

Watervliet Housing Authority



February Newsletter
2015



Charles V. Patricelli, Executive Director



Watervliet Housing Authority 273-4717
ext. 201 Mary S
ext. 203 Matt
ext. 204 Daria
ext. 205 Mary C
or
office@watervliethousing.org

Emergency Number
273-6085 (after hours)

Watervliet Police Dept.
Call 911

Watervliet Fire Dept.
Call 911

LIKE US ON
FACEBOOK



We have a Web site...
WatervlietHousing.org
Check us out, over
50,000 have!



PUBLIC HEARING

The WHA is about to be selected to participate in HUD's RAD program. This establishes a significant amendment to our approved Agency Plan and it is available for review. A public hearing will be held on **MARCH 30 AT 7 PM** at the WHA office.

Happy Valentine's Day!

Please note, the office will be closed:

February 12th for
Lincoln's Birthday
and
February 16th for
President's Day



Attention All Tenants

Now you can go online and view your balances, account information, and even your open and past work orders! Just go to the WHA website and click on the link to the portal to log in. You can sign in using the first initial of your first name and your full last name as your username and the last 4 digits of your social security as your password. For more details call the office!

Snow Policy

For your safety and convenience, following a snow storm all cars should be removed from the parking lots. Tell your neighbors to move their cars — it will make it easier for you and us. We will TRY and post on channel WVLT 17 when we are going to plow the lots. This hopefully will give you some additional warning. Don't forget to shovel your walks and porches or you will be charged \$5.



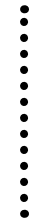
Be heart-healthy.

Make A Date With Your Heart! February is American Heart Month, and Valentine's Day is a great time to start taking steps to be heart-healthy.

- Avoid smoking and secondhand smoke
- Limit alcohol use
- Maintain a healthy weight
- Be active
- Eat healthy
- Avoid stress



Attention Senior Citizens



2015



Attention Hanratta Tenants

Front Load washing machines

You must load your clothes first before you put the money in the slot. Some of the problems with the washing machine at Hanratta (front loaders) are that people are putting the money starting the machines first and then the clothes in the washing machine. This machine is on a timer and you only have a few minutes when you put the money in and shut the door.

Hanratta Tenants: Character Education students have been having coffee and donuts at the Hanratta complex each month with the tenants from 10-12. Upcoming dates include:

- February 8
- March 22
- April 19
- May 3

NO SMOKING

Recently, we have had an issue with finding cigarette ashes in the stairwells at Hanratta. It is an Albany County law that no one is to smoke inside of the building and you could get evicted.



Attention all Seniors with lobbies: ICE MELT

There is a bucket in the front entrance of every senior hallway, please help us out, spread a little on the walkway when you are leaving your apt if you see that it is icy. If you see the pail going empty, please let us know. Be safe and not sorry.



Fall Prevention

The visiting nurses of Albany are continuing their very helpful Fall Prevention program. Are you prone to falls? Perhaps you could benefit from their services. The Visiting Nurses will come to your home and do an evaluation on home safety. There needs to be an order from your physician to do a fall prevention check. They will make recommendations for assertive devices to prevent injury, such as padded pants. For more information you can call 489-1430.



Around the WHA...



2015

Emergency Numbers

The next time you call the emergency number, think if it's really important or if it can wait until tomorrow. Another note to remember; the same maintenance person is not on each night. Try not to call their home numbers, use the emergency number instead, 273-6085. Remember an emergency is a serious electrical hazard, water running that can't be stopped, like a broken pipe (not a dripping sink). If the drain is dripping put a pan under it or shut the valve. If your refrigerator or stove breaks down we call a service company to repair them, we cannot fix them on the weekend or at night. If your drains run slowly it may be the signs of a clog. Call us at the first sign, they usually don't get better.



Windows

We all know that the windows in your apartment are heavy and it's sometimes difficult to push the top window up. If you are having problems let us know. We can give you a dowel stick to put under the window so it will keep the window up. If the window is open even slightly, it will allow the cold air in, making you cold and wasting very expensive heat.



For All Housing Tenants: There will be a meeting at the Joslin Community Room on February 10th at 6 PM and in the Hanratta Community Room on February 11th at 10 AM. All are welcome!

Smoke Detector Maintenance Policy

Your unit is equipped with one or more smoke detectors. You must ensure that the smoke detectors are operating at all times. Never disconnect a smoke detector for any reason.



The smoke detector has a red indicator light on its face. If your smoke detector is operating properly, this light will be lit. If the light is flashing and the smoke detector beeps every few seconds, the battery is low and needs replacement. If the light is not lit or flashing, the battery is dead or has been disconnected if it's electric.

If your smoke detector isn't operating and you need assistance dealing with it, notify the office immediately. If you fail to keep all smoke detectors in your unit operating at all times, you will receive one and only one warning. If you fail to comply with this rule a second time, we will have grounds to evict you.

If it snows, make sure you move your car!

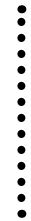


This is what it looks like when a car does not move when we plow the lots.

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Fun For Kids



2015

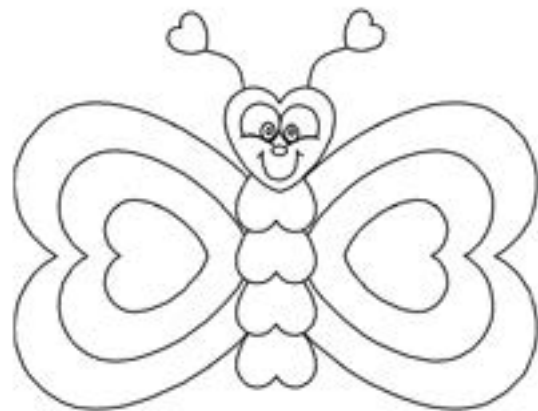


Valentines Word Search

E B V Z N B E B O E D T
 S G A E H E A R T K K I
 G G S C A N D Y E N O H
 Y Z A A S I E W U I D N
 A G R L R T R U F P I N
 P F R I E N D S H I P Y
 H K O S W E E T I E U Q
 T R W B O L N E X E C P
 Z L Y Z L A I E V O L T
 J E U L F V M W Y K M I
 K N M R O S E S Q J C K
 S S C I N S B Y N P J C



- | | | |
|------------|-------|-----------|
| ARROW | HEART | RED |
| BE MINE | HONEY | ROSES |
| CANDY | LACE | SWEETIE |
| CUPID | LOVE | SWEETS |
| FLOWERS | PINK | VALENTINE |
| FRIENDSHIP | | |



Happy Valentine's Day!

Top Five Financial Tips for 2015

First Niagara Bank, which has 19 branches in the Capital Region and one at 1601 Broadway in Watervliet, offers the top five ways for you to get on track with your personal finances in the coming year:

(1) Set a budget and stick to it.

If you haven't done it already, make a list of all your spending for an entire month, and then review it for ways that you can curb expenses for the rest of the year. You'd be surprised at how much that daily boutique cup of coffee adds to the expense sheet.

(2) Eliminate debt.

Remember debt is a four-letter word. Bring it under control or eliminate it all together. Pay down on credit cards, home equity loans or lines of credit. This will free up your money for a variety of good things – like more financial security.

(3) Create a Rainy Day Fund.

Life is full of uncertainty and surprises – an unexpected illness, a job loss or even the arrival of a new baby in the family. The rule of thumb is to have at least three to six months of living expenses socked away for when the unexpected occurs.

(4) Save, Save, Save.

If recent economic difficulties weren't reminder enough, this is a perfect time to evaluate your investment goals and objectives and begin to save, if you haven't already. You could be saving for a house, college education or retirement – or for all three!

(5) Invest in Yourself.

When it comes to personal finance, you also need to protect your livelihood – your largest source of income. Stay ahead of the curve, and any potential job elimination, by continually investing in more education and training that will prepare you for advanced employment opportunities and career changes if needed.



2015



For All Watervliet Housing/Section 8 Tenants

Believe it or not there are **ONLY** 145 days to Summer!!!

This year we are again sending one child to summer camp. We are trying to obtain some other donations for more camperships. If you have a child that is interested and have not received an email notice, please contact the office as soon as possible with your email information. Last year we sent a child to Camp Coby. It was a great experience and a great program. These camps fill up quick so if you're interested we need to know. Also, if we do make reservations for your child and they fail to attend for any reason you must agree that you'll pay the cost of the registration if we can fill the opening. If you have any questions, let us know. We'll base selection on a first come first serve basis.



Section 3 Employment Opportunities

At the Housing Authority it is our policy to assist residents whenever the opportunity presents itself. We accomplish this in many ways one of which is helping contractors and local businesses who periodically are seeking new workers, find qualified persons for filling of those positions. Also from time to time we hire persons for grounds keeping, painting and cleaning services.

So that we can facilitate this process we are asking any resident who wishes to do so to fill out the information sheet and return it to the main office. In doing so we will be able to link employers with interested persons qualified in the line of work that is available.

If you have any questions please contact Nicholas Ostapkovich at 273-4717.

Section 3 Employment Information

Name: _____

Address: _____

Phone Number _____ Email Address _____

Education: High School _____ Associates Degree: _____ Bachelors Degree: _____

Work Experience: (check all that applies)

Construction: _____ Plumbing: _____ Electrical: _____

Computer : _____ HVAC: _____ Laboring: _____

Landscaping: _____ Masonry: _____ Roofing: _____

Clerical _____ Carpentry _____ Mechanical _____

Other Skills and or Experience:

Signature

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For Your Information

FREE Ice Melt

The Watervliet Housing Authority does its best to keep the safest sidewalks possible when there is snow or ice. But there are times when ice forms when we're not around or re-freezes.



You can now pick up some ice melt to keep handy in your apartment. We have some at the maintenance garage and the office. You can always store the ice melt in a small coffee can with a lid, that way it is easier to handle and store.

Need a PC?

The Housing office just received a new batch of PC's. Any tenant that needs a PC and doesn't already have one, should contact the Office.



Special Accommodations...

We are required by law to take reasonable steps to make this site as accessible for disabled residents as for non-disabled residents. If any member of your household is disabled or becomes disabled and needs some accommodation or modification of the apartment or its policies, please bring it to our attention. You must also inform us if your household may have difficulty or at any time is having difficulty meeting its obligations under the lease or house rules because of a member's disability. We want to make sure that disabled residents are treated fairly and have the same positive experience as non-disabled residents, and we need your help in meeting this goal. Most accommodations are easy to make, like a smoke detector with a louder pitch and a strobe light.



City Garden & Learning Center

If you are interested in learning gardening skills and growing some vegetables or fruit, there is now going to be a city garden and learning center where you can. There will be classes at the learning center on Broadway and Fourth Street. For more information, contact Michael McGlynn at 272-8255.



NETWORK JACKS

Routers of any kind are not allowed to be plugged into the outlet for your network jack. You are not supposed to plug anything into your outlet because it will interfere with the broadband access and no tenant will be able to get on the internet.



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Around the WHA

Painting of Apartments

It costs the WHA approximately \$400 for labor and materials to paint an apartment. It is worth it to keep your apartments looking nice. Please try to use care when moving furniture. Remember to wipe off fingerprints and crayon marks; it all helps to keep the apartments nice.

Keep Windows Locked



Many windows and doors have been found to be unlocked. Your windows should always be locked for security reasons and to prevent drafts. Call us if you need help.

Garbage

Garbage should be in cans and placed out the night before pickup. If a mess is found you are expected to clean it up. If the authority must take it away you will have to pay the disposal charge.

Showers

After taking a shower please check the outside of the tub for water. It's the usual cause of water damage. Please make your family more aware of it and pull the curtain tight and wipe up any water immediately. You will be responsible for damaged floors.

Hilton/Hanratta Tenants

As a reminder, the light over the door inside your apartment is for the generator emergency lighting. When the generator runs every Friday around 3 PM this light should go on for an hour, if it doesn't call the office. In the event of a power failure this is your only light in your apartment. DO NOT USE CANDLES!

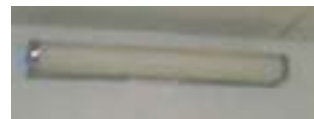
Safety Points for Rinnai Heaters

- Do not allow anyone to poke articles through the vents.
- Do not allow young children or an infant to sleep directly in front of the heater.
- Do not spray aerosols while the heater is operating. Most aerosols contain butane gas, and can be a fire hazard if used near this heater when in use.
- This appliance must not be used for any purpose other than heating.
- Save money on your gas bill, clean your filter monthly.



Carbon Monoxide Detectors

Carbon monoxide (CO) is a colorless, odorless, tasteless and toxic gas that results from the incomplete combustion of fossil fuels, such as gasoline, natural gas and oil. Dangerous amounts of CO can accumulate when fuel is not burned properly, or when rooms are poorly ventilated and the CO is unable to escape. Always be sure if you heat with gas that your CO detector is working!



Kitchen Tips

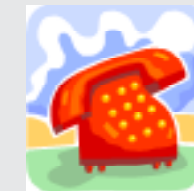
- For cleaning sinks, use mild soap powder detergents. DO NOT use bleach or abrasive scouring powder.
- To avoid stoppages, never empty grease, coffee grounds, potting soil from flowerpots or other refuse into your sink. If your sink does get stopped-up, don't try to fix it yourself. Notify the office. Never use commercial lye or other drain cleaners to clear-up stopped sinks. Most of the time, they only worsen the problem.
- Keep the burners on your stove clear and properly adjusted. Burners should light automatically when you turn the knob. A blue flame means more heat and will not blacken pots and pans. Necessary adjustments will be made without charge. Just put in the request for the service at the office. Also, please wipe the stove top clean after each use to prevent grease buildup and avoid grease fires.
- For routine care of wood cabinets, wipe with a soft, dry cloth. For soiled cabinets, wipe with a damp cloth and polish dry with a clean, soft cloth. In case of heavy soil and for occasional cleaning, use a wood cleaner preservative. Polish with a soft, dry cloth.
- For routine care of laminated plastic counter tops, wipe with a cloth dipped into mild dishwasher detergent and water. For stubborn stains, you may apply a small amount of mild powder cleanser with a damp cloth. Rinse several times and wipe dry with a clean, soft cloth.

Rugs and Vinyl Floor Tile

Rugs cannot be glued or nailed. You are permitted to use carpet tape. This also applies to your kitchen floor. You are not allowed to install any vinyl floor tile.



Emergency



Notification Call System

The Watervliet Housing Authority was the first area agency to start a new system to help notify our tenants of emergencies, snow removal, or important messages that we feel you need to know quickly and as efficiently as possible. If we have your up-to-date phone number you will be called as long as their is an available person in the WHA to make the notification. This is a courtesy call, not a guarantee. Please call the office for any changes in telephone numbers, license plates or emergency contacts so you will be included in our system.



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For your information...



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Attention Tenants

How Rent Is Determined

The rent you pay is either 30% of your gross income (after allowable deductions) or a flat or ceiling rent, whichever is less (see exclusions below). Residents can choose to pay the flat or ceiling rent even if it is higher than the income based rent. Your family's income determines your individual rent. This is why another family, perhaps, a family of your size living in an apartment of your size pays a different amount of rent each month.

Exclusion to the 30% rent rule are: casual or sporadic income; reimbursement for the cost of medical expenses; lump sum addition to assets; hazardous duty pay in the armed forces; servicemen's lump sum death benefits; temporary resident's income; foster care income; live-in aide's income; Title V employment; full-time students; veteran's benefits – for tuition, books, etc.; earned income for children under 18 years old; food stamps; income from reparations to Native Americans; and Holocaust survivor benefits.

Eviction /Termination of Tenancy

Though the most common form of eviction is for failure to pay rent, a tenancy may also be terminated when a resident or a member of a resident's family engages in prohibited conduct. Such conduct includes: willful misrepresentation of any material fact relating to eligibility for admission, continued occupancy, or the amount of rent to be paid; breach of rules and regulations; failure to provide satisfactory verification of family income; the transfer of possession of an apartment for use by a person or persons other than the tenant of record; chronic rent delinquency; poor housekeeping; and non-desirability.

Non-desirability is defined as conduct or behavior which presents a danger to the health and safety of neighbors or WHA employees; behavior which damages WHA property, or poses the threat of damage; behavior which is considered to endanger the peaceful occupation of other residents; sexual or moral offenses; or common law nuisances.

Residents and their families can also be evicted for drug activity on or off of WHA grounds, for illegal drug trade or activity on WHA premises. Residents are responsible for the conduct of all visitors, family members and guests to their apartments. Loitering and consumption of alcoholic beverages in public spaces is prohibited.

It is important to keep in mind that the U.S. Department of Housing and Urban Development (HUD) may perform an annual verification of this information through its Income Verification Program. Residents income data reported to the Housing Authority may be matched against records kept by the Internal Revenue Service and the Social Security Administration. If a discrepancy is detected the resident will be notified by letter, and then asked to contact the Office.

Sometimes, obviously, changes in family composition will mean that your rent will be reduced. Sometimes, they will mean the reverse. Either way, changes must be reported. **That's the law.**

PC For Kids What are you waiting for?

If your son or daughter is attending school or college and doesn't have a home computer, give the office a call. We are getting donations of older but usable computer parts and then reassembling them into computers for children in the housing authority that need them. It is on a first come first serve basis with the older children receiving priority. Each child can also work with a computer specialist and assemble their own computer. Don't wait, call us now.



**WVLT
channel 17
is on Time
Warner Cable
or 116.2 for
regular cable
users.**

Watch WVLT for school closings

ARE YOU GOING TO BE A HIGH SCHOOL GRADUATE THIS JUNE?

If so, NYSPHADA provides a scholarship of \$2000 to one graduating high school student. This scholarship is for high school seniors living in public or assisted housing. If you would like an application you can go to the housing office to pick one up.



Things to do in Watervliet:

At the civic center:

Nutrition Program – Every Tuesday & Wednesday Evening

- Learn how to eat healthy
- How to prepare simple snack
- Keep a daily nutrition journal

Physical Fitness Program – Every Monday & Wednesday Evening

- Learn fun new ways to exercise
- Set goals

- Strive to reach your goals and have healthier life style

Zumba Classes

8:30AM – 9:30 AM on Saturday mornings.

For more information, call the Civic Center at 273-5922



Helping a Fellow Firefighter

Schuyler Heights recently held two benefits to help a fellow firefighter, Dave Plouff. On December 18th, David Plouff was coming home from working the overnight shift at Colonie EMS when he heard the call for a fire near his house over the police scanner. His house, which he resided in for 20 years, burnt to the ground. On his GoFundMe page, they raised \$50,410 for Plouff in hopes to help him get back to normal. The money from each fundraiser for Dave Plouff also will help him rebuild on his property, which he hopes to do.



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Money Saving Recipe

Roast Chicken with Potatoes and Butternut Squash

Price: \$1.62 per serving (4)

Pantry Checklist:

- 2 tbsp Minced garlic
- 1/2 tsp Dried rubbed sage
- 1 (3½-lb) roasting chicken
- Red potatoes (12 oz) cut into wedges
- 1 1/2 cups cubed peeled Butternut squash (about 8 oz)
- 2 tbsp Butter, melted
- 3/4 tsp freshly ground black pepper

1. Preheat oven to 400°.
2. Combine garlic, salt, pepper, and sage in a small bowl. Remove and discard giblets and neck from chicken. Starting at neck cavity, loosen skin from breast and drumsticks by inserting fingers, gently pushing between skin and meat. Lift wing tips up and over back; tuck under chicken. Rub



- garlic mixture under loosened skin. Place chicken, breast side up, on rack of a broiler pan coated with cooking spray. Place rack in broiler pan.
3. Combine potatoes, squash, butter, garlic, salt, and pepper. Arrange vegetable mixture around chicken. Bake at 400° for 1 hour or until a thermometer inserted into meaty part of thigh registers 165°. Let stand 10 minutes. Discard skin.

Happy Valentine's Day!



February 2015

Charles V. Patricelli, Director

Waterliet Housing Authority

2400 Second Avenue, Waterliet, NY 12189