

# Women's Community Co-operative 'THE VOICE'



July 2025



## HAPPY BIRTHDAY CANADA!

Canada Day, the day that our great country celebrates its 'birthday' is a day to reflect on what it means to be Canadian and to share what makes us proud.

Canada Day highlights our rich land, our diversity, our culture, our contributions, but above all, our people. It celebrates the anniversary of Confederation which occurred on July 1, 1867. Canada Day was originally called Dominion Day, but was renamed in 1982. So many of those who contributed to making our country as great and as strong as it is, were women!

We are blessed to be here in this free & democratic country where we are provided amazing fundamental rights and freedoms, such as access to public healthcare, social benefits like Employment Insurance and pensions, and protections under the Canadian Charter of Rights and Freedoms as well as the right to vote!

As one of those strong women said, "We must open the doors and we must see to it they remain open, so that others can pass through." Sisterhood is powerful! ~ Rosemary Brown

God keep our land glorious and free! O Canada, we stand on guard for thee. Proudly Canadian!

### Neighbour to Neighbour

Please ensure that garbage (which should never include anything liquid, kitty litter or puppy pads), goes down the chute! Also, please do not leave garbage sitting in the chute opening or the chute room!

If you or your guest accidentally spill something in the hallway, laundry room or elevator, take the time to clean it up. The responsibility is ours, not staff.

Our new hallway carpeting is getting installed and lobby flooring and grout cleaned. This is OUR home, let's keep it in beautiful condition!

No Window A/C units allowed!

### What's in a Name? It's More Than Just a Mere Label!

We are trying out one of the new names that has been suggested by several members. What do you think?

We love it!

**ALERT**

### IMPORTANT INFORMATION!



The retaining wall & parking lot project will begin Monday June 30, beginning with the South West end of the building. Please adhere to Mike's MEMO stating that **ALL Visitors and PSW's must park on the street** until further notice! We do not have a project end date. This promises to be yet another fabulous improvement to our home, if we all work together!

Thank you to those who attended the recent General Membership Meeting on June 25. The new budget for July 1, 2025 - June 30, 2026 was ratified & carried at this meeting. Remember that your attendance is required at these meetings, and that your voice counts!

New hallway carpeting will begin being installed in the coming days!! It's going to look awesome! Stay tuned!

**DON'T FORGET!**

A reminder that aside from saying hello, Members are asked not to speak to contractors regarding whatever job they are doing at Women's!

### Policies & By-Laws

Summer has finally arrived and with that, the hot & humid weather. A perfect time to remind everyone about Air Conditioners. For the past couple of years, Women's has chosen to only allow Portable A/C units, as window units are a liability and repairs to the brick, very costly.

Policy #28 'Appliances', is attached.

The following Policy was passed by the Board of Directors and  
Revised by the Board in April, 2023.



## Policy #28 Appliances

### OVERVIEW/PURPOSE

Due to the escalating cost of hydro and water, this policy will identify any additional hydro and water damages imposed for the use of additional appliances. Due to the risk of water damage to units, this policy will identify appliances that are not permitted or use in any of the units.

### POLICY

**Washing Machines & Clothes Dryers:** Due to the risk of flooding, damages and noise washing machines and dryers are strictly prohibited. Coin operated washing machines and dryers are in our building and not permitted in any unit.

**Dishwashers:** Due to the risk of flooding, damages and noise dishwashers are strictly prohibited.

**Air Conditioners:** Members will be charged an additional \$100.00 per AC unit annually (July 1-30) of the following year) installed in their unit. This charge is imposed to offset the cost of additional hydro.

**Note:** Members are to purchase portable air conditioners. Air conditioners must be installed correctly and must be plugged into its designated air conditioner outlets. Damage to any unit due to an improperly installed air conditioner will be the responsibility of the member.

In the event there is damage caused to Co-op property due to malfunction, fire etc., the member will be responsible for all damages caused and the Co-op property must be restored to its original conditional by the member. **PROOF OF INSURANCE MUST BE PROVIDED.**

The member will not hold the Co-op responsible or seek damages/compensation from the Co-op due to actions/negligence of the member.

April 2023

Members are required to read their By-law binder, as well as the Policies & Procedures of the Co-op. It is each member's responsibility to familiarize yourself with each and every one of them.

These have been placed in the front closet of every unit, prior to residency.



Would you like a digital copy emailed to you? Contact one of us or send us an email with your request to Diane and Emily at [dianedowney8082@gmail.com](mailto:dianedowney8082@gmail.com), and we'll happily send you a colour copy each month via email!



## Happy Canada Day!!



# Women's Community Co-operative

## *'THE VOICE'*

### The Purpose of the Board of Directors - What Do They Do?

The Board of Directors is elected to manage the co-op. The Co-operative Corporations Act gives the Board the authority to make decisions about the management of the co-op. Board Members are only 'board members', when at a duly constituted meeting of the Board of Directors (a meeting that has been properly called and organized according to the rules and procedures set out in the Co-op's bylaws or other governing documents, ensuring that the meeting is valid and its decisions are legally binding. . At all other times, they are members, just like everyone else.

The Board in a housing cooperative is responsible for the overall governance and strategic direction of the co-op, ensuring it operates ethically, financially, and legally in the best interests of its members.

The Board oversees the co-op's business, management, finances, and property, while the members make the big decisions, like approving the annual budget.

The Board is responsible for the overall governance of the co-op, making sure it's run according to its bylaws and in the best interests of the members.

The Board is involved in the strategic planning of the co-op, including long-term goals and risk management.

The Board approves budgets, oversees financial operations, and ensures the co-op has adequate reserves for maintenance and repairs.

The Board approves policies that guide the co-op's operations and ensures they are fair and up-to-date.

The Board ensure the management staff is following the co-op's policies and procedures.

The Board addresses member relations & concerns, and ensures members have access to information about the co-op.

The Board ensures the co-op complies with all applicable laws and regulations.

The Board makes decisions on a variety of issues, including membership applications, property management, and contracts.

We hope this helps explain just some of what the Board is tasked with on your behalf.

### **A Final Reminder from Kate re: Housing Charges!**

**Effective July 1, 2025**

1-Bedroom Market Rents increased by \$38.00

2-Bedroom Market Rents increased by \$43.00

One time Member Deposit Increases are also due.

If you are in receipt of ODSP or OW, please notify your Worker that the \$38.00 or \$43.00 should be added to your July cheque.

As Well As... It's that time of year again! This is a reminder that Air Conditioner & Freezer payments are due. A/C - \$100 per A/C unit. Freezer - \$30.