

# KVC Friday Notes

August 15 2025



## ***Annual General Meeting – Attendance Required***

*The KVC Annual General Meeting will be held **Thursday, August 28** at 6:30 p.m. at the Cynthia Ann Bailey Community Centre (CABCC). As per our bylaws, **attendance is mandatory for all members.** Please mark your calendars and plan to attend.*

## **It is time for fresh leadership and active participation. Our co-op's future depends on members who are willing to step up—there is no place for sitting on the sidelines.**

As my term on the Board comes to a close near the end of September, I want to take a moment to acknowledge both the challenges we have faced and the strength that exists within this community. This has been a time of significant instability, and while the board has done its best to serve with integrity and commitment, I also recognize that no single person(s) is the foundation of KVC Board of Directors.

Now it is time for the community to step forward, collectively and courageously, to take ownership of the work that lies ahead. Sustainable change will require shared effort, clear communication, and continued accountability – values I hope will guide the next chapter of leadership. My hope is that new voices will rise to the occasion and bring fresh energy, ideas, and commitment to our shared goals. You Got This!

### **Community Involvement Opportunities**

#### **Join the Landscape Committee Meeting**

September 10, 2025 @ 1:00 pm

#### **Policy Committee**

TBA

#### **Social Committee**

September 9, 2025 at 7:00pm

#### **Board Meeting**

August 20 @ 4:00

### **Social/Kids Committee Event**

Back to school community barbecue -  
August 30th Saturday from 4:00 to 6:00  
p.m.

**Next Garbage Pick Up August 29**

## Without Us, There Is No Co-op: The Hidden Cost of Member Disengagement

Cooperative housing isn't just a place to live — it's a commitment to shared responsibility. At its best, a co-op is a model of community ownership, participation, and mutual care. But when members choose not to participate, especially in critical areas like elections and governance, the very structure of the co-op begins to falter.

Over the years, our co-op has struggled with a lack of clear assessments, direction, and financial resources. Maintenance needs accumulated. Financial and governance planning lacked consistency. Communication became reactive rather than proactive. In response, the current Board of Directors has worked hard to stabilize operations — undertaking unit inspections, restoring sound governance practices, and laying the groundwork for strategic planning and long-term sustainability. But we cannot do it alone.

Even if you have volunteered in the past, your commitment is not over. Membership in a co-op is not a one-time contribution — it is a lifelong responsibility for as long as you live here. Participation in governance, elections, and community life is not optional. It is an expectation of cooperative living — a core principle that makes this model work.

It's important to remember criticism is not cooperation. While feedback and dialogue are welcome, cooperation requires action — not just opinion. True contribution shows up in the physical work of the community: running for election, joining a committee, attending meetings, reading reports, helping with inspections, and showing up when called upon. That is what builds a thriving co-op. Words without follow-through cannot replace the effort needed to sustain our shared home.

There is also a persistent belief within our community — the mistaken belief that day-to-day operations fall solely on the shoulders of office staff or property managers. While these professionals are hired by the co-op to fulfill specific duties, their time must be directed toward clearly defined tasks, not filling the gaps left by member disengagement. Photocopying committee materials, delivering notices, organizing events, and even supporting neighbours in need — these are not management duties. They are member responsibilities. This is the “leg work” of cooperative living. Without it, the system breaks down.

Despite this renewed direction, the same few individuals continue to carry the weight of responsibility. As members decline to stand for election or participate in committees, we are left with limited capacity to maintain momentum. When there aren't enough people at the table, key decisions are delayed, oversight weakens, and burnout becomes inevitable. The focus shifts from community-building to crisis management.

Without people power and financial participation, we lose the cooperative spirit that defines us. Instead of acting collectively, we begin to function as disconnected individuals — prioritizing personal convenience over shared accountability. This is not sustainable.

The truth is simple and sobering: ***if members do not engage, there may soon be no co-op to engage with.*** Apathy invites collapse. Governance failure invites outside control. And the affordability, autonomy, and security we now enjoy may disappear.

If you've ever wondered whether your voice, your time, or your vote matters — it does. *Standing for election. Joining a committee. Showing up. These are not symbolic gestures. They are acts of stewardship. They are how we ensure our co-op survives and thrives. It's not too late to change course. But we must act now, together.*

### **Unit Inspections Scheduled for August**

Throughout the month of August, unit inspections will be taking place across the co-op community. These inspections are part of our continued efforts to maintain property standards, ensure member safety, and plan responsibly for future maintenance needs.

Each unit will be inspected by our contracted engineering team, with the support of a Board representative. Inspections will include both interior and exterior components and are expected to take approximately 30 minutes per unit.

Members will receive advance notice of their scheduled inspection date and time. If you are unable to be home during your inspection, please ensure the office has a working key on file (or you provide a neighbour with your unit key) and that pets are safely secured. These inspections are mandatory and form part of our co-op's commitment to responsible stewardship and community upkeep.

We thank all members for their cooperation and support during this important phase of our maintenance review process.

### **Maintaining Your Unit: A Shared Responsibility**

Living in a housing co-operative means sharing in both the privileges and the duties of community life. A key responsibility is maintaining your unit and completing minor repairs, such as replacing light bulbs, tightening door handles, and keeping drains clear. These small efforts help preserve the quality of our homes, reduce maintenance costs, and support the long-term sustainability of the co-op.

Members are also reminded to keep basements clear and accessible. Cluttered or blocked areas — especially around electrical panels and furnaces — create safety hazards and interfere with inspections and emergency responses. Taking care of your space not only protects your household but strengthens the entire community. If you're ever uncertain about a repair or need support, please reach out to the office or consult your Member Handbook. Let's continue to care for our homes — together.

## **Pest Control: A Shared Responsibility in Our Co-op**

Living in a co-operative means that we all share the benefits of our community—and the responsibility to keep our homes safe, clean, and pest-free. Pests such as mice, rats, cockroaches, and wasps can become a serious problem if not addressed quickly. Prevention and early action are key.

### **Why Pest Control Matters**

Pests can cause property damage, spread disease, and create unsafe or unpleasant living conditions. A small problem can quickly become a community-wide infestation if ignored.

What Members Need to Do

#### *1. Prevent Problems Before They Start*

- Keep kitchens clean—wipe counters, sweep floors, and store all food (including pet food) in sealed containers.
- Avoid leaving dirty dishes overnight.
- Empty garbage regularly and keep bins clean and tightly closed.
- Seal small gaps around doors, windows, and baseboards where pests can enter.
- Avoid clutter, especially in basements, storage areas, and under sinks, as pests seek hiding spots.

#### *2. Act Immediately if You See a Problem*

- Mice or Rats: Look for droppings, gnawed packaging, or scratching sounds.
- Cockroaches: Usually active at night; you may notice droppings, egg casings, or an oily smell.
- Wasps: Nests may appear under eaves, in sheds, or in bushes. Do not attempt to remove large nests yourself.
- Report any sightings immediately to the office or maintenance contact so treatment can begin before the issue spreads.

#### *3. Co-operate During Treatment*

- If a professional pest control service is scheduled, you must follow all preparation instructions (e.g., clearing cupboards, moving furniture) so treatment is effective.
- Allow entry for inspections and treatments—delays or missed appointments can allow pests to spread to other units.
- 

### **Your Responsibility as a Member**

Under our occupancy agreement, members are responsible for maintaining their units in a clean and sanitary condition and for promptly reporting any maintenance or pest issues. Pest control is most effective when the entire community works together—one untreated unit can undermine everyone's efforts.

*Remember:*

*A clean, well-maintained unit is your best defense against pests. Quick action protects not only your household but also your neighbours and the co-op as a whole. Let's work together to keep our homes safe, healthy, and pest-free.*