

Connections Newsletter

Summer 2018

BOARD OF DIRECTORS REPORT:

Thank you to everyone that came out to the June members meeting. We had 142 units in attendance. It was absolutely wonderful to see so many members come to the microphone and speak. We as a board are so proud to know that you trust us enough to share your thoughts and concerns. We ask in future that you use better decorum. We are volunteers. We are members just like you and we only want the best for the Co-op. We appreciate all of your support and guidance, our request is that you do it in a calm and respectful manner. The day after the June members meeting a member came into the office demanding that the staff show them certain documents. The staff are acting on behalf of the Board. If you ever have an issue please don't hesitate to send a note to the Board asking to speak to us at a Board meeting so that we can work with you and address it. Bullying of the staff is not tolerated.

Telus Internet and Cable Deal – Have you heard about it

One of the many privileges of being a Sarcee Meadows member is that we have a membership with SACHA (Southern Alberta Co-operative Housing Association). This is an organization that is always looking for ways to save co-op members money among many other things. They have worked out a deal with Telus so that all Housing Co-ops in Southern Alberta have exclusive rates on home services to the tune of 50% off. Further in this newsletter you will find more details on how you can get in on this offer and save on your cable and internet bill. They had first tried to work out a deal with Shaw but when that didn't work out they went straight to work with Telus on behalf of their members. Thank you SACHA!

Goldeye Conference (SACHA / NACHA)

Are you interested in meeting members from other Housing Co-ops around Alberta and hearing about their success stories and struggles? If you are than this Conference is for you. This conference is open to all SMHC members new or seasoned. Lodging, meals, and conference costs are covered by Sarcee Meadows at this weekend workshop. The 30th Annual Goldeye Conference is being held at the Conference Centre in Nordegg, AB, September 21st to 23rd. The meeting at this rustic setting, which is also a cooperative, originated as a forum for bringing Alberta housing co-op representatives together and has come to be considered one of the premier cooperative housing events in Canada. Find out what SACHA, NACHA, and CHF Canada directors have been up to and get the latest updates from Rooftops Canada. We encourage members who are interested in attending to submit a note to the Board of Directors so that we may approve the funding. Watch for more information as we receive it.

New Taskforces – Bylaw Review Task Force and Grant and Funding Research Task Force

For those of our members that want to get involved in SMHC affairs but don't want to join a committee, joining one of these taskforces may be right up your alley.

*****Bylaw Review Task Force** - Some of our Bylaws are close to 50 years old and as times change so do some of our bylaws need to change and be updated. As part of the Bylaw Review Task Force you will work with a team to go thru our current Bylaws and make suggestions for change.

*****Grant and Funding Research Task Force** – We at SMHC are always on the lookout for ways to save money. One way that we can do this is by applying for some of the many grants and subsidies that are out there. If research is something that you enjoy, this is the taskforce for you. You will work with a team to scour the internet and other resources to uncover money saving opportunities applicable to our co-op.

Pets at large

To all of our members with pets please be aware of our Pet Guidelines which you can find in your Members Handbook under the Policies and Procedures tab. Please be reminded that not everyone likes to be walking in the park and have a dog charge up to them to say hello. When outside a member's unit, all pets must be confined or on a leash at all times.

Under the Playground Rules, found under that same tab, you will also note that No animals are allowed within 10 feet of the perimeter of the rubber crumb, even if the animal is on a leash.

Basketball Court

With school now out more kids will be playing in the parks and at the basketball court. Please be mindful that SMHC is a family friendly co-op and members are allowed to use the basketball court during the hours of the City of Calgary noise by-law. The basketball court was installed so that our young people have something to do to keep busy and active, it also helps to build community among our youth. If you are finding that members and/or their children are making noise outside of those hours, in order for the Board to take action we need you to submit a grievance form providing us with the date, time, and who it is making the noise so we can follow-up with those individuals. The basketball court is a privilege. As with everything here at SMHC we ask our members to be courteous and respectful. The last thing we want to do is to have to take it down.

City of Calgary Noise Bylaws - All residents have the responsibility not to make noise that disturbs others between 10 p.m. and 7 a.m. Monday to Saturday and 10pm to 9am on Sunday and holidays.

From your Board of Directors, we hope that you all have a wonderful summer. We look forward to seeing you all at the **Stampede breakfast on Saturday July 14th** and the **SMHC 50 year Anniversary BBQ on Saturday August 18th**. Both events are free and will take place at Central Park in front of B50.

GENERAL MANAGER'S REPORT:

(It's Miller Time!)

Office/Shop

With the Committees and Board of Directors adjourning for the summer, B50 takes this time to catch up on anything we get behind on during the busier times of the year. This year is no different. There are still plans to work on the roof; Members will be notified when this happens.

Member Questions

Below are responses to Member questions asked before, during and after the June Member's meeting:

1. Are the three bids submitted by private-for-profit landscape companies available to the membership for review?

No. None of the contracts we receive from bids for maintenance work are reviewed by Members. All bids go through the relevant committees and then to the Board. This year we had five bids from different landscaping companies and a separate meeting for the Board of Directors to review the bids and select the successful bid. The landscaping contract was also signed by the Board of Directors.

2. Is the actual contract that you signed available to the membership for inspection?

The Board of Directors who were elected by the Membership to handle decisions made for Sarcee Meadows signed the landscaping contract. No, like all the other contracts signed for maintenance work in Sarcee Meadows this contract is not available for review by members.

3. Are you being harassed? If so by whom and why?

The harassment policy was created as a result of discussion at the October 22, 2016, Member's Meeting where a Member stood up and talked about hateful actions that occurred over the summer of 2016. One of the questions from the Member was: Should we have ways to deal with this type of thing in our bylaws? The response at the meeting was: "The bylaws allow us to take action against members that are violent, but we will review to ensure that they are adequate to handle issues of discrimination. After that meeting, the Board of Directors went to SACHA and SMHC's lawyer to review current policies and were advised to create the harassment policy.

The harassment policy was not brought forward at the Member's meeting due to any current issues with harassment. The staff already have a harassment policy and as stated above do not have any current issues with harassment. There have also been no reports of harassment within the Membership at this time. This policy was created to fill any gaps in our current policies, for any harassment issues that may happen in the future between Members as Sarcee Meadows does not currently have a detailed harassment policy for the Membership.

4. Personnel Committee Question - Will the appointment of members to the committee be for a maximum of 5 years, as with other appointed committees, or can positions be life-long?

Response from the Board at Members Meeting – The term for the Personnel Committee would be the same as for other appointed committees; on further questioning, the Board confirmed the terms for board-appointed committees is documented in another policy and is for a maximum of 5 years. Additional information – The terms start from when the changes were put into effect. Terms are currently being looked at by request of the Personnel Committee to shorten the terms to 3 years.

5. Members at large are not allowed access to the General Manager's Job Description, so it is not clear to what depth the board has delegated responsibility for the 'management' of SMHC. Through the Cooperatives Act and SMHC's By-laws, the board remains legally responsible for the management of the co-op. The term 'management' does not mean 'staff' as is sometimes incorrectly interpreted, but some management tasks can be delegated to staff. The board cannot legally abdicate its responsibility for the management of the co-op.

This question is coming from the reviewing of the Board of Director's job description at the June 2018 Members Meeting. The Board has not abdicated its responsibility for the management of the Co-op. As noted above the Board can delegate some management tasks to staff. One of the management tasks the Board has delegated to the General Manager is the day-to-day management of SMHC employees. The Board of Directors has access to and makes decisions regarding the General Manager's job description, salary, and evaluation. They also have access to and approve all staff member job descriptions and salary ranges. The General Manager is responsible for day-to-day management of SMHC per instructions from the Board of Directors and the approved policies/procedures of SMHC.

6. There needs to be an interconnectedness between the board, staff, and committees. Committee members are not allowed to see staff job descriptions so are not sure what role staff have and how those roles impact the role of committees. For the board to effectively oversee the management operations, directors need to be involved in reviewing and approving staff job descriptions.

The Board of Directors is involved in reviewing and approving staff job descriptions. The Board Liaison to the committee can answer questions regarding staff responsibilities and their impact on the committee.

7. **There was mention that our roofs and windows were top of issues raised through the Building Condition Assessment.** It was indicated that installation was not done properly. The windows have been installed in-house for many years. There has been a conscious decision over the years to do much of the maintenance work in-house. Has the board considered undertaking a thorough review of the current maintenance operations and to consider contracting out many of these services?

Windows and roofs along with the rest of the unit exteriors are top issues, with the roofs needing to be replaced as soon as possible. The indication of improper installation has to do with the roofs, not the windows; there are no issues with the installation of the windows. For every larger job in SMHC, there is a review done to see whether a contractor or in-house staff would be most appropriate for the task to be completed.

8. **Members at large are not allowed to see the Personnel Policy,** so it is not clear if there is clear recourse for staff if they have an issue with the General Manager or between other staff members that is not resolved after speaking with the General Manager. It is essential for an alternative if the basic procedure does not resolve an issue.

Yes, there is clear recourse for staff if they have an issue with the General Manager or between other staff members. The staff grievance process is outlined in detail in the personnel policy which each staff member has been provided with and signed. Members at large are free to ask questions with regards to the personnel policy and employment. If there are concerns regarding the staff or the personnel policy they can be directed through the Board of Directors, the Personnel Committee or the General Manager. Members are also free to run for the Board of Directors.

9. **Board of Directors Job Description (Planning and Evaluating):** In the first line, it would be helpful to clarify that it is only SMHC 'Operations' policies and procedures that the board can change.

The clarification is discussed in the paragraph below the bulleted list and states: *“The Board cannot approve changes to any housing policies. The Board approves submitting housing policies to members meetings for consideration by the members of the co-operative.”* But this can be discussed to see if more clarity is needed.

10. **Board of Directors Job Description (General):** Besides the Cooperatives Act, there should be a note that the board must be familiar with other relevant legislation, such as Human Rights, Labour Relations, etc.

This addition will be discussed by the Board of Directors.

11. **Budget Question:** Line 55 (Lawn Care/Snow removal) Budget says 312,000.00. Do you have specifics on a job description for the Role?

Lawn Care/Snow Removal is completed by a Contractor, and therefore SMHC doesn't have control over their specific job descriptions. The specifics of the work they are doing for SMHC is spring clean-up, care and maintenance of common areas/member's lawns, power rake & aeration, weed control (common areas and member's lawns, environment/pet safe) if needed, fertilizer (common areas and member's lawns), rake leaves (common areas/member's lawns), trim shrubs and trees under 6 ft. (upon request), clean gravel, removal of snow from all sidewalks and parking lot drive, gravel parking lots, keep walks free of ice.

12. **Can a Member see the itemized Bid they gave us?**

This bid like all other contractor bids for all jobs in SMHC is not available for viewing by the general membership. All quotes go through the appropriate committees and then the Board for the final decision.

13. Have we ever thought of having a learning session on how to read the budget? IE, what is covered in the lines, for example, Line 50 Furnace (73,000.00) Repairs/Service/Parts We just received New furnaces so why so much? Have not all Members received their furnace yet? Are they not under Warranty?

The possibility of a learning session will be investigated; this has been brought up a few times, we will work out the logistics on how to do this. As for this line item, yes all members have a new furnace, and they are all under warranty. These costs include filters provided by the office and the service visits required for every furnace every year to keep the warranty valid.

14. SMHC Staff

We have had a lot of questions lately about the status of various staff members. If a staff member retires or leaves Sarcee Meadows, the Membership will be notified.

15. Why do two maintenance guys go on each work order?

SMHC doesn't always send two maintenance employees on each work order. The additional maintenance employee is generally there for assistance or training depending on the task being completed.

16. Maintenance used to do the landscaping, now that Green Dream is doing landscaping what is keeping our maintenance guys so busy?

The current maintenance staff used to do some of the snow removal and some grass cutting in the common areas. Before having a landscaping company staff would have been taken off doing work orders to do snow removal which caused large backlogs of work orders and recycling pick-up. Existing staff has never taken care of grass cutting on their own, SMHC has always hired 2 or 3 seasonal employees and different contractors to do grass cutting, fertilizing, weed spraying, parking lot clean up etc. Before hiring the landscapers, SMHC was having trouble finding and filling the seasonal positions needed for all the work involved, resulting in many things left undone year after year. Our current maintenance employees are now dedicated to what they were hired for and can keep up with the inflow of work orders.

Landscaping @ Sarcee Meadows

There is a lot of misinformation out there about the decision to get a landscaping company for some grounds maintenance in Sarcee Meadows. This decision to look into hiring a landscaping company was because the majority of our regular grounds maintenance staff were not able to fulfill the duties they had done regularly, and we had already been understaffed for years to handle the workload. Before getting the landscaping company, there were some things with regards to general maintenance that were being left undone. Work being left undone was simply because of lack of ability to hire enough staff to get the job done.

Even temporary student workers did not want to/or could not work for the entire season, and we were getting less and less assistance from our Coop Membership in taking care of the common areas. We still have difficulty getting the majority of our Membership to water their yards, common areas or trees, despite our repeated requests to do so. Watering of trees, common areas and lawns is not part of our contracts with our arborist or our landscaping company and never has been part of our regular staff job functions. If this lack of watering by our Membership continues, we will have to look at one or both of these contractors adding this into their job duties – which will increase the costs of their contracts.

When we add the issues listed above along with more and more Members being unable to do lawn care, for various reasons, hiring a landscaping company seemed the best course of action. Hiring a company was done to ensure that, like our units, we are maintaining our grounds appropriately.

Please read the Letter to the Editor explaining the hiring process and costs involved which we have enclosed in the newsletter for more detail. We have run this letter a couple of times, but it explains and clarifies the process very well.

CHF AGM/CMC

I got the great pleasure of attending the Cooperative Management Conference and the CHF AGM this year. It was amazing how many Coops across Canada experience the same issues and joys of Coop life. Most Coops are working to maintain ageing buildings, subsidy support for Members that need it, and evolving to make the future of Cooperative Housing brighter.

Along with the networking and conversations with other Coop Managers across the country I got to attend some classes. I learned a lot from “Making Your Dollars go the Distance,” “Making Your Planning Tools Work for Your Coop,” “Smoking and Cannabis,” “Managing Capital Projects,” and “Managing Change and Coop Development.”

There is also lots planned for the next year by SACHA. Some of the main points and questions to ask of ourselves are as follows:

- Look at capital repairs such as roofs, siding, windows, doors etc. as investing in your Coops’ future.
- Increase housing charges for inflation (at least) every year.
- Figure out other ways to generate revenue.
- Don’t think about what your Coop is currently or what it was, think about how you want it to be in the future.
- What you have to do in the Coop?
- What do you want to do?
- What do you want after living in the Coop for 50 years?
- Funding?
- How big and disruptive the work will be.
- Don’t build or redesign to the 70s or 80s, upgrade and modernize. Save energy, save the planet.
- Things like long-term planning, repairs, upgrades and possibly re-financing need to be done. Some statistics show that after the mortgage is paid off, there are usually \$50,000.00 needed per unit in repair and refurbishment costs so the buildings can last many more years – for Sarcee Meadows, this means \$19,000,000.
- When someone owns their own home for 50 years, they pay off the mortgage and generally refinance the home to rejuvenate the home for the next 50 years. Rejuvenating is done by the original owner, or the original owner sells and this is done by the new owner. Cooperative housing isn’t any different; buildings need the same rejuvenation no matter how well they were maintained.
- We are going to have to look at how we handle Cannabis as a whole; Membership needs to be actively involved in the process to answer the question, “How are we going to deal with Cannabis as a housing cooperative when it is legal?”
- We need to market Cooperative Housing across Canada to get funding for upgrades, development, and subsidy. It is a great time for this as the spotlight is on Cooperative Housing to solve many housing issues across Canada.
- SACHA and NACHA will be advocating this year for:
 - Subsidy assistance for Coops that ended their operating agreement before 2016
 - Development money
 - Investing in subsidy and investing subsidy funds – this comes from something that was suggested a couple of years ago and involves Cooperative Principle #6 - Cooperatives

helping Cooperatives. Can we as part of the larger Cooperative Housing community have a subsidy program that Coops in need can use to assist their members?

- Keep the housing we have today as well as developing more.
- “A civilization flourishes when people plant trees under whose shade they will never sit.” – Greek Proverbs.

There were many more things I learned from the conference; the above points were just highlights. If you would like the full 8-page report let us know at the office and we will provide it.

General

Again, I hope you all have a great summer, wishing you all beautiful weather and memorable times with your loved ones. I look forward to seeing you all at the Stampede Breakfast as well as the Summer BBQ. The Entertainment & Social Events committee is working hard to plan some special things for our 50th year.

Thank you,

Roberta Miller
General Manager



◆Committee Reports◆

CO-OP SENIORS INTERESTS COMMITTEE:

On August 18th, 2018 SMHC will be having the Summer BBQ for our 50th Anniversary. The CSI Committee will be having our Annual Summer Social event on the same day in conjunction with the BBQ. We would like to have a “Days Gone By” table to show off a variety of memorabilia from the last 50 years! If anyone wants to show off their old treasures, from the past, please call Pat at 403-246-2746 ext. 104 so we can see how many tables are required.

DAYS GONE BY



ENTERTAINMENT & SOCIAL EVENTS COMMITTEE:



We can't wait to see you all at our Stampede Breakfast on Saturday July 14th, 2018, from 9:00 am to 11:00 am. Come on down to B50 for pancakes and sausages, boot stompin' music, and an opportunity to visit with your neighbours and friends!

Save the date! We have officially set Saturday August 18th, 2018 as the date for our 50th Anniversary Celebration Event, which will include our Summer BBQ, the Seniors Summer Social, and the Adult Social!

We are still working on the final details but you can be assured that we will be serving up hamburgers, hot dogs, and other yummy treats in the afternoon. There will be carnival games, a bouncy house, face painting, henna tattoos, and other entertainment. We will have a tented area set up for the Seniors Summer Social in the afternoon where the CSI Committee will be hosting a "Days Gone By" table in this tent to showcase all kinds of treasured memories of the last 50 years! Be sure to stop in to say hello and to check out this great memorabilia! We will cap off the event in the evening when we host our Annual Adult Social with \$2.00 drinks and a DJ providing some great tunes to dance the night away. What a great way to celebrate our 50th Anniversary with all our neighbours!



When attending any SMHC events, please remember that these events are not an appropriate place to bring pets. While we are a pet friendly co-op, our more crowded events can also be a fearsome place for our dogs. There can be a lot of scary feet almost stepping on your pooch and we don't want anyone to get hurt!

We are always looking for general event volunteers, and we will need them this year more than ever! We welcome help from members and residents of all ages. Hey kids! Do you need to do volunteer hours for school or leadership programs? We happily encourage youth volunteers for any of our events (other than the Adult Social) and we will gladly sign your forms to prove you volunteered. Please contact Janine at the office if anyone in your household is willing to lend a hand at any of these events.



ENVIRONMENT COMMITTEE:



Greetings from the Environment Committee. The committee would like to wish everyone a Safe and Happy summer holiday season. Thank you to those members who stopped by this Committee's Plant Exchange booth during the June yard sale. It was a fun event! Watch for the Connections Newsletter and for flyers in your mailbox for information on other events happening in Sarcee Meadows this summer. Lots of fun events coming up. Remember to **Think Green everyone and be kind to the Environment**". Happy Stampeding!!

The next Environment Committee meeting is **September 12th, 2018 at 7:00 pm at B50. Hope to see you there!!!**

NEWSLETTER COMMITTEE:



It's official! We now have approval to put out a Special 50th Anniversary Issue of the Connections Newsletter later this year! The Newsletter Committee is actively compiling a variety of materials, photos, and articles for this special issue.

While you are purging your files and drawers, if you find old issues of Connections, information about past members, historical information, photos, historical contests, or any other bits about the history of Sarcee Meadows the

Newsletter Committee would love to have them!

We will also welcome any articles and stories that members wish to share about their time here in SMHC. Whether you just moved in this year, you've lived here since day one, or you are somewhere in the middle, we'd love to hear what SMHC means to you! Please drop off any submissions for the Connections Newsletter at the office or you may email them to janine@sarceemeadows.coop.

◆*Human Interest*◆

This section is a great place for you to share with your neighbours and your community. We welcome any submissions that may celebrate Personal Accomplishments and/or Personal Milestones such as Births, Birthdays, Weddings, and Anniversaries. It is also a great way to send out Thank You Messages, notes of praise on a job well done, announcements, or any other tidbits that you'd like to share! Submissions can be emailed to janine@sarceemeadows.coop or dropped off at the office to the attention of the Newsletter Committee.

“Marla’s Garden”

Written by Kathy Aubichon

I wanted to send a big Thank you to all of our wonderful volunteers that help to maintain Marla’s Garden. Clearing weeds in a garden that large is not an easy task and I want to thank each and every one of you that take the time to stop by and pull some weeds when you get the chance. A special thanks to the guys in the shop (Jeff, Eric, Dave, and Wayne) for refinishing the benches and chess table in Marla’s Garden in H. They look all shiny and new and very inviting. My grandson and I enjoy having little picnics in the garden and I reminisce about Marla holding Sage when he was just a baby. Last but not least, thank you to Roberta, Mike, and Jeff for having Marla’s memorial stone placed in Marla’s Garden this past week. I feel Marla’s presence every time I am in that Garden. All of the care and attention that everyone is taking with Marla’s Garden is keeping her memory alive and I thank you from the bottom of my heart for that. Marla Harding was one of our first SMHC members from 1971 and was a big part of the Women’s Circle. She was more than a neighbor. She was a friend, a mentor and considered a part of the family to many of us. Rest in Peace dear friend. Lots of love from me and the entire Women’s Circle.

From Marla’s best friend Doreen – “What a lovely tribute to Marla! I'm so glad that many members are working on the garden. Marla had put so much work into keeping it nice. She is in my thoughts whenever I pull a weed or plant a flower. She really put her whole heart into this garden.”

From Marla’s “granddaughter” Sue – A truly wonderful way to keep the joy of Marla in the community and in a way she would smile and enjoy. I remember Marla taking me through the garden and pointing out the different plants with joy. It is lovely to know her memory carries on.

Thank you so much.



◆ Education ◆

CO-OP EDUCATION:

With the beautiful summer weather here that now means there are more children out and about playing in the parks and at the basketball net. There are also more members getting out and about and walking with their pets. This seems like the perfect time to provide a simple reminder that we do have certain rules, policies, and procedures in place to help us all live cooperatively as a family and pet friendly community. We have included the Playground Rules Policy and excerpts from the Pet Policy and Procedures. For the complete information, including how to handle violations to the Pet Policy, please refer to your Member Handbook.



SARCEE MEADOWS HOUSING CO-OPERATIVE LTD.

HOUSING POLICY

SUBJECT: **PLAYGROUND RULES**

ORIGINAL DATE OF APPROVAL: April 30, 2002

APPROVED BY: The Membership

DATE OF AMENDMENT OR REPLACEMENT: _____

- All members have the right and responsibility to supervise and enforce the playground rules
 - No animals within 10 feet of the perimeter of the rubber crumb
 - No urinating, spitting or foul language
 - No excessive roughness
 - No jumping off the top of the equipment
 - No glass whatsoever or litter at the playground
 - Above all **respect** yourself, others, the playground, and property, or your right to use the playground will be revoked.
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SARCEE MEADOWS HOUSING CO-OPERATIVE LTD.

OPERATIONS POLICY

SUBJECT: **Enforcement of Playground Rules Procedures**

DATE OF ORIGINAL APPROVAL: May 2002

APPROVED BY: Board of Directors

DATE OF AMENDMENT OR REPLACEMENT: September 2008

1. It is the responsibility of the member to make certain that their child/ren and their child/ren's friends, who are invited to play in the park, are aware of the playground rules.

2. If a member observes activity that is unsafe or harmful to the children, they are expected to act to do what they can to stop the behaviour.
 3. Members are reminded that it is not the responsibility of the Property Standards Committee or staff to parent their children. If problems occur, parents are expected to be available to deal with their own children.
 4. Complaints may be forwarded to the Grievance Committee to deal with.
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SARCEE MEADOWS HOUSING CO-OPERATIVE LTD.

HOUSING POLICY

SUBJECT: **Pet Policy**

ORIGINAL DATE OF APPROVAL: June 14, 1993

APPROVED BY: Membership

DATE OF AMENDMENT OR REPLACEMENT: June 14, 1993, membership approval, replaced the previous policy originally approved in 1977. Amended April 26, 1994, Amended April 29, 2003, Amended April 12, 2016.

GENERAL

1. Pet ownership in Sarcee Meadows Housing Co-op (SMHC) is a *privilege* - not a right of membership, and may be revoked by the Board of Directors, if the guidelines set out in this pet policy are not followed.
2. When outside a member's unit, all pets must be confined or on a leash at all times.
3. Pet owners are responsible for cleaning up after their pets on a daily basis or more frequently if necessary. This includes not only the yard, but the interior of the home.
4. SMHC members who own pets are expected to obey all City of Calgary relevant bylaws, including the Animal and Cat Control Bylaws and the Nuisance Bylaw. This includes, but is not limited to, licensing dogs, noise violations, etc.
5. Members are responsible to make sure all visitors' conform to SMHC's pet policy.
6. A member will be responsible for any damage incurred by his or her pets to any unit and/or yard, or to any member's property, or common property at Sarcee Meadows. Members will repair any such damage caused by their pets, to the satisfaction of SMHC. Failure to do so will result in the co-op making the necessary repairs and charging the responsible member for the costs.
7. A member is responsible for controlling his or her pet or pets to prevent any noise disturbing other members.
8. Pets are prohibited from all playground areas at SMHC.
9. All owners of a cat or dog will register the pet with the SMHC administration office.

KIND AND NUMBER OF PETS

1. A maximum of any **two** of the following is allowed per unit: dog or cat. In addition, a member may keep aquarium or caged pets unless excluded below.

2. The following pets are prohibited: “vicious dogs” (as defined under the City of Calgary Animal Control Bylaw) and the following pets: ferrets, rats, mice, venomous reptiles, tarantulas, farm animals, and any wild or exotic animals such as monkeys, weasels, etc.

[...]

4. Pet damage to a unit will be evaluated on a case by case basis. The Board of Directors will make the final decision whether the members will be permitted to retain their pet privileges or have them revoked.

[...]



SARCEE MEADOWS HOUSING CO-OPERATIVE LTD.

PROCEDURES

SUBJECT: PET GUIDELINES

ORIGINAL APPROVAL DATE: May 28, 2003

APPROVED BY: THE BOARD OF DIRECTORS.

AMENDED: February 25, 2004, October 20, 2004, March 2012, May 2016

All pet owners at SMHC will comply with the following guidelines in order to maintain their pet privileges:

PETS AT LARGE

1. When outside a member's unit, all pets must be confined or on a leash at all times.
2. Members should be aware that the City of Calgary Animal and Cat Control Bylaws impose fines for dogs or cats caught running at large (defined as being outside of the owner's own yard and not on a leash, or on a leash and causing damage to persons, property, or other animals). Members concerned about a dog or cat at large can phone the City of Calgary Animal Services Department call 311 within the city or (403-268-2489) from outside the city and file a written pet complaint at SMHC's administration office to report the problem.

CLEANING UP AFTER YOUR PET

1. Pet owners are responsible for cleaning up after their pets on a daily basis or more frequently if necessary. This includes not only the yard, but the interior of the home. Pet stains on carpets will be cleaned and deodorized immediately. Pet owner should check with administration office for direction in dealing with stains.
2. A member who allows pet excrement to accumulate in his or her yard is in violation of the City of Calgary's Nuisance Bylaw, 9025 and may be subject to both fines and imprisonment.
3. Any person walking a pet in SMHC will carry and use some means of picking up the excrement, will do so immediately, and dispose of it in parking lot garbage bins or complex garbage containers.

DOS AND DON'TS FOR DOG OWNERS

All other sections of the pet policy and pet guidelines also apply to dog owners. In addition, SMHC members who own dogs are responsible for the following:

- All dogs over the age of three months will be licensed and adhere to all other requirements of the City of Calgary Animal Control Act, 23M89.
- Members will ensure that dogs do not bite anyone or otherwise cause injury, nor chase or threaten any other person.
- Dogs are prohibited from barking or howling or otherwise disturbing others. This is a 24 hour per day requirement according to Calgary's Animal Control Bylaw. (Please see attached, **What to Do About Barking Dogs?**)
- No member of SMHC will be allowed to keep a dog declared a "vicious" dog under the City of Calgary Animal Control Bylaw.
- All dog excrement should be disposed of promptly as outlined in "Cleaning up after your pet", section 3 of these procedures.
- All dogs must be confined or on a leash at all times, when outside the unit.
- Dog runs are not allowed at Sarcee Meadows and any existing dog runs will be removed on move out, at the member's expense. Removal costs may include removal of contaminated soil, removal and replacement of fence, installation of loam and sod, and labour costs, and any other expenses needed to restore the yard to "move out standards."

[...]

[...]

City of Calgary Fair Entry Program

Program: Calgary Transit Low-Income Seniors Yearly Pass

Did you know that if you are a low income senior you may qualify to receive an annual bus pass for \$20 for the whole year? You can go to this website for more information <http://www.calgarytransit.com/fares-passes/passes/Low-Income-seniors-yearly-pass> or call 403-537-777 (Calgary Transit) or 403-262-1000 (General Inquiries)

There is also a program for low income youth and adults. You can go to this website for more information <http://www.calgarytransit.com/fares-passes/passes/low-income-monthly-pass>

Program: Recreation Fee Assistance

Almost all registered programs offered by the City are eligible under the Fee Assistance program (some restrictions may apply). Go to this website for more information <http://www.calgary.ca/CSPS/Recreation/Pages/Fee-assistance/Home.aspx>

Children and youth (17 years of age and under) may take up to four programs to a maximum subsidy of \$250 (whichever comes first) during a 12 month period. Fee assistance recipients receive 90% of the registration fee to a maximum of a \$100 credit towards their program. For example, if a program was \$39.50, the fee assistance rate would be \$3.95. For a day camp that costs \$168, the fee assistance rate would be \$68. The customer pays the total balance due, on any charges over and above the \$250 maximum subsidy

Adults may register in one program per 12 month period and pay 10 per cent of the registration fee. The maximum subsidy is \$50. The customer pays the total balance that is over the maximum subsidy, For example, a class that costs \$41.15 would cost \$4.11 under fee assistance.

Admissions

Aquatic Fitness Facilities and Leisure Centres - Customers with a Fee Assistance card will receive a 75% discount on the general admission drop-in rates at our [Indoor Pools, Fitness, and Leisure Centres](#).

10x or 30x and Build-a-Pass - Fee Assistance participants will also receive a 75% discount on 10X, 30X and Build-a-Pass (a monthly or yearly pass program)

Adult golf - The rate charged is 65% off adult green fee rate. (Varies by course and day of the week Golf Courses). Time Restrictions:

- Valid Monday to Thursday before 3 p.m. (excluding holidays) and after 2 p.m. Friday to Sunday and holidays.
- Valid anytime at Par 3 courses.

Junior golf - Boys and girls ages 6-15 years of age who have been approved for fee assistance have access to free opportunities to learn and play golf through The City's Junior Golf Subsidy program.

Other partners offering discounted rates are The Calgary Zoo, Heritage Park and many others.

City of Calgary - Fair Entry - Programs and services for low income Calgarians

Our Fair Entry program lets you apply for multiple programs and services with one application. Your eligibility is based on your income. For more information on if you qualify and how to apply, check this website <http://www.calgary.ca/CSPS/CNS/Pages/Neighbourhood-Services/Programs-and-services-for-low-income-calgarians.aspx>

What subsidy programs are included?

Program	How and when you get your pass or service
<u>Calgary Transit-Low Income Youth and Adult Monthly Passes</u> Provided on a <u>sliding scale</u>	As soon as you are approved through Fair Entry, your pass can be purchased <u>online or in-person at one of the listed locations</u> .
<u>Calgary Transit Low-Income Seniors Yearly Pass</u>	As soon as you are approved through Fair Entry, your pass can be purchased <u>online or in-person at one of the listed locations</u> .
<u>Recreation Fee Assistance</u>	As soon as you are approved through Fair Entry, your Recreation Fee Assistance Cards can be picked up at any Calgary Recreation <u>leisure centre</u> or <u>aquatics centre</u> .
<u>No Cost Spay/Neuter Program</u>	You will be contacted by phone within 28 business days to ensure your animal is healthy and ready to be spayed or neutered, and to book an appointment.
<u>Seniors Services Home Maintenance</u>	You will be contacted by phone within 30 business days to ensure you meet criteria related to age and ability, and book a time for your service.

Your **Canada Revenue Agency: Notice of Assessment** is one of the ways to demonstrate your income to qualify for City-subsidized services through [Fair Entry](#).

The combined total incomes from line 150 for all adult household members must be an amount less than or equal to the low income cut-off:

Low-Income Cut-off (LICO) for the 2017 Tax Year*	
Size of Family	Total household income
1 person	25,338
2 persons	31,544
3 persons	38,780
4 persons	47,084
5 persons	53,402
6 persons	60,228
7 or more persons	67,055

◆*Letters to the Editor:*◆

Letters to the Editor are the opinion of the author[s] and do not reflect the opinions of the Board of Directors or the members of Sarcee Meadows Housing Co-operative Ltd.

Letters to the Editor are not edited for content by the newsletter committee prior to printing.

The following letter to the editor is a reprint from the 2016 Summer Newsletter.

Sarcee Meadows is Green Again

It was such an uplifting experience to see many members actively participating in the last General meeting on June 16. People took the time to do their homework and prepared / addressed questions relevant to the budget deliberations.

This vital discussion was an indication that members feel comfortable with Management and the Board again to dialog and be part of a democratic process, and wish to see our Cooperative strong and sustainable.

I was planning to line up by the microphone and provide a few words of clarification, but after a while I decided to write it down and share my feedback with the members through the Connections newsletter instead.

As a past Board member for almost 5 years, and being actively involved in a few aspects of our Cooperative, I became familiar with the past green space maintenance practices, before Green Dream Landscapes came to our rescue.

The Budget for overall grounds keeping is almost the same amount and it has always been a part of our Financial Statements for many, many years.

What is different, is the way the green space, other grounds maintenance, and snow removal processes are being managed.

How?

Historically:

- Early in the spring each year, our Administration would place Job Postings to recruit Seasonal Workers for grounds maintenance in the Connections Newsletter and through flyers.
- Depending on the status of economy in Alberta/Calgary, sometimes several applications would be submitted, or just a few.
- **Our full time staff would need to:**
 - Screen the applications/resumes.
 - Select candidates for interviews
 - Schedule interviews
 - Conduct the interviews
 - Make a decision, who will be qualified for hire
 - Hire seasonal staff
 - Process the paper work
 - Coordinate and conduct the orientation
 - New staff would need to be taken around our big Co-op several times to be comfortable with the scope of work. They would need to be shown where the common grounds and members' perimeters were.
 - The temporary staff would need to be introduced by the full time staff on what to do, where and how, where the supplies were stored, how our fleet works, access to the Maintenance tools, and how our cooperative worked.
 - The young seasonal workers very frequently would need to be constantly supervised and searched for, as they would not perform in a responsible way, despite orientations, guidelines and radio system in place.
 - Very often, in the middle if the training or right after, these newly hired workers would quit without notice or would not report to work without notice. Or they would find better paid jobs or easier jobs.
 - While our full time staff were busy hiring, orienting, educating the seasonal workers, in the meantime, work orders were piling up.
 - To accommodate both needs, our full time staff would frequently have to work overtime to fulfill the members' needs and try to organize the grounds and seasonal maintenance.
 - Each year, the Administration tried a different approach, without any success.
 - Our grounds were not well maintained, garbage piling up under the trees, corners. The irrigation system has been damaged beyond repair by seasonal workers driving over it with golf carts and other equipment, without respect to our property.
 - Sarcee Meadows's budget not only had to offset the wages for seasonal workers, overtime for our full time staff and repair numerous damages. Most likely several of the Maintenance shop supplies have been taken as well.
 - Occasionally Workers Compensation Board expenses had to be covered as well.

In conclusion..., the Budget Line was always there.

Grounds Maintenance was built into the budget for many years in the past and it is there now, but the system did not work and it cost us the same if not more.

Until the day, when Green Dream Landscapes came to our doorstep and proposed a mutually beneficial, professional, and sustainable solution.

Green Dream Landscapes have qualified and affordable staff, they know what they are doing, they are honest, polite, and super-efficient.

Miracles, take time.

For a month and a half, Green Dream Landscapes were removing and raking a huge amount of garbage and debris resulting from many years of neglect. Each square foot of green space, each tree and shrub had to be taken care of.

But what a difference it is to see our grounds now. Revived and well-trimmed grass, no garbage under the trees, hedges, and shrubs trimmed.

Some of members are not able to care for backyards, shrubs trimming, and grass cutting due the lack of skills, ability, or mobility issues.

With Green Dream Landscapes' extended services that include care of our backyards and snow removal to the doorstep, some of our aging members can extend their independent living for many years and continue to be part of the Sarcee Meadows big family.

And if members are in doubt, fortunately we can learn more about finances and Sarcee Meadows' operations by becoming members of committees and of the Board, and have a first-hand experience.

Submitted by:

Slawa Gruszczynska

Subject: Squirrels, and other urban wildlife

Let them find their own food!!

You are not doing them any favors by feeding them

AND

you are creating problems for your neighbors.

Please **STOP** this irresponsible behavior.

Co-operatively yours,

A member who is tired of cleaning up the mess
and damage to my container plants.

◆Classifieds◆

Disclaimer: Any ads placed in this newsletter are not to be considered as an endorsement by Sarcee Meadows Housing Co-operative Ltd. but are for information only.

For Sale:

3-in-1 Fondue, Grill & Raclette Set

Grilling your favourite meat, poultry, or seafood...

Melt delicious cheese for vegetables...

A culinary experience for everyone to enjoy!

NEW!!! Only \$35 Contact (403) 698-9100



FOR SALE:

Yamaha Stereo / Receiver & Tower Speakers - \$300.00

Sony VHS Camera (Needs Work) - FREE

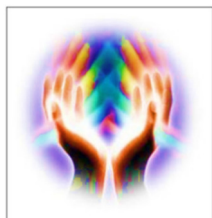
Please call Chuck in A45 at 403-249-8755

FREE:

Couch and 2 Lazy Boy Chairs

- from a smoke free & pet free home
- normal wear
- pictures on office bulletin board

Please call Eva at 403-229-9533



Healing Intentions:

Psychic/Medium

Card Readings

Book a party

Call Shelly: 403-660-2045

Energy/Crystal healings

Other Services available

Knitted Dish Cloths For Sale:

Assorted colours and patterns. \$2.00 each or 3 for \$5.00.

Call Tricia: 403-242-0048



House Cleaning:

I have over 15 years' experience and I'm available for all your cleaning needs; organizing your home or helping with small tasks on a weekly, biweekly or monthly basis. \$25.00 per hour includes all products needed for cleaning.

Contact: Monika 403-920-0920 or email: cleanandshine28@gmail.com

Straightline Painting:

Residential painter, competitive prices, 30 years' experience. Used by SMHC

Call Peter: 403-998-5179

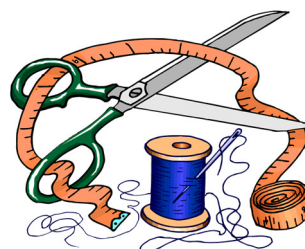


Moments Fashion Solutions

- Need Alterations?
- Italian Leather Products
- Baby Boots

Contact Marzena - 403-397-3779

www.momentsfashion.com



A deal too big to pass up for co-op members.

Your co-op's membership with SACHA (Southern Alberta Co-operative Housing Association) gives you access to exclusive rates on home services when you sign up with TELUS.



Whether you're a new or existing TELUS customer,
sign up with no term and save:



50% off each month on any Optik TV[®]
and Internet product.*

Call 1-866-667-9749 to sign up today.
Registration begins: May 15, 2018



*Offer expires December 31, 2018, and is available to new and existing residential customers in partnered multi-dwelling unit buildings. Offers are subject to change without notice. Regular prices apply at the end of the promotional period. Offer can only be renewed for residents of partnered buildings. The Essentials is required for all Optik TV subscriptions. TELUS reserves the right to modify channel lineups and regular pricing without notice. HD TV input-equipped television required to watch HD. Minimum system requirements apply. Final eligibility for the services will be determined by a TELUS representative. The 15% discount applies to the current regular price of Optik TV and TELUS Internet for up to 12 months. Discount does not apply to any hardware charges, administration and access fees, Internet add-on service charges or one-time charge offers (including, but not limited to Netflix, Video On Demand, Pay Per View and premium sports plans). Existing customers must pay any applicable early termination fees if they are currently in a service agreement. TELUS Home Phone service terms apply, visit telus.com/serviceterms for details. Taxes and 911 service charges are extra. Calling features available in most areas. Prices may vary by area. Some restrictions apply, visit telus.com/homephone for details. TELUS, the TELUS logo, TELUS PureFibre, Optik, Optik TV and the future is friendly are trademarks of TELUS Corporation, used under licence. © 2018 TELUS 18_00408-01



ForMe Pharmacy Bridgeland

103 736 1st Ave NE, Calgary, T2E 0B8

Phone: 403-930-7905 Fax: 403-930-7906

Sarcee Meadows Housing Co-operative Member, H Block

- Free home delivery
- Blister pack services
- Prescribing pharmacist available
- Injection Services including flu shots, shingles, pneumonia and travel vaccines
- Smoking cessation
- Attached clinic to pharmacy where walk-in patients are accepted
- All Insurance plans covered (Govt., private) with direct billing

Hours of Operation

Monday to Thursday 9:00 AM to 5:30 PM	Friday 9 AM to 12:15 PM / 1:15 PM to 5:30 PM	Sat 10:00 AM to 2:00 PM
Contact: Mohammed Shujaiddin (Pharmacy Manager / Owner) Email: formepharmacy@outlook.com		

Ladies & Girls only Swimming Session

Organized By

ICNA Sisters Calgary

Golden opportunity for ladies & girls to learn swimming from female instructors with no men around. Covers are on all of the windows looking into pool area. Confirm your spot by contacting Farha Fatima (Contact information given below).



Steam-room, Hot tub, Aqua size



Plenty of FREE Parking

Where: Killarney Aquatic & Recreation Center

1919 – 29th Street SW, Calgary

When: Every Saturday

(First session starts on February 24th, 2018)

Who: Open to ladies & girls of all ages

Time: 5:00 pm to 7:00 pm

Rate: \$8 - swim only

\$12 - with instructor, - Pay in advance

Contact: Farha Fatima

Phone: 403-969-9648

Email: farha1_khan@yahoo.com



ICNA Sisters Canada
Islamic Circle of North America

CALENDAR:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
July 8	9	10	11	12	13	14 Stampede Breakfast
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	August 1	2	3	4
5	6 Shop and Office closed for Heritage Day	7	8	9 Entertainment @ 7:00	10	11
12	13	14	15	16	17	18 50 th Anniversary BBQ, Seniors Social, and Adult Social
19	20	21	22	23	24	25
26	27	28	29	30	21	Sept. 1
2	3 Shop and Office closed for Labour Day	4	5 Property Maintenance @ 7:00	6	7	8
9	10	11 Membership @ 7:00	12 Property Enhancement @ 6:30 Environment @ 7:00	13 Education & Involvement @ 6:30	14	15
16	17 Finance @ 7:00	18	19 Personnel @ 7:00	20	21	22
23	24	25	26 Board Meeting @ 6:45	27	28	29

COMMITTEE CONTACTS: 2018 – 2019:

C.S.I. (Co-op Seniors Interests)

Chair: Lucille Ranchuk

Board Liaison: Isabell Reznik

Education and Involvement

Chair: Judy Silzer

Board Liaison: Helen Serrurier

Elections

Chair: Marie Forester

Entertainment and Social Events

Chair: Sandy Christensen

Board Liaison: Jenn Jenkinson

Environment

Chair: Russ Chandler

Board Liaison: John Preston

Finance

Chair: Maria Brogowski

Board Liaison: John Preston (Treasurer)

Grievance & Resolution

Chair: Georgia Gardiner

Honours and Awards

Chair: Audrey Templeton

Board Liaison: Joanne Mick

Membership

Chair: Sandy Christensen

Board Liaison: Isabel Ciok

Newsletter

Chair: Kim Spence / Sonya Nadon

Board Liaison: Isabell Reznik

Personnel

Chair: Pat Fenlon

Board Liaison: Kelly Edwards

Property Maintenance

Chair:

Board Liaison: Mike Cooper

Property Enhancement (includes Parking and Security)

Chair: Wayne McAdam

Board Liaison: Dean Putman

Committees can be contacted by calling the office at 403-246-2746 Ext. 102 or emailing janine@sarceemeadows.coop

After Hours Emergency Maintenance:

In the event of an emergency maintenance situation after hours please call the Emergency Maintenance Cell Phone at:

403-813-2783

