

The

DACHI NEWS

October 1978

Don Area Co-op Housing Incorporated

255 Carlton St. (Rear)

Toronto

Carmel Hill, Ruth Stanners, Sharon

Cunningham, Rudy Stocking

OKTOBERFEST
AT
DACHI !

More details inside....



News Around the Co-op

- Francis Rukevina has replaced Carmel Fili as Dachi's delegate to the Federation of Housing Co-ops in the City. The meetings of the Federation are open to all members of the Co-op.
- Congratulations to all the workers involved in improving the green behind the Carlton houses and in fencing and fixing the parking lot. The place so much better ordered and nicer.
- Members are urged to exercise their citizenship right and vote in the Federal election in mid-October. The municipal election will take place in early November. Both Janet Howard, the incumbent alderman, and Gordon Cressy are good friends of the Co-op. Both camps need more volunteers for canvassing. If interested, call 961-7008 or 925-6407.
- A volunteer has been doing the Ward 7 News run on Spruce Street for the last years and would like to give the chance to someone else. It takes only just over half an hour. Any community-minded volunteer? Call 922-7391.
- Mrs. Cordelia Fournier of 26 Spruce Street has been taken to the Wellesley Hospital and is to undergo a series of tests and possibly a serious operation. We all wish her a speedy recovery. Visiting hours at the Wellesley are from 9.30 a.m. to 9.30 p.m.
- Dachi's office and the Food Co-operative will soon be exchanging places. Helmut Soldwisch prefers the smaller but neater basement where the co-op operates at the present time. The co-op would appreciate the more spacious basement where the office is housed at present. The change-over is to take place shortly.
- A DACHI OCTOBERFEST: one other brilliant idea from our manager. Helmut is suggesting that a group of us get together and organize an Octoberfest in our parking lot, somewhere around Halloween. The idea is to invite Tom Oki's band to entertain the audience and for members to dress in costume and bring out for sale any odds and ends they want to get rid of. Naturally if the weather is cold and rainy, the festivities could always be transferred to CRC at 20 Spruce St. Anyone interested in pursuing this idea, should get in touch with Helmut at the office. Helmut, with his Octoberfests background, should be able to provide capable leadership in this venture!!
- At present, Dachi has only one vacancy, 24 Spruce Street. Co-op residents are probably the best promoters of Dachi and co-op living.
- Another appeal: we need more volunteers to help publish the Dachi News. Carmel Fili, who has been editing the newsletter for the last three years will resign shortly and there will soon be need of someone to take his place. If interested, call Carmel at 922-8322.

In Appreciation

C. Hill

This week, many of us on Carlton Street feel doubly orphaned. In a matter of seven days, we lost two neighbours: Gaston Chabot on Friday, September 29, Gaston passed away at St. Michael Hospital while Tom Misener collapsed and died at home on Friday, October 6. To Mrs. Chabot - Peter and to Joyce Misener and her family, we give our sincere & prayerful sympathies. Many thanks to those in Dachi who came forth to support the bereaved in their hour of need with their quiet presence and help.

I will miss both Gaston and Tom as would many others. They had become permanent fixtures on Carlton Street and whenever you went to the corner store, you were bound to greet one or the other. Both had been living in Dachi almost since its beginning.

Gaston had been to St. Michael before. I remember going down to see him some two years ago when he was about to undergo an operation. It was a serious enough operation but he was waiting for it with his usual down to earth strength. He came out of it successfully and looked good; however, he complained occasionally to me that he did not feel that well.

One of Gaston's hobbies was drawing designs and embedding beads on belts. He had very flashy colourful belts which I had suggested he should try to sell. Some people were attracted by these kinds of belts. I do not know if he ever took up the suggestion.

I am sure Gaston's many friends will miss him too. You would often see him on Parliament Street engaged in a discussion with someone. One nice thing I experienced when I passed by was that he always turned his head towards me to say hullo. I guess it will be these warm memories of Gaston that I will carry on in me as I go on living my life.

Tom's illness came suddenly and prematurely and I could hardly believe that it could wreak such a change in this man with a kind face and a nice word. It was an uphill battle for Tom. However, he suffered the pains valiantly and still came out to sit on the steps to puff his cigarettes, watch the traffic and wave at his neighbours and friends.

Tom liked the co-op and could often be seen doing volunteer work. He helped inform people with cars in Dachi's lot about the new arrangement, watered the grass on many occasions, mowed the lawns and often took part in the important meetings of the co-op. He would talk warmly about the project and was a good ambassador to the people on the other side of the street and area who had opposed Dachi for us, the other Dachi residents on Carlton Street.

For me, as for many others, Tom is another person wrenched away from my world. Because of his death, I along with many others are poorer and lonelier.

May Gaston and Tom rest in peace. Life of course has its way of rising again out of the ashes of its destruction. They are both in the good hands of God, and He will take care of them.



AN OKTOBERFEST and HALLOWE'EN PARTY OCTOBER 28

YES, HERE AT DACHI - OUTDOORS - IN OUR NEW PARKING LOT MUSIC, FOOD, CRAFTS, DANCING, GUESTS, A CELEBRATION OF A YEAR PAST AND A YEAR AHEAD

Kay Battle is heading up plans for a giant Saturday event on October 28 to christen our parking lot and provide a lot of fun for us and our neighbours. Tom Oki will bring his band, the kids will get a chance to try out their halloween costumes, the merchants of Parliament St. will be asked to contribute and food will be served. Call Kay at 923-0877 for your suggestions and support and watch for A poster.

PLEASE WATCH YOUR CHILDREN - And Their FRIENDS

Members of Dachi are requested to keep a better eye on their children's activities around the co-operative. Damage caused in play can be as costly as malicious damage. You are responsible for their actions as well as the actions of their friends. Please remember that the new parking lot is not a play area.

PARKING LOT OFFICIALLY OPENS NOV 1

Spaces in the parking lot will be available for rent on a reserved basis beginning Nov. 1. Rent will be \$10. a month on a first come, first serve basis and only reserved basis will be possible. If you would like a space, please contact the office and give your name address, phone number and licence number. No other parking will be permitted in the lot.

SPECIAL THANKS To MEMBERS AND TENANTS

Irene and Bill Lee and Keith Tarswell are commended by their fellow co-operative members for their assistance to the Chabots and the Meisners in their grief. Their immediate

assistance will be remembered. Special "THANKS" to Dr. Donald Gross a DACHI tenant for his response to the tragedies.



Food Co-op

4.

C. Hili

This November, our Food Co-operative has been operating for three years. It continues to sell all kinds of vegetables, fruits, grains and nuts, whole wheat breads, cheeses, maple syrup, honey, peanut butter and cider.

Since a year or so^{ago}, Don Vale Food Co-op has been housed in Dachi, in the basement at the rear of 269 Carlton Street. In the last Dachi Board's meeting, it was decided to move Dachi's office into the present quarters of the Food co-op and move the latter into Dachi's present office.

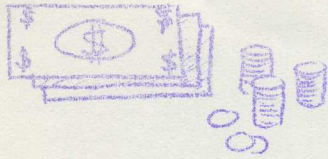
The food co-op operates on a pre-order basis. That is, one has to put in one's order on Tuesdays. You do this at the CRC, 20 Spruce St. On Tuesdays, the co-op prepares a long list of items with prices behind them: members consult these prices and fill the order forms provided. On Thursdays, the produce is brought in and you can pick up your order in the afternoon from 1.00 to 6.00 p.m.

Every member is required to put in at least two hours of work every month. There are all kinds of duties and each member is matched with a suitable job. The co-op is run by its members and important decisions are taken jointly by the membership.

Some members join because they believe in co-operatives. Others become members because in these days of soaring food prices, you save substantially. The following is just a sample of the kind of bargains you get at the Food Co-op.

<u>Item</u>	<u>Price at local supermarket</u>	<u>price at the Food co-op</u>
Oranges	2.48 for about a dozen	1.69 for a dozen
grapefruit	2 for .98	.28 each
lemon	4 for 1.19	.15 each
apples	usually .49 a lb.	.29 a lb.
avocados	.39 each	.74 each
cucumber	.33 each	.22 each
lettuce	.69 each	.31 each
cauliflower	.79 each	.57 each
broccoli	1.19 a lb.	.21 a bunch
green pepper	.89 a lb.	.22 a lb
spinach	.78 a bag	.34 a bag
tomatoes	.79 a lb	.36 a lb
mushrooms	1.99 a lb	1.31 a lb
cheese: colby	1.96 a lb	1.67 a lb
Med. cheddar	2.09 a lb	1.87 a lb
Edam	1.46 for 8 oz.	.93 for 8 oz
corn	5 for 1.39	5 for .40

These prices were compared ~~last~~ Saturday, October 7, 1978. Of course, Don Vale residents are enthusiastically encouraged to join ^{this} little organization run by its own members. Call Paul or Carmel at 922-7391 at CRC or Dennis at 368-0481 if interested.



FINANCES

OPERATING CASH-FLOW SYSTEM

Successful daily management of the co-operative's cash flow is the keynote to its financial health. There are several aspects involved in the accomplishment of this objective.

1. Insuring that all housing charge revenues are collected by their due date.
2. Insuring that all bills are paid to their due date to avoid interest costs.
3. Careful scrutiny of all irregular costs, particularly maintenance-
4. Accumulating a sufficient cash surplus to pay 'lump-sum' costs such as insurance and utilities.

To insure that costs are carefully controlled, a special invoice system has been established which facilitates a monthly reporting of cash-flow situation. One important point also is that any surplus cash should be deposited into interest-earning accounts to provide additional revenues.

DACHI is presently in a healthy cash balance position. Our property manager has been the driving force in producing this happy situation. He has worked with the membership committee in reducing the large number of vacancies and has continually reduced our operating costs for both administration and maintenance by getting the job done at the least possible cost.

One of the major problems is that we are frequently faced with the unavoidable rise in operating costs such as increases in hydro costs, etc. It is crucial that all members give their whole-hearted support in keeping operating costs down to avoid increases in housing charges beyond what is absolutely essential.

In the next issue, I will be giving an up-dated summary of our cash-flow position with a brief explanation of certain large expense items such as maintenance costs.

R. Stocking
Treasurer.

Board Briefs

6.

The next regular meeting Of the DACHI Board of Directors is October 23 at 20 Spruce St. The meeting will begin at 7:30 and all of the members of the co-operative are invited to attend.

A special meeting of the general membership will be held October 18 at 20 Spruce St. beginning at 7:30. This is an important meeting to discuss the new parking lot and to hear an appeal to the membership by Irene and Bill Lee in regard to the Board's decision on July 10, 1978. All DACHI members have received notice of this meeting and a letter from the president of the co-operative, John Matson.

Meeting of September 18

The meeting was attended by all the elected members as well as B. Klein and property manager Helmut Soldwisch.

After the minutes of August 21 and September 5 were adopted, Carmel Hill submitted his resignation as DACHI's representative as delegate to the Toronto Non-profit Housing Federation. Frances Rukevina was asked to replace Carmel.

Rudy Stocking, treasurer, gave the financial report. The co-operative is presently in a good financial position. Only two units are vacant, 22 and 24 Spruce.

Liz Dance gave the membership report and Garry Smith was accepted for membership. He was assigned 18 Spruce St.

Bill Klein gave the Rent Arrears Committee Report. It was moved that the quorum of the committee be three members.

Other items of business discussed and acted upon were:

The housing charge in 22 and 24 Spruce was raised to \$562 to include the cost of utilities.

The DACHI office will be moved from 255 Carlton to 269 Carlton.

That \$268 be allocated for the cleaning of 14 furnaces.

That the bank account for DACHI be has been transferred to the Carlton and Parliament Branch of the CIBC.

That DACHI reimburse the CRC for the use of the spirit copier purchased by the CRC last summer.

The Final item discussed was the special meeting to be held October 18 at the CRC.

Members of the co-operative who were thanked by the Board were the work crew who have improved the grounds and Carmel Hill who has

Gadfly's Corner

(As explained before, Gadfly hands the Editors a few paragraphs of observation and advice every month. His spirit is of Greek extraction and he likes to read Socrates. He speaks his mind candidly but kindly.)

"Hello there. The fall is with us; leaves are falling all over the place. If you go into the country, it is wonderful to look at the trees. You would see every shade of colour. A real feast of colours! A couple of weeks ago, I was in the Muskoka area, surrounded by trees and tiny roads. As you walk along the tiny path, trees towering on each other entertain you with a kaleidoscope of shapes and colours. In a few weeks' time, those trees will be like skeletons imploring the heavens.

Like nature, many of us were in mourning last week. Dachi lost one of its nice and colourful residents with the passing away of Gaston Chabot. We give our sympathies to Mrs. Chabot and Paul.

Gaston had been living for the last three years in Dachi and saw it grow through its difficult times. His disability prevented him from doing any heavy work in the project. However, he was always interested in the co-op's affairs. His family did more than its part in keeping their area clean and trim. Whenever I went by him, he always seemed to have something interesting he wanted to tell me. His friendly nods and good-natured digs will be missed. May Gaston rest in Peace!!!

We have been called to a general meeting to discuss a touchy bit of business: the eviction of a member because of arrears problems. This would be a painful meeting. People will have to temper courage with compassion and fairness. It will be the time for people to speak sincerely about how they feel without fear. But before you do that, make sure you are well informed about the situation. We, members, have access to records regarding this case. To be fair to the Board and the party involved, we should be well-informed and should spend the time to get at the facts of the matter. Otherwise, we'll either shoot our mouth off or else be swayed around by emotion.

As I go around the co-op, one of most frequent complaints I hear is that of lack of cooperative spirit. I too feel distressed about this. Some people just want to reap the benefits of co-operative living without putting anything in it. How do you speak to these adults about the unfairness of their non-involvement and non-contribution?? I think it is the time that Dachi should make work in the co-op one of the criteria for staying in Dachi.

In spite of everything, our co-op remains one of the nicest spots one can live in in the downtown area. As long as we continue to think about co-operativeness and strive for it, our co-op will continue to hold a lot of promise. I am glad to hear that Sprucecourt Apartments, just one block east of us, has voted to become a co-operative. In a referendum held recently, over 80 per cent of their voters chose to transform the complex from a city owned project into a non-profit co-operative. We wish them success.

Well, Folks, good-bye for today. We'll see you again in November.

Editors Note: Tom Meisner's death occurred after Gadfly was written.