the meeting or state in writing before or within ten days of his election that he consents to the election. Corp Act.

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News Around the Co-op

- it has been announced that Bill Lee, the affable member of the Board who left for Regina a few weeks ago, has decided that Toronto is his real base and is coming back. Welcome back, Bill, to Toronto and to the Coop.
- The Christian Resource Centre is having its Annual meeting on Monday June 19 at 7.30 p.m. at 20 Spruce Street. It will be important that we at Dachi turn out in big numbers for this meeting to show to the United Church that funds it how much we appreciate the Centre and how important we consider it for our Coop and community.
- The Christian Resource Centre holds a communion service for the community every third Thursday of the Month at 4.30 p.m. You are very welcome. The next Communion service will be this Thursday, June 15 at CRC at 4.30 p.m.
- Dachi will soon have a sister coop just a block away from it. The residents of Sprucecourt Apartments, next to Sprucecourt School, are negotiating with the City and other Government bodies to branch out on their own as a non-profit housing coop. Good luck to them!
- Food is jumping up in price. It is already too high. So use your Don Vale Food Coop, housed right here in Dachi at 269 Carlton in the basement at the rear. We compare quite favourably even with Knob Hill Farms, the cheapest outlet in Metro. I'll give you a sample

	Knob Hill Price	Food Coop price
parsley	.59	.29
green onion	.25	.26
cabbage	.99	.81
oranges (sunki)	1.29 (a dozen)	1.29
spinach	.59	.63
asparagus	1.19	1.09
cucumber	.33	.28

It goes on and on like this. I never thought we undersell Knob Hill, Shopping at the Coop does not involve the hassle of having to line up in a long line-up to pay for your produce and the expense in terms of travelling fare and time to go there and come back.

So, make use of our Coop which sells almost everything except meat. Call Carmel, Dennis or Paul at CRC and they'll be glad to give you the little information you need. Or come to CRC on Tuesday and check the price list for yourself.

Board Briefs



Dachi's Board of Directors met on Monday, June 5. Fran Rukevina, Liz Dance, John Metson, Kay Battle and Richard Griffiths opened the meeting with Keith Tarswell, Grant Pattingale and Rudi Stocking arriving later.

Linda Sevler and David Dickey were accepted as members and they were allocated 277B Carlton St.

Several contraversial items were on the agenda. Bill Klien's Fence at 18 Spruce was discussed. The Board directed him to remove the fence within two weeks. If it is not removed within that time, the Maintenance Committee will be instructed to remove it. The reason that the fence is to be removed is that it does not conform with Board policy. This motion was moved by Richard G. and seconded by Liz Dance.

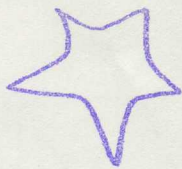
The front porches of Dachi are to be painted or stained. Richard Griffiths moved that \$200.00 be allocated for material and labour for this work. This was seconded by Liz Dance.

A general maintenance program for Dachi was discussed. Items such as lockers, the playground, the doors will be reviewed by a committee of the Board which will develop a maintenance plan. Members of the committee will be John Metson, Richard Griffiths, Ron Ouelette, Helmut Soldwisch.

The Board directed John Metson as chairman to write a letter in support of the non-profit housing federation's views on the changes in CMHC. The Board also encouraged the general membership to attend the June 13 meeting at Innis College to demonstrate co-op solidarity against the proposed legislation.

Rudi Stocking presented the financial report. The remainder of the evening was spent discussing the occupancy by-laws.

1st Annual DACHI FESTIVAL & LAWN SALE



CORNER OF CARLTON and PARLIMENT ST.

10 a.m.  To 3 p.m.

Saturday
24th
JUNE

- FURNITURE •
- CLOTHES • PLANTS •
- BAKING • RECORDS •
- BOOKS •
- CRAFTS • TOYS •
- JEWELLERY •

COME ON OUT AND MEET YOUR NEIGHBOURS!

GADFLY'S CORNER

Gadfly was born in Greece some time ago and is a very good friend of Socrates. He likes to call a spade a spade, but he does it in a nice way all the time. He does not like to hurt; rather he points out to what he thinks is the truth. He saw our coop and was very impressed and has decided to join it. He has now been living in it for some time and has recently agreed to write for our newsletter. Here is the first article:

The lawns are green. We have enough rain and sun to make the grass grow tall. Wonderful. In some places on Carlton however, you'd think you are entering a woods. The office tells us that the lawnmowers are in good working order and there is no charge for their use.

By our last count, there is at least three wrecked cars in our parking lot. The Board has decided a long time ago to get them out. It is high time that action should match words. They are an eyesore and a blasted hazard to the kids.

Our garbage bags on some mornings are like a cow cut in two. The dogs get their lunch at night out of them. I know of two dogs that belong to a neighbour of Dachi who wreak havoc on them. What can be done to keep the dogs off? Ideas, ideas ????

Residents on both Spruce and Carlton should be commended for the flowers planted around their porches. They add a nice touch.

I got to hear through a friend that there are a lot of good people around. They go about their simple way doing wonderful things. One of these people is Kay Battle. She prepares the goodies for our parties or farewell get-togethers, takes time to look after the needs of her sick neighbours and goes out of her way to share her food with those who are unable to look after themselves. Many thanks, Kay, for getting these good things going among us.

That's all for today; you'll hear from me again.

New Programme

As mentioned in the last Newsletter, the Federal Government recently announced major changes to its non-profit housing programme which threaten to end the coop housing movement.

The Cooperative Housing Federation of Toronto, of which Dachi is a member has analysed the new programme and has concluded that it will be impossible to build workable coops under it. It has therefore asked the Federal Government to withdraw its changes.

A rally is being organized this Tuesday, June 13 at 8.00 p.m. at Innis College, on the corner of St. George and Sussex (just south

The editorial Collective would like to see members of Dachi speaking out on their concerns. This area will be reserved each month for the letters. Please address them in confidence to Carmel Hill at the CRC, 20 Spruce St. The following is from a letter recently received by the Co-op office:

"...after a thorough inspection by two members of....
CMHC,...the financial records of Dachi are in order...
and Dachi is well managed."

Further to this, all debts owed by Dachi have been paid and the financial position of the co-op is better than anticipated.

Remember, lawn mowers are available from the office and other do-it-yourself equipment. Also car wax as advertized last month.

numbers to save, numbers to save, numbers to save, numbers to save

Tear these off and place near your phone. Updates will be printed as they appear.

Emergency Fran Rukevina 924-1969

Board Information Grant Pattingale 922-2167

Information Committee Judy Shipman 259A Carlton

Finance Information Rudi Stocking 925-3084

Maintenance Information Ron Ouelette 920-6894

Federation + Food Co-op + Newsletter Carmel Hill 922-7391

Dachi Office 923-9574

Membership Committee Liz Zetlin 924-2729