

# NewsNotes



# CCOC

# August 2008

## Go Green Progress Report

On July 19th, CCOC's Green Team met for the first time for a day-long workshop of education, brainstorming and planning. The Green Team is made up of tenant volunteers who are interested in the environment and who are helping CCOC develop strategies to encourage tenants to move towards a greener lifestyle. They are also Green Leaders in their homes, buildings and communities.

The Green Team identified four areas for CCOC to focus our education and outreach:

**Mobility** – encouraging tenants to choose walking, biking, transit or car sharing

**Utilities** – educating tenants on how to manage temperature issues in their unit with blinds, fans, or draft-proofing; and providing reminders to turn out lights when leaving the room.

**Shopping** – encouraging tenants to support local businesses and use cloth bags

**Waste** – encouraging composting and recycling

The Green Team is still recruiting, and it's never too late to get involved! If you're interested in becoming a member of the Green Team, or in getting involved in a specific area of interest, please contact us!

**Right now, we're looking for tenants to complete a survey answering questions about your habits in each of the four areas - Mobility, Utilities, Shopping and Waste.**

You can find CCOC's carbon footprint survey online at:

**[www.ccohousing.org/gogreen](http://www.ccohousing.org/gogreen)**

or get a paper copy by contacting  
Sarah Button at 613 234 4065 ext. 237,  
or [sarah.button@ccohousing.org](mailto:sarah.button@ccohousing.org).

## Inside...



**613-234-4065**

Maintenance ext. 707

Rental ext. 224/245

Finance ext. 230

Communications ext. 240

*"NewsNotes" is written & published by CCOC's Membership & Communications Department. Your comments, submissions & suggestions are welcome. Call Meg McCallum at ext. 240 ([meg.mccallum@ccohousing.org](mailto:meg.mccallum@ccohousing.org)) or Karen Batsch at ext. 241 ([karen.batsch@ccohousing.org](mailto:karen.batsch@ccohousing.org))*

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# CCOC Contemplates Laundry Changes

A year and a half ago after a number of break-ins to CCOC laundry rooms, the Property Management Committee (a volunteer committee made up of CCOC tenants) started discussing the idea of getting rid of cash in laundry rooms and using "smart cards" instead. This led to a larger investigation of contracting out laundry services. Property Management Committee raised a number of questions that staff has been investigating. The answers, along with input from tenants and staff, will help the committee and CCOC's Board decide whether to contract out laundry services to a third party company. Here are some of the questions:



## **Are we making money from our current operations?**

Yes. The money we make from the laundry machines goes into the general pot of operating money for that building. It is money that goes to help pay the mortgage, the maintenance and the utilities. But maintenance and repair of our aging laundry machines is taking time and resources away from other maintenance. When there are break-ins to laundry rooms the time we spend fixing things cuts into our staff time to do other maintenance, and to the money we have available to do that work. CCOC would get less revenue from the laundry rooms if we contract out laundry service, but this would be offset by lower utility costs with energy efficient machines. So it's a matter of figuring out how best to use the revenue and human resources we have.

## **Could CCOC afford to replace machines and put in a laundry smart card system by ourselves?**

CCOC is already struggling to find the money to do major capital replacements (for roofs, windows and elevators). Replacing all our machines with new energy efficient machines would cost around \$250,000, and the money would come from this same pot of capital reserve funds. The cost of the laundry smart card system and its administration would be on top of this. While the new energy efficient machines would save money on the utility bills, CCOC wouldn't be able to replace machines until they were completely worn out. It was suggested that we use the Go Green project funding to buy new machines. This grant from the Ontario Ministry of the Environment is only to be used for education and outreach. CCOC keeps an eye out for grant programs that will help us with energy efficiency retrofits and investigates any funding possibilities.

## **Can CCOC control the price tenants pay to keep laundry services affordable?**

The contract CCOC would sign with the laundry company would state that CCOC receives a percentage of revenue from the machines. The contracts generally have a clause allowing the laundry company to charge cost of living increases. CCOC can then choose to increase the cost at the machine or to accept less revenue. Realistically, CCOC cannot and would not permanently freeze laundry rates. Increases in utility costs alone will eventually require CCOC to increase the rates. But the ultimate decision to increase the price paid by tenants - when, and how much would always rest with CCOC.

## **Who is responsible if a third party company provides a service in CCOC buildings?**

CCOC would continue to pay utilities (water, electricity, gas), and would continue to clean the laundry rooms and the machines. We would receive a predetermined percentage of revenue from the machines.

The laundry company would be responsible for providing attractive, functioning, energy efficient machines, that will be replaced as needed. They guarantee repair times – swapping out machines if required to get things going again, and replacing machines that break down repeatedly. They would also provide the smart card system and manage it. The laundry company carries insurance to cover damages from defective machines and from floods or other incidents. There would be a 24 hour help line number to contact for any problems you experience. The company would have a required response time for solving your problem.

## **Would CCOC tenants be comfortable switching to a Smart Card system?**

For this question, we went straight to the source - continue reading on the opposite page!

# Are You Ready?

## Emergency Preparedness

It is important that every one prepare an emergency plan for times of crisis such as power outages, fire or emergency evacuation. There are several websites with information that can help you prepare:

1. The Public Safety Canada Website - [www.getprepared.gc.ca](http://www.getprepared.gc.ca)
2. The City of Ottawa Website - [www.ottawa.ca/residents/emergency](http://www.ottawa.ca/residents/emergency)
3. The Ontario Ministry of Health - [www.health.gov.on.ca/english/public/program/emu/emerg\\_prep/emerg\\_prep\\_mn.html](http://www.health.gov.on.ca/english/public/program/emu/emerg_prep/emerg_prep_mn.html)

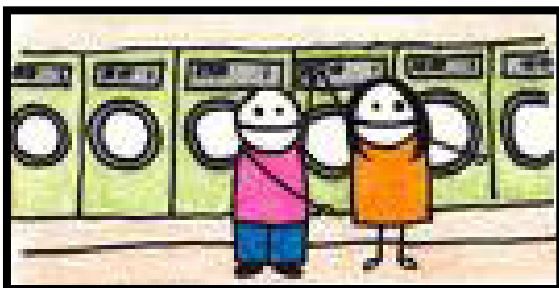
**If you have health systems that depend on electricity, make sure that you have a back up power supply on hand.**

## Laundry survey says...

Earlier this month tenants in buildings with coin laundry machines received a survey from CCOC asking their opinions on switching to a Smart Card system. Almost 950 surveys were distributed to tenants, and more than 200 responses were received. This means that over 20% of tenants responded - which is a really high response rate for a survey! This tells us that laundry is an important issue for tenants.

We are in the process of tabulating the survey results, and a report will go to Property Management Committee on August 21. The Committee will make a recommendation to the Board of Directors for their meeting on August 27. If the Board decides to hire a commercial laundry company, the changeover would take place sometime this fall.

**If you would like more information, or have suggestions or comments, please contact Leanna at 613-234-4065, ext. 234 or come to Property Management Committee on August 21 at 7:00 pm.**



**Centretown Movies**  
**Outdoor Film Festival**  
Dundonald Park  
512 Somerset St. W.

**Fri. August 1**  
**THE CONSTANT GARDENER**  
Presented by: Engineers Without Borders

**Sat. August 2**  
**TRANSFORMERS**  
With Pixie Cram's short film: Secret Love

**Fri. August 8**  
**KING CORN**  
Presented by: World Inter-Action Mondiale

**Sat. August 9**  
**THE MALTERSE FALCON**  
With Trash Tape Productions' short film: The Librettos

**Fri. August 15**  
**HAROLD AND MAUDE**  
Presented by: Lady Fest

**Sat. August 16**  
**RATATOUILLE**  
Presented by: Good Food Box  
With Pixie Cram's short film: Working at the H & S

**Start time: 8:30 pm**  
No Alcohol is permitted on-site  
Admission is always pay-what-you-can  
Bring your own popcorn!

We are looking for volunteers!  
For complete festival details:

**centretownmovies.org**  

# Community Notes

## Ottawa Folk Festival

Date - August 16 to 19  
Phone - 613-230-8234

Location - Britannia Park  
Website - [www.ottawafolk.org](http://www.ottawafolk.org)



Performers include: The Carolina Chocolate Drops (Thursday); Broken Social Scene, Jerry Douglas (Friday); Sarah Harmer, The Sadies, Colin Linden (Saturday); and Rufus Wainwright, The Duhks (Sunday). Day passes from \$18 to \$42 while 4-day passes range from \$30 (students), \$50 (youth) & \$70 (adults).

## Capital Pride 2008

Date - August 18 to 24  
Phone - 613-421-5387

Pride Parade - Sunday August 24, 1 pm  
Website - [www.prideottawa.com](http://www.prideottawa.com)



The high point of the Pride Festival is the Pride Parade, which starts at the Garden of the Provinces on Wellington (west of Bay), moves eastward (passing in front of the Supreme Court and the Parliament) to Elgin Street, proceeds south on Elgin Street to Laurier Avenue, and finishes in front of Ottawa City Hall.

## Gatineau Hot Air Balloon Festival

Date - August 29 to September  
Passes - \$16-1 day ;\$27- 4 days; \$57-4 day plus rides  
Phone - 819-243-2330

Location - de la Baie Park, Gatineau  
Children under 8 - free (proof of age required)  
Website - [www.montgolfieresgatineau.com](http://www.montgolfieresgatineau.com)



You can watch the balloon launches for free in Rockcliffe Park just off the Aviation Parkway. Flights are planned for around 6:30 am and 5:30 pm each day and are subject to weather conditions.

**The CCOC office will be closed on  
Monday, September 1 for Labour Day.**

**Notre bureau sera fermé le lundi, 1er septembre  
pour la fête du travail.**



## CCOC Committee Meeting Schedule

STANDING COMMITTEES	AUGUST	SEPTEMBER	TIME (PM)
Membership & Communications	August 6*	September 3	7:00
Development Committee	August 12	September 9	7:00
Finance Committee	August 13	September 10	7:00
Property Management Committee	August 21	September 11	7:00
Rental Committee	August 19*	September 16	7:00 (location TBD)
Board of Directors	August 27	September 24	7:30

\* **Potluck** starts at 6 pm

**Where:** Board Room at 415 Gilmour Street (ring 808). Call 234-4065, ext. 0 to confirm.

**Note:** CCOC will pay taxi fare and family care for committee members attending meetings.