



WINDWARD
CO-OPERATIVE
HOMES INCORPORATED

34 Little Norway Crescent, Toronto, ON M5V 3A3 Tel: (416)260-8791
www.windwardcoop.ca

WINDWARD NEWS

JANUARY 2021

YOUR BOARD UPDATES

RECRUITING VOLUNTEERS: WE NEED YOU!

Committees are essential for a healthy co-op. In fact, Windward relies on the expertise and guidance of committees to ensure the co-op runs efficiently and effectively — which is why we're working with members to restart three essential committees.

We are recruiting volunteers for the End of the Operating Agreement Committee, the Capital Projects Committee, and the Finance Committee. Volunteers will develop expertise to make recommendations to the Board and ensure the on-going health of the co-op.

Board committee liaisons will work closely with committee chairs to ensure the voice of each committee is well-represented at the Board. We know a lot of work and thought goes into being a committee member, and we value your time and expertise. Thank you for sharing your talents with our community.

1. End of the Operating Agreement (EOA) Committee:

We are urgently seeking forward-thinking volunteers to join the EOA Committee! Windward's operating agreement with the federal government ends this spring, which means there's a number of vital decisions that need to be made ASAP — including the continuation of rental subsidies. Committee members must quickly develop an understanding of the key priorities and make

recommendations to the Board and co-op members. Committee members will:

- Understand the National Housing initiative of Government for Co-op Housing
- Understand the role of CHFT as Windward enters a new CHFT agreement
- Understand best practice from other co-ops that have already passed their EOA
- Change the Organizational By-Law & Subsidy Policy to reflect end of operating agreement
- Communicate to members about the impact of EOA.

This is a limited-term volunteer role and is expected to wrap-up this summer. All members welcome.

2. Capital Projects Committee:

Kitchen renovations. Window replacements. The podium project. Windward is an aging building, and that means a lot of big-ticket projects are on the horizon that need to be prioritized and budgeted. Committee members will:

- Develop a strategic five-year plan to prioritize and schedule capital repairs
- Advise on budget needs for projects (including loans, where necessary)
- Provide input in the annual capital budget process to Finance Committee.



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Be a hero and sign-up today! You'll earn the bragging rights to say that you saved everyone from having leaky windows — and who wouldn't want to brag about that?

This is an on-going position.

3. Finance Committee:

Like the EOA and Capital Projects Committees, the Finance Committee has an important role in helping the co-op run effectively. Volunteers will work with the Board Treasurer (currently Kika) to help manage the financial health of the co-op! Priorities include:

- Monthly review of financial statements
- Provide input in the annual process for operations and capital budget.
- Research requirements for taking out a long-term loan with a financial institution.
- Research requirements from CHFT for long term loan.

This is an on-going position.

Sign-up forms will be posted in the lobby. You can also volunteer for these committees and all others by contacting the office by phone or email.

Note: Plans are in the works to restart the Accessibility Committee. Stay tuned for more details!

KEEP YOUR NEIGHBOURS SAFE

Thank you to the majority of our members and visitors who are wearing masks in common

areas at Windward — including the lobby, elevators, and laundry room. COVID-19 is spread by aerosol, which makes it essential to wear a mask to protect others. With the new strain of COVID-19 being even more contagious, wearing your mask is more important than ever. Unfortunately, some members and visitors are still not wearing their masks, including for extended periods in the lobby. ***Please wear your mask at all times when in shared spaces.*** Protect yourself. Protect others.

GET IN TOUCH WITH US

The Board meets at 6:30 PM via Zoom on the second Thursday of every month. Please submit your letter in the Board Communications mailbox outside the Windward Office. The Board President checks the mail weekly, and you will receive a letter of acknowledgement along with the date of the next Board meeting. Kindly submit your letters before February 4th to be included in the February 11th Board package.

Is your matter urgent? Please contact Gloria or Sandra so they may assist you.

With thanks,

— Your Board:

Leigh Valliere, President
Johann Louw, Vice-President
Khadija (Kika) Boujnane, Treasurer
Keith Nickson, Corporate Secretary
Lina Di Carlo, Staff Liaison
Robert Strizic, Director
Gail Yardy, Director



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NOTES FROM THE OFFICE

RECYCLING ROOM: Members are reminded to break down large and small corrugated boxes and place in the recycle totes. Please do not put recycling items down the garbage chute, bring them to the recycling room on the main floor. Please be considerate of Stephen and put items in their respective place.

HOUSING CHARGE cheques are due on the 1st of the month or 1st business day of the month. We encourage you to postdate cheques for the whole year or start automatic withdrawal. Cheques received in the office after 9:00 a.m. will automatically be charged a late fee of \$30.00. *Avoid late fees.*

WORKORDERS: Please continue to submit workorders to the office for items that need attention. Although COVID-19 has affected the type of work that can be serviced immediately, the office is still accepting workorders so that all work can be completed when the time allows. Please note, all water leaks, appliance issues, pest control and some electrical work are currently considered “urgent.”

MASKS: Please wear your mask when in common areas of the site.

LETTERS: A member was expecting an important letter. The postman put the letter in the wrong mailbox. The letter was then pinned to the bulletin board in the lobby. A short while later the letter went missing and was never delivered to the right person. **If you receive a letter that is clearly not meant for you and looks important, please put it in the office mailbox.**

PACKAGES: Members are reminded not to take packages that belong to somebody else. Please check the address label before picking up a package.

We look forward to a positive year ahead and closer community presence at Windward! A special thanks to the Social Committee for the beautiful display of lights that were meticulously placed throughout the co-op, Board members who have decided to volunteer their time and efforts for the betterment of this beautiful community and to the Snow Committee for all the work they do on a daily basis!

MAINTENANCE Lorena’s last day with Windward is January 20, 2021. She will be dearly missed by all members and staff. She is hard working, well-mannered and has been such a positive influence on all who have met her. We are sad to see her go and wish her the very best in her future endeavors. Lorena will be replaced by Gustavo who has years of experience and has been shadowing Lorena for the past 2 weeks. Welcome Gustavo!

*Happy New Years
to all Windward members
and
their friends and families
for 2021!*

WINDWARD TIMES



Looking back 2020 wasn't all bad! Although it was a year of extraordinary stress we did come out at the end of it with some positives. The exterior envelope had been secured and provided much needed structural reinforcement to our beloved residence. As is often the case with construction, unforeseeable hitches and glitches had been sorted out, yet the workmen remained friendly and hard-working in spite of the relentless heat. In the end we all benefited by being proud of a safe, secure and attractive co-op.

Many of us had to endure a double-whammy because our kitchens were completely demolished for renovations during this time as well. Again unforeseeable obstacles arose, but the workmen were thorough and diligent every step of the way and I for one, am thrilled with the results.

By the Editor, Monianne.

Windward Social Committee

As the end of that unprecedentedly awful year, 2020, drew to a close, the Windward Social Committee proposed a great idea to lift our spirits. To compensate for the imposed isolation we all felt, they voted to establish an inspiring new Winter Festival of Lights. Beautiful tiny twinkling lights were strung across the trees by Ric Tremaine, the new Committee chair and our helpful good neighbour Derek. *Windward Winter Blues* will be brightened for years to come.

Anyone is invited to volunteer to make occasional suggestions and help with a social event you enjoy. As an occasional volunteer or as a dedicated Social Committee Member you can make a difference

Let's all come together to beat the 2021 Covid blues. Members and staff will really appreciate your input.

Kika Boujnane Treasurer

Many of us know Kika well, as she is always one of the first to volunteer to help with social events in the co-op. She is quickly snapped up to be the Treasurer of any committee she joins because her career in the Finance Industry makes her an ideal candidate. Kika has lived with her daughter, Maya 16, and Sarah 14, here at Windward for the past 12 years. We remember her daughters from the times they participated in all the festive social events we used to have. She has always been very friendly and willing to help a neighbour.



Neighbourhood ? # 1



Keith Nickson Corporate Secretary

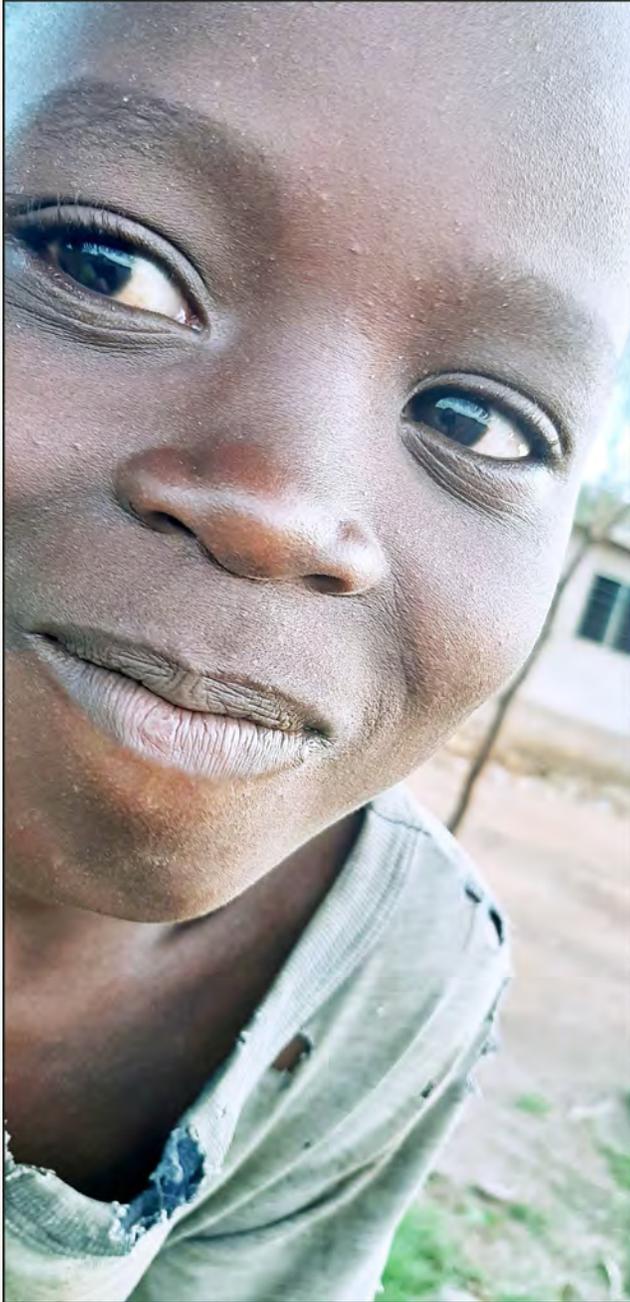
Keith Nickson has been a delightfully friendly and helpful neighbour since he moved here four years ago.

It was at the height of Beatle Mania in '67 that young Keith (12) left his native Liverpool with his family to start a new life in Toronto. It was a great era to immigrate here. Keith's father, John, a commercial artist, became the Advertising Manager of the famously eccentric store, Honest Eds. Ah, the swinging 60s.

Keith's career encompassed social work, teaching and journalism. He wrote book reviews for The Toronto Star and The Globe. Keith came to live at Windward whilst teaching at George Brown College. He ran courses on mental health and addiction.

Keith is the father of three sons. The eldest, Daniel, lives with him, in their lovely apartment, which overlooks the courtyard.





Keith Nickson; Tanzania

Just over a year ago, Keith volunteered as a teacher of English in Tanzania, a country where young children are educated exclusively in Swahili. When they reach high school, it switches to English. Volunteers who share their time between various village schools to teach the children English are invaluable. Without this help, many would not make it through high school.

Keith found that the bonds that were created in only two months, led to deep and rewarding friendships. Mitwa, 7 years old, was particularly drawn to Keith, and would go everywhere with him, even though he required a translator to communicate.

The crowning glory of this trip was a Safari in the Serengeti. Keith did a lot of shooting on the Safari; luckily for us, it was with a camera, not a gun. They say a photograph is worth a thousand words, so he has got one hell of a story to tell.

Perhaps when this frustrating Covid isolation is over, we could enjoy an interesting evening of a talk, slide show and print exhibit by Keith in our Waterview Room.



Escape the Covid BLUES

- + Collect & Identify Mystery Neighbourhood *PhotoQuestions*
Prize Awarded in September
- Learn a new a skill
- Organize and create more space in your home
- Read at least one new book
- Learn how to cut your own hair
- Treat yourself to a home spa day
- Throw a Zoom cocktail party
- Have a monthly co-op Jeopardy night on topics of local interest
- The Art of Winter By Globe & Mail

Editor:

Monianne

Assistant Editor:

Alina Kouvchinova

Proof Readers,

Ann Kennedy

Bridget Young >

Contributors:

Keith Nickson, Kika Boujnane,

Sandra & Gloria



WANTED The Finance Committee

This important committee urgently **needs volunteers!** Please **apply to the office** as soon as possible. Anyone with a financial or accounting background would be an asset.