

Living in a housing co-operative

As a non-for-profit housing provider, **Brighton Yards Housing Co-operative** provides affordable housing to eligible members.

Members of **Brighton Yards Housing Co-operative** do not own any physical asset of the Co-operative, but are entitled to remain in the Co-op as long as housing charges are paid and the obligations of membership, such as following all rules and by-laws, are met.



Members' Financial Contribution

Members pay a monthly housing charge to live in housing co-operative.

As a not-for-profit housing provider, Co-op members pay housing charges to cover the cost of operating and maintain the Co-op's property and building. Members also have input on the budget for operating and maintaining the Co-op.

As a member of **Brighton Yards Housing Co-operative** you are expected to pay your housing charges on time so that the Board of Directors is able (through the property management company) to pay for the Co-op's monthly expenses to manage and maintain the property including staff costs, maintenance costs, repair costs, energy costs, insurance, and mortgage payments.

Education

Directors of the Co-op participate in workshops to ensure that they are properly trained on the roles and responsibilities of serving on the Board of Directors.

Members are also provided with learning opportunities throughout the year to share and learn new skills.

Through the Canadian Housing Federation (CHF) and the Central Ontario Co-op Housing Federation (COCHF) our Co-op has access to workshops and resources for various to help with dealing with government agencies.

Each year **Brighton Yards Housing Co-operative** tries to send a Member (in good standing) to represent our Co-op at the CHF Annual General Meeting.



Democratic Member Control

Each member of the Co-op is entitled to one vote.

Two to three members' meetings are held each year and members are expected to attend in order to help make decision about the Co-op and to contribute where needed.

Other meetings for Co-op members include an Annual General Meeting, to review the Co-op's business and elect new directors, Special Members' Meetings, which are called in response to urgent matters. An Annual Budget Meeting is called to review the costs of operating and maintaining the Co-op and to approve the annual budget.



Co-op Community and Culture

Each housing community is unique.

Brighton Yards Housing Co-operative is a family oriented housing community. Our members also include seniors and new Canadians.

Members of the Co-op participate in developing rules, by-laws and polices which govern how the Co-op is to be managed . Each member is required to read and understand all rules, by-laws and polices.

Here are a few examples of polices, rules, and by-laws at Brighton Yards Housing Co-operative:

- 1) Enter a policy
(common area, pets, parking)
- 2) Enter a by-law
(internal transfer, parking, etc)
- 3) Enter a rule (BBQ's, use of back yard, etc.)

Members are expected to read, understand, and respect our policies and by-laws.