

2012 THE YEAR OF GETTING MANAGEMENT RIGHT

Without sound management, co-ops often get into difficulty that threatens their survival. And if one co-op is lost, it's a loss to the entire co-op housing community.

That's why CHF Canada has declared 2012 the Year of Getting Management Right. And because 2012 is also the International Year of Co-operatives, now is a perfect time to emphasize the role management plays supporting the co-operative housing enterprises that provide our members with affordable, community-minded housing.

Good governance and sound management go hand in hand. At this year's CHF Canada Annual General Meeting in Niagara Falls, there are plenty of workshops to choose from in both the Member Education Forum and the Co-operative Management Conference. Boards need to know what sound management looks like, and how they can support and keep it. And co-op managers and staff can choose from topics that support them in the work they do. And remember that Management is one of the

standards of 2020 Vision, so look for the Management Standard workshop to help your co-op along the road to becoming a 2020 Co-op.

In 2004 the members of CHF Canada adopted five Core Management Standards that help measure and improve the quality of management in your co-op, no matter what kind of management you use. They are:

- *Managing the finances*
- *Keeping the co-op in good repair*
- *Keeping the co-op full*
- *Meeting your legal requirements*
- *Supporting good governance.*

To learn more about the Core Management Standards you can refer to Getting Management Right in the Resource Centre on our website. And throughout the year of Getting Management Right look for more resources and tools to be launched that support the Core Management Standards.

Article Source: CHF Canada

The 2011 national Good Governance Survey provided us with a great snapshot of the quality of governance in housing co-ops across the country, and a clear sense of where co-ops need more support. During the Year of Getting Management Right we would like to take the same kind of look at management in co-ops: members will be able to participate in a survey that will give a national overview of the state of management. Co-ops will also be able to take the test on their own to see how their individual management measures up. Look for the Sound Management Survey to be launched in the early spring: the results will be announced at the AGM, and shared with all members in NewsBriefs.

There's a lot more to come throughout the Year of Getting Management Right, and there are already many resources available in the CHF Canada Resource Centre, just go to the main page and follow the links to Managing Your Co-op. So start thinking about the value of sound management in your co-op, and look forward to a whole year of Getting Management Right.

MEMBER RIGHTS AND RESPONSIBILITIES: DID YOU KNOW? Article Source: Betty Jensen

1. YOU AND ALL MEMBERS HAVE THE RIGHT TO:

- peaceable possession of your assigned units and to personal privacy.
- participate in the operations, management and decision-making process of your co-op and to make decisions in the best interests of the whole co-operative.
- use an appropriate process to resolve disputes with other members, the board or staff as described in co-op policy.
- decorate and make alterations to your unit as described in co-op policy
- Receive housing charge assistance if you are eligible and you receive board approval.

2. YOU AND ALL MEMBERS HAVE THE RESPONSIBILITY TO:

- comply with all the laws of the land and all co-op documents, contracts and policies.
- vote on the housing charge at a

- general membership meeting.
- submit your housing payment in advance of the 1st calendar day of each month and to make the amount payable on the 1st day of the month.
- pay a late penalty fee for each day you are in arrears starting at the end of the 1st calendar day of the month.
- make your housing payment by cheque, bank draft or money order.
- pay all charges as decided by the board.
- take care of the co-op's physical property as described in co-op policy.
- carry required insurance – if you cannot live in your unit because of fire for example, you will not be asked pay your housing charge for the time of repairs or restoration, but you must pay for your own alternate accommodation.
- meet all legal and financial obligations of your membership in the co-op. All shareholders in your unit are together AND individually

- responsible for these obligations.
 - give proper notice if you decide to leave the co-op – usually 2 clear calendar months' written notice.
 - pay the housing charge for the required notice period even if you move out early.
- ### 3. THE CO-OP IS REQUIRED TO:
- follow the PIP Act (Personal Information Protection Act) regarding collection, use and retention of personal information.
 - follow the specific process described in your co-op's by-laws and the Cooperatives Act if the board wants to consider terminating your membership and occupancy rights.
 - invite you to meet with the board before they pass any motion of termination.
- ### 4.
- take care of the co-op's physical property as described in co-op policy.

Please take time to review your agreement.



SACHA Shares

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• WINTER 2012



Hi Wood Housing Co-operative member, Bertha Soderquist was happy to participate in the cake cutting ceremony to launch the International Year Of Co-operatives. This was done simultaneously with other co-operatives across Alberta.

YEAR OF THE CO-OP Written by AM 1140/Sun Country 99.7FM

The United Nations officially declared 2012 as the International Year of Co-operatives (IYC) on Thursday.

Live web casts were held out of Ottawa and Calgary to recognize co-ops around the world for the roles they play in their communities.

Launches were held at twelve locations across Alberta, one being at the Hi-Wood Meadows Housing Co-op (HMHC), a 62 unit co-op in High River.

Brenda Davies with the Southern Alberta Co-operative Housing Association (SACHA) says business and housing co-ops in towns are all part of one big community.

"We're all inter-connected and we all support each other," she says. The Hi-Wood Co-op belongs to SACHA and we belong to the Alberta Community and Co-operative

Association and the Canadian Co-operative Association and we all support each other. It's a very large business model."

Doris McKay with the HMHC says they will be trying something new this year as part of the International Year of Co-operatives.

"We have talked about being a part of the trade fair when it's here in High River and setting up a booth and making people aware of the going on's of a co-op and what they mean and how they are run," says McKay.

Davies says the launch is a great way to spread the knowledge of co-ops to people who may not know the importance of them.

Several co-ops in High River are taking part in IYC including Servus Credit Union and the United Farmers of Alberta.

UPCOMING EVENTS

SACHA'S AGM
April 14, 2012

CHF CANADA AGM
June 6 - 9, 2012

TRADE FAIR
June 14, 2012

INTERNATIONAL
DAY OF
CO-OPERATIVES
July 7, 2012

CO-OP WEEK
October 16 - 22, 2012

Updates are available on the ACCA website on a regular basis.



Hi Wood Residents and community members watch a web cast for the launch of the International Year of Co-operatives (January 12).

STAFF

Brenda Davies, Executive Director
Colleen Rollinson, Member Services Assistant

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Susan Farmer, Chair
Joanne Crouse, Vice Chair/ Treasurer
Linda Harsh, Secretary

SACHA MEMBER CO-OPS

Acton House, Alberta 75, Bridge, Canadian Hispanic Village, Clearview, Deerfoot Estates, Hi-wood Meadows, Hunter Estates, Jubilee, Libert, Moccasin Flats, Moose Country, Ramsay Heights, Sarcee Meadows, Sikome Rise, Springhill Ranch, Sunnyhill, West Heritage Manor, West Scenic Acres, Whippletree West and Mountain Haven.

SACHA Shares is a newsletter, published twice a year for member housing co-operatives, providing information and commentary on issues important to co-operative housing members. It is delivered free to every member household.

LAYOUT

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If you would like more information about how to get involved in any of the activities discussed in this newsletter, please call SACHA's office at 403.233.0969.

Many thanks to the volunteers and staff of housing co-ops for delivering the newsletter to the member households.



Exclusive for SACHA members.

- We are pleased to introduce our new catalogue and special pricing to all SACHA members.
- This catalogue has over 800 commonly used products for building maintenance products and is specially priced for your association to take advantage of.
- To obtain your copy of the catalogue and price sheet please contact Lisa Abraham at 1 866 306 7662 ext. 6272.

For information on your maintenance and special project requirements, please contact Paul O'Connor at 403 464 1640 or email paul.oconnor@rona.ca

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2012 International Year of Co-operatives



INTERNATIONAL YEAR OF CO-OPERATIVES

Article Source: CHF Canada Website

The United Nations has declared 2012 the International Year of Co-operatives (IYC) in recognition of the strength and social benefits of the co-operative business model. UN Secretary-General Ban Ki-moon says "Co-operatives are a reminder to the international community that it is possible to pursue both economic viability and social responsibility."

The international co-operative movement has seized on this opportunity to increase public awareness and support for co-ops. The International Co-operative Alliance (ICA), the Canadian Co-operative Association (CCA) and many other sector organizations have launched IYC websites and projects

to launch, celebrate and advocate for co-operative enterprise.

Canada's housing co-operatives are excited about the opportunity to be part of IYC, both individually and through CHF Canada and regional co-op housing federations. At CHF Canada's 2011 Annual Meeting in St. John's, NL, members passed a resolution to use IYC as an opportunity to build awareness and advocacy for co-op housing.

Canada's 2,200 housing co-ops are celebrating and advertising IYC using the ideas, information and IYC merchandise developed and circulated by CHF Canada.



CONNECT WITH US



Find SACHA and the Alberta Co-op Cafe on Facebook



Follow IYC on twitter@iycalberta and twitter@CoopAlberta

TWELVE WAYS YOU AND YOUR CO-OP CAN GET INVOLVED

Source: CHF Canada Website

1. Buy an IYC banner to hang on your building.
2. Start an IYC committee.
3. Put the IYC logo and slogan on your website, letterhead and emails.
4. Band together with other co-ops in your region to do something together.
5. Decide how you can partner with or support another co-op for mutual benefit.
6. Organize a party or open house and invite neighbours, friends and elected representatives.
7. Investigate a new co-op each month, join at least one new co-op in 2012.
8. Ask your mayor to issue a declaration honouring IYC 2012.
9. Host a charitable event—show how co-operative enterprises do indeed build a better world.
10. Call on a local newspaper, radio or television station to do a feature on your co-op in light of IYC.
11. Post the seven co-op principles, review them at a members meeting, and discuss how your co-op could follow them more closely.
12. Offer to speak to a classroom, school or other group about your co-op, the co-op movement.