



Watervliet Housing Authority

April Newsletter 2016



Matthew J. Ethier, Executive Director



Watervliet Housing Authority 273-4717
ext. 201 Mary
ext. 203 Kylea
ext. 204 Daria
ext. 205 Mary Clinton

or
office@watervliethousing.org

Emergency Number:
273-6085 (after hours)

Watervliet Police Dept or Fire Department
Call 911



Green Island INSPECTIONS

Green Island inspections will be held April 29th for all 13 apartments. Please remove all items off your stove so we can check your burners.

PAYMENT DUE

Last Day Rent is due Thursday, April 7th.

Resident survey? If we have your email address and a work order was completed at your apartment, you would have received an electronic survey. Fill it out and let us know how we did.



Don't Forget Mother's & Father's Day are Coming!

Every year we use WVLT to recognize our parents. You can submit your photo to the office so we can air it on WVLT. Get your photo in early, typically we don't get much help to put this program together so we need your photos in early.



2016 CHW Scholarship Fund

For students living in affordable housing, the Cannon Heyman & Weiss Scholarship Fund will be awarding successful, qualified applicants and will offer financial aid for full- and part-time study at approved colleges, junior colleges, technical schools, and other post-secondary institutions leading to a degree, diploma, or certificate. Graduate studies are not included.

This year's awards are expected as follows:
\$10,000 • \$5,000 • \$2,000

For more information (www.chwattys.com)
Deadline for application is May 17, 2016.



We have a Web site

WatervlietHousing.org
Check us out!

On May 3rd, HUD will be in VRV to inspect apartments. Your apartment may be chosen, so please call in any work orders as soon as possible!



2016



Page 2

Tenant Election Schedule

March 10th: Pick Up Petitions

May 9th: Last Day to Hand in Petitions

June 8th: Tenant Election

VRV Site Visit

NYS Housing + Community Renewal will be visiting a few randomly selected apartments May 9th and 10th! So please, if you have any issues with your apartment, report them to the WHA Office!

The Wing Wars

Help support the Watervliet Civic Center! The Wing Wars will be at 3pm on April 9th. The AOH on 1021 Ninth Ave will be hosting the event. Tickets will be available in advance or you may get them at the door.

PRIME HEALTH CHOICE

Managed Long Term Care (MLTC) Program
Quinn: April 11th at 10 am
Hanratta: April 12th at 10 am
GISH: April 18th at 10am
Call Danielle Smith at (518)424-7836 if you are interested in attending or have any questions.



911 system

If you need to call for the Police, fire or Emergency help you need to call 911.

DO NOT CALL THE OLD NUMBER 270-3833. Only call the 270-3833 number for general information that you can wait to get a return call back. You will need to leave a message and someone will get back to you as soon as possible.

Tenant Meeting

There will be a tenant meeting to discuss the Annual Plan at the Joslin Office on April 18th. The meeting will begin at 11 am.



For Your Information

Don't forget?

Don't forget you must have a working smoke detector in your apartment. There must be one on every level and in each bedroom. Report any problems to the office immediately. If found disconnected or missing it you could receive a 30 day notice to vacate.



Let's Play Ball ...

At the park that is. Baseball is not to be played in the courtyards. Please report anyone who is violating this rule. The next window broken could be yours and you will be responsible for the repair.



Clotheslines

Clotheslines are the responsibility of the tenant. Children have been known to pull on these lines, which can cause them to break or worse. To prevent children from playing with your clothesline get some rope and attach rings or hooks to each end. When you are done, unhook the line and take it home until the next time you do laundry.

Report Repairs

Report anything that needs to be repaired immediately. Waiting can make the problem worse and result in more costly repairs. **DO NOT TELL A MAINTENANCE MAN, REPORT ALL PROBLEMS DIRECTLY TO THE OFFICE.** We have a message service at night to record work orders. If you called in a work order, tell your children so they aren't surprised when the maintenance men come to do the repairs.

Water beds

Water beds are allowed only if you have tenants insurance that will cover any damage that may be done by the water bed to Watervliet Housing Authority property. The policy should be brought to the office so a copy can be placed in your file.

Education Opportunity Center Info

The school directs students and families to the EOC in Troy at 145 Congress Street (273-1900). The EOC is linked to the GED program at HVCC (www.hvcc.edu/eoc). Questions are also answered at 629-HVCC



Spring Clean Up

Spring is here and when the snow melts everything looks dirty. Please help by raking and picking up papers. By raking and cleaning up the spring flowers bloom more easily. Let's all help make a good impression. If you need rakes call the office. Remember it's your home, so keep it clean!



2016

Page 3



2016

For Your Information



Spring Cleaning

Cleaning of windows is here. If you are a senior and you need help, call the Office and ask for a referral. If you need your windows cleaned and don't know how to remove them, call the office and someone will be glad to show you. It beats paying for a damaged window. Also if you install an air conditioner you MUST put a 2x4 under the unit to protect the storm window.

Shopping Carts

Shopping carts cause a problem. Yes, they are offensive to look at around the site but even more important is the potential harm that they could cause to children playing on the property. All carts should be returned to Price Chopper. Anyone violating this policy will be charged the time and cost to get rid of the cart.



Grease Fire

Last year, we had a grease fire in an apartment. The tenants were lucky that it was put out quickly with the fire extinguisher. The fire was caused by cooking with grease on the stove. Be very careful, keep the stove clean and especially the pans and the surrounding cabinets. Once it catches it spreads quickly. Never, ever leave the stove unattended, not even for a minute and never have your children cook with grease.



Satellite Dishes

A law allows residents to install satellite dishes on patios, balconies or inside their apartments. It still bans them from installing satellite dishes in common areas outside their apartment. The law also allows owners and managers to continue to impose reasonable restrictions on residents' installation of satellite dishes, allows owners and managers to continue to ask residents for refundable damage deposits of several hundred dollars or require residents to purchase liability insurance to cover potential damage, such as drilling into fire walls, or personal injury when installing the dishes. Watervliet Housing requires dishes to NOT be installed in the front of any building, it cannot be visible from the street. You must submit a \$100 deposit for its installation. It also cannot violate fire and safety codes. *Source Professional Apartment Management, Oct 2001.*

Grocery Shopping



Did you know that Price Chopper has a bus that picks up seniors every Tuesday morning at 8am and takes them to the Latham Price Chopper. It's free and even if you don't shop it's a chance to get out for a while. For more information contact the office or be in front of the Quinn Community room or in the lobby of Hanratta.



Moving Out?

Information that you need to know before you leave the Housing Authority



2016

1. GIVE PROPER NOTICE TO VACATE. Resident must give proper notice to vacate, as required in the lease.



5. FILL IN HOLES IN WALLS AND DOORS. Resident must fill in all nail holes and other holes in walls and doors.

2. PAY ALL RENT DUE. Resident must pay all rent and other charges, fees, and amounts due and owing to Owner by the date of move-out.

6. REMOVE ALL DEBRIS AND DISCARD. Resident must remove all garbage and debris from the apartment and discard it.

3. LEAVE APARTMENT WITH NO DAMAGE. The apartment must have no damage beyond ordinary wear and tear. Ordinary wear is any kind of damage or deterioration to the apartment, fixtures, linoleum, tiles, walls, windows, blinds, or appliances that naturally occurs over the useful life of the item, but was not caused by excessive or unreasonable use and treatment by the residents and occupants. Ordinary wear and tear does not include damage caused by resident's negligence, misuse, or abuse of the apartment.

7. REMOVE ALL BELONGINGS. Resident must remove all belongings from apartment.

8. SCHEDULE AND COMPLETE PRE-MOVE-OUT INSPECTION. Resident must contact management to schedule a pre-move-out inspection before resident's move-out date.



9. RETURN KEYS. Resident must return all keys.

10. LEAVE FORWARDING ADDRESS. Resident must leave management a forwarding address for the return of Resident's security deposit and other necessary correspondence.



bathroom fixtures and tiles; closets; balconies; and floors.

For Your Information...



2016



Day Basements

The basements for all Day apartments must be kept clean. They can't be used for living areas due to both housing and building code regulations. Keep all smoke detectors and lighting in proper working order. Don't let tragedy happen to you or your loved ones because you didn't take care of your areas.



Health Care Proxy What is it and why should we have one?

That's simple. It makes sure your wishes are carried out in the event of a major illness. Everyone says they are going to but keep putting it off. It's like a will. Don't wait till the last minute. If you ever need one, your health care provider can help you or you can always pick one up at the office or go to our website and click on forms. For more information you can visit the website at <http://www.health.state.ny.us/nysdoh/hospital/healthcareproxy/about.htm>



Live-In's

There is no way to say it but it's simply FRAUD. Having someone stay at your apartment and not reporting it is fraud. Many think that "THEY" don't live there because they get mail at some other place, or they still say they live with their "mom", when in fact they haven't seen their mom in months. Staying in the apartment for more than 3 days and not reporting it is living there.

PC's for Kids Program

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 will be on a first come first serve basis, with the older children receiving priority. There is no excuse now not being connected. This is the opportunity of a life time to have such a valuable tool in this very "Tech Valley" world.

Don't wait, call us now.

Head Start is looking for people looking to sign up their children who will be 4 years old on/or before December 1, 2016 for the 2016-2017 school year. To register your child, you may contact Tasha Pringle at 463-3175 ext. 105.



Many Housing Authorities are choosing to become Smoke-Free. Here are the 5 Leading Reasons why:

- 1. Protect the Health and Safety of Residents and Staff**
Secondhand smoke exposure can cause heart disease, cancer, chronic obstructive pulmonary disease, and other lung diseases. It triggers asthma attacks, and it exacerbates existing heart, lung, and respiratory conditions.
- 2. Cost Savings**
Smoke-Free policies in subsidized housing would save approximately \$521 M per year, including \$341 M in secondhand smoke-related expenditures, \$108 M in renovation expenses, and \$72 M in smoking-attributable fire losses.
- 3. Movement of Secondhand Smoke between Units Cannot Be Controlled**
- 4. Residents Prefer Smoke-Free Housing**
- 5. Smoke-Free Policies are Legal**

Attention Tenants

The Watervliet Housing Authority reinstated the HUD regulation that every tenant (unless exempt) need to complete 8 hours of community service per month. Contact the Office if you have any questions.

Attention All Hanratta Tenants



The emergency pull cords located in your apartments are not directly connected to the Fire Department. When pulled, the cords sets off an audio and visual alarm to notify neighboring tenants that you need help. If you hear or see these alarms call 911 immediately. The responding emergency personnel will follow the alarm to the apartment of the tenant in need of assistance.



Need health insurance? Is your family covered?

If you feel that you might qualify for health insurance call 462-7040 to find out more. If you presently don't have insurance call now!



Please don't waste energy!

It's getting warmer so naturally everyone wants to open their windows, so please remember to turn down your thermostats and radiators. We all pay for the waste, one way or another. **Remember:** Reduce, Reuse, Recycle!

Important Call for High School Seniors!

If you're a graduating high school senior and going to college and need a laptop for school, the Watervliet Housing can help. We have received donations to purchase several refurbished laptops that are in excellent condition. The laptop is FREE as long as you complete one full year. Contact our office to put your name in before they all get taken.



2016

Attention All Tenants



2016

Your thoughts allow us to build a well rounded annual plan and also assist us in identifying the areas we need to consider and possibly address. We are looking for your thoughts on physical improvements that may be made as well as any policies or procedures you would like to see. This can include in your own private unit or in any community areas and grounds. We do our best to try to identify all areas that need to be addressed and some we are aware of and are planning on addressing them in the future. However, the best input comes from our residents such as yourselves, who see and live in the environment on a daily basis. Keep in mind that over the past several years, due to congressional budget cuts, our funding has decreased dramatically. Therefore, we are attacking the areas that are of the highest priority first and utilizing our available funds to the best of our ability with WHA's best interest in mind. Please send us any and all recommendations or suggestions in writing to:

MEthier@watervliethousing.org

Please keep in mind that we must address these areas based on priority and though we'd like to do it all, our funding limits us to the most important things first. Thank you ahead of time for helping us to continue to provide you with safe, affordable housing and we hope you have a great spring season!



Will your child be ready for Kindergarten?



Every child learns and grows at their own inner pace, but have you ever wondered what your child may need to know as

he/she enters his/her first year of school? Below is a list of skills you may want to help your child develop before you send them off to their first day of Kindergarten. Teaching these skills to your child will give them the solid foundation and the confidence they need to be successful at school.

- Recognition of upper and lower case letters.
- Recognition of numbers 1-20.
- Counting in sequence 1-20.
- Ability to sing the alphabet.
- Ability to write first and last name.
- Ability to identify the Title of a book.
- Scans and moves finger from left to right across sentences in children's books.
- Recognition of several colors.
- Recognition of several shapes.
- Begins to write sight words (Stop, Cat, Dog).
- Can dress self.
- Begins organizational skills (put papers in folder etc.).
- Can express self in words when upset instead of crying.
- Can resolve conflicts with peers using words.
- Knows phone number and address.



If you need a trash can call us!

Don't Block the Halls

During last year's inspections at the Edwin Joslin Apartment Complex we noticed several tenants had their hallways full of personal belongings, blocking an entrance way. All tenants should please be aware that blocking an apartment entrance way is a serious fire code violation. Please be sure emergency personnel can easily gain access to both of your entry doors. Remember, in the event of an emergency time is of the

NEWSLETTER SURVEY

Do you think that the newsletter has a lot of valuable information for WHA tenants?

YES NO

Do you read the newsletter each month?

YES NO

What way would you prefer to receive your newsletter?

E-MAIL COPY

Do you have any recommendations for the newsletter?



2016

Tip Sheet on Mold

It is our goal to maintain the highest quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for conditions that could lead to the growth of naturally occurring mold.



TIPS FOR RESIDENTS:

Residents can help minimize mold growth in their apartment homes by taking the following actions:

Open windows. Proper ventilation is essential.

- In damp or rainy weather conditions, keep windows and doors closed.
- If possible, maintain a temperature of between 50 and 80 degrees Fahrenheit within your apartment at all times.
- Clean and dust your apartment on a regular basis as required by your lease. Regular vacuuming, mopping, and use of environmentally safe household cleaners is important to remove household dirt and debris that contribute to mold growth.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows and patio doors using a common household disinfecting cleaner.
- On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows, or windowsills.
- Use the pre-installed bathroom fan or alternative ventilation when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom.
- Use the exhaust fans in your kitchen when cooking and allow the fan to run until all excess moisture has vented from the kitchen.
- Use care when watering houseplants. If spills occur, dry up excess water immediately.
- Thoroughly dry any spill on carpeting.
- Do not overfill closets or storage areas. Ventilation is important



in these spaces.

- Do not allow damp or moist stacks of clothes or other materials to lie in piles for an extended period of time.
- Immediately report in writing to the management any failure or malfunction with your heating system. As your lease provides, do not block or cover any of the heating, ventilation or air conditioning ducts in your apartments.
- Immediately report in writing to the management any evidence of mold growth that cannot be removed by simply applying a common household cleaner and wiping the area. Also report any area of mold that reappears despite regular cleaning.
- Immediately report in writing to the management any inoperable windows or doors.
- Immediately report in writing to the management any musty odors that you notice in your apartment.



Seniors: Watch out for fraud

Senior citizens are especially vulnerable to certain types of crime and fraud. Although those that are at least 65 year old account for only 13% of the U.S. population, this age group represents 30% of the scam victims. This presentation gives seniors the information they need in order to help protect themselves from becoming victimized. Such information includes:

- Consumer fraud can happen at local stores, with any service provider, over the phone, through the mail and increasingly over the Internet.
- Being informed and understanding our rights concerning consumer protection is the best weapon to protect our loved ones, and this presentation by Attorney General office provides critical information. We encourage seniors to take advantage of free tools to aid in vigilantly protecting yourself e.g. Do Not Call Registry, Opting Out of Pre-approved Credit Offers, Obtaining credit reports only through www.annualcreditreport.com, etc. Scam artists are masters of conceit so you want to be armed with knowledge: It is illegal for any lottery, sweepstakes, or loan providers to ask for any payment from you, including taxes or processing fees, before you collect your winnings. Debt settlement companies may end up hurting your credit rating through their practices, even though they claim the contrary.



And if you have been defrauded, the Attorney General's office will explain what can be done to right the wrong. Attorney General office has been fighting for New Yorkers on this front, including:

- Fuccillo East Greenbush case involved deceptive practices as cars that were former rentals were sold as something much better.
- Going after a New York City apartment broker for bait and switch schemes on Craigslist.org that bilked 4,000 New Yorkers out of nearly \$1 million dollars;
- And his office regularly investigates companies based on consumer complaints from forums just like this.
- GE Dishwasher Case in which commercial accounts were reimbursed for defective units, while consumers were not.



Soup Kitchen

In these very difficult economic times the Immaculate Heart of Mary Parish has started a Soup Kitchen located at 2416 7th Ave Wvliet, Time 3:30 to 5:30 on Monday's (Next to ImmHeart of Mary church). Also Take out is available. Please feel free to visit the kitchen and not only enjoy their great food but the great company as well.



If you need anything notarized, please see Matt at the WHA Office.



2016



2016



Hanratta Security

The WHA has an installed alarm on the front door of Hanratta. After 15 minutes the alarm will ring so anyone holding the door open for longer than 15 minutes will hear the alarm. The alarm will turn off when the door is shut. Tenants had concerns about someone holding the door open and then leaving it open for anyone to access the building without using the key. If there is any concerns/questions, please contact the office.



Attention Tenants:

Now that the warm weather is here, many children will be playing outside. Please keep an eye on your children and make sure that they are not hanging off the trees around the complexes. If there is any damages to the trees, you will be responsible.

Pet Policy Reminder



As all tenants should be aware the Watervliet Housing Authority has a pet policy that all tenants are asked to abide by. This policy clearly states the rules which the tenant must follow in order to be a pet owner.

In the recent months, we have found many of our residents are clearly not following the policy. We are finding multiple pets, non registered pets and we are finding a large number of cats being allowed to roam in and out of apartments. This is not fair to the tenants who are following the rules and have to deal with the mess an outdoor cat makes.

We realize that sometimes a cat can get out of an apartment accidentally but it is not OK to let them out even for a little while. Please be aware that any cats that we find outside roaming the property will be caught and taken to the animal shelter as a stray.

Also, our computer system now keeps track of your pet's shots and if the dog licence expires. You will receive two notices before they expire. After the second notice you will receive a notice to vacate. It is important that your pet has the proper shots and care all in accordance with the WHA pet policy.

If you have a pet and do not have a signed, updated pet policy on record at the office, and do not have a security deposit for your pet you could be at risk for a 30 notice to vacate. **Is this worth losing your apartment over?**

April 2016

Matthew J. Ethier, Director

Watervliet
Housing
Authority

2400 Second Avenue, Watervliet, NY 12189

