

Watervliet Housing Authority

February Newsletter

2016



Watervliet Housing Authority 273-4717
ext. 201 Mary S
ext. 203 JoAnna
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

Matthew J. Ethier, Executive Director

Tenant Election Schedule

March 10th: Pick Up Petitions

May 9th: Last Day to Hand in Petitions

June 8th: Tenant Election

Happy Valentine's Day!

Please note, the office will be closed:
February 12th for
Lincoln's Birthday
and
February 15th for
President's Day

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!

LIKE US ON
FACEBOOK



We have a Web site...

WatervlietHousing.org
Check out the Portal!



Primary Elections are coming up on
February 9th!

Get your Voter Registration Forms at the
WHA Office now, we have them available!



Congratulations to the WHA's new Executive Director, Matthew Ethier. Matt has been working at the Watervliet Housing Authority for 10 years and has continuously demonstrated his determination and loyalty to the staff and tenants. We know he will do an amazing job as Executive Director.

Congratulations, Matt!

A message from the new ED on Pg 11

Attention Senior Citizens



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 28
March 20
April 17
May 15



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.

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: USE 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.

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



Watch WVLT for school closings

Around the WHA...

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.



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!

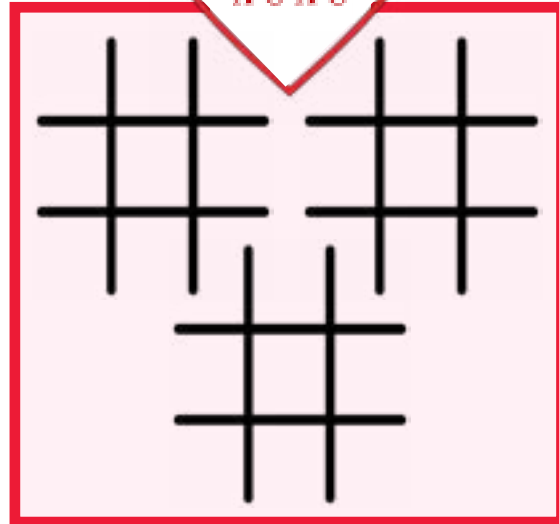


This is what it looks like when a car does not move when we plow the lots.

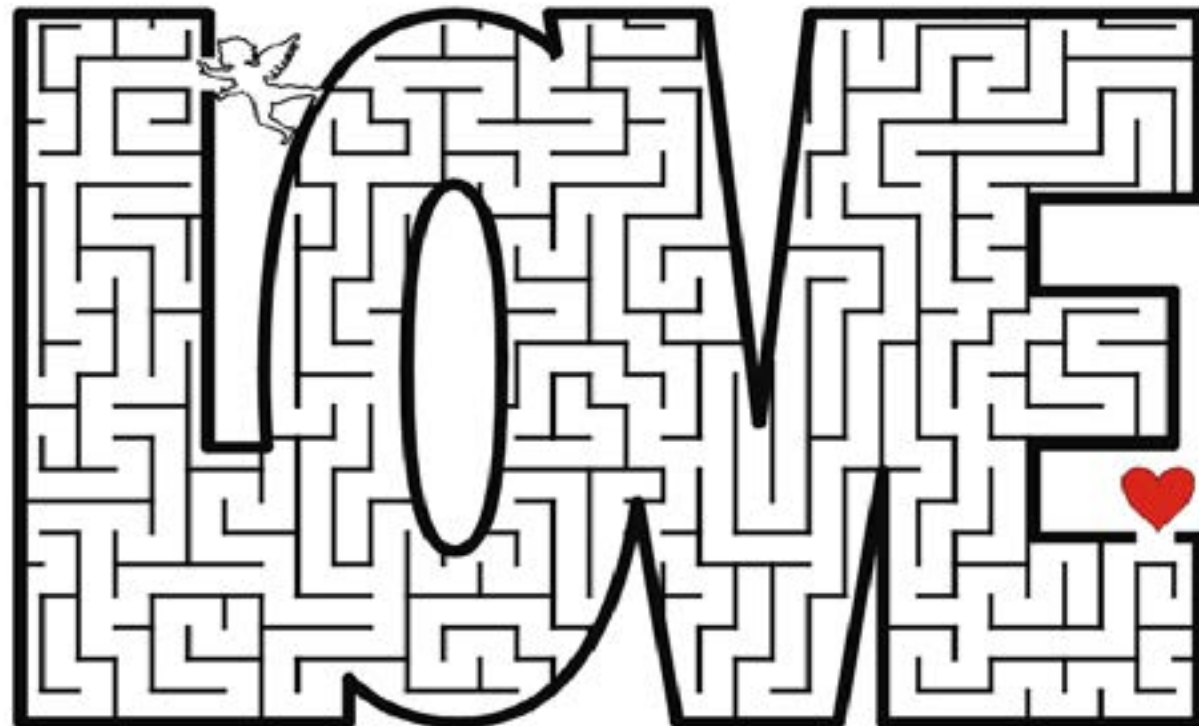
Fun For Kids



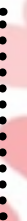
2016



Happy Valentine's Day!



Top 3 Financial Tips for 2016



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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.

(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.



Battery Disposal



The proper disposal of batteries is a critical safety issue for several reasons. First, improper disposal, just throwing them out with the trash can cause a fire. The chemical reaction between batteries and other materials in the trash can create spontaneous combustion threatening your safety. Also proper disposal safeguards the environment. To dispose the batteries properly is easy, just bring the used batteries to the main office. Place them in the container at the counter. We will handle it from there. For your safety as well as your loved ones and neighbors please dispose of batteries properly.

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.

Will it be 6 more weeks of Winter or an early Spring?



Need a PC?

The Housing office just recieved a new batch of PC's. Any tenant that needs a PC and doesn't already have one, should contact the Office at 273-4717.

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.

The Housing Authority is taking advantage of a free program sponsored by National Grid. As part of the program National Grid representatives will be installing CFL light bulbs in all of the apartments. At VRV they will also be installing aerators at the faucet. The goal of the program is to reduce energy consumption thereby reducing your energy costs. Provided below is the schedule starting March 7th. You do not have to be home for the installation. **If you do not wish to participate please advise the office prior to March 1st.**

Installation Schedule – 9 am start each day
Monday March 7th: Eugene Hanratta Senior Housing
Tuesday March 8th: Michael J. Day Apartments
Wednesday March 9th: Van Rensselaer Village
Thursday March 10th: Daniel P. Quinn Senior Housing
Friday March 11th: Edwin Joslin Apartments & Abram Hilton Apartments

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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.

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!



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!

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Move it... ...Avoid towing charges after a snow storm

Be sure the correct information for all vehicles registered to your apartment is on file at the WHA Office. Please return this information to the WHA Office to avoid any confusion while crews are out plowing. Do not risk having to pay the fees if your vehicle is towed! We will try our best to notify you in advance but we make no promises that this will happen, you are required to move the vehicle by 9 am the day following the storm, check up to date details on our website, and Channel 17. Also, with the new technology available, we are trying to make a COURTESY call to you're registered phone number you have on file. Again, this is a COURTESY call, if you don't get the call or hear the siren or whatever the policy stands, you MUST REMOVE THE CAR BY 9AM THE DAY FOLLOWING A STORM!

Name: _____

Apt. Complex and #: _____

Telephone #: _____

E-mail Address: _____

Vehicle 1: Make _____

Model _____

Color _____

License Plate _____

Vehicle 2: Make _____

Model _____

Color _____

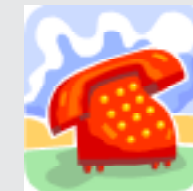
License Plate _____

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...



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.

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.



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

If so, NYS PHADA 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.



Message from the new Executive Director, Matthew Ethier

I wanted to start off by thanking everyone who reached out with the well wishes and congratulations regarding my appointment to Executive Director. I know I have big shoes to fill, but with the support of a wonderful staff, board of commissioners and each of you, the great residents of the Housing Authority, I am confident we will continue in the path of success. I take pride in the fact the WHA Board has appointed me to succeed my mentor Charles Patricelli and I am proud to represent each of you as the Executive Director of our WHA community.

Welcome JoAnna!

WHA would also like to welcome our new employee JoAnna Barella. JoAnna has several years of experience in property management and is a wonderful addition to our WHA Administrative Team.

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!

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All You Can Eat Breakfast Buffet

Go on down to the Schuyler Heights firehouse for some great food and help support their members!

WHEN: Sunday, February 14th 2016

8am-12pm

WHERE: Schuyler Heights Fire Dept.
900 First St, Watervliet

Adults \$7 Children \$3

Children under 3 are FREE



Are You Prepared?

In the event of a disaster or other emergency are you prepared? What if a disaster caused the power grid to go down for a long period do you have the resources needed to survive? Do you have some cash because credit cards will be not work if the electric grid is down. Do you have some non-perishable foods? Do you have enough water? These are just some of the things to think about in the event of an emergency. To get through this you and your family need to have a plan and that plan needs to be in place before the event occurs.

Please remember that dialing 911 is NOT the only way to reach the Watervliet Police Department. You can still dial (518) 270-3833 and press 1 for non-emergency calls. This will connect you with the Dispatcher who will take your information and dispatch a car if needed. 911 is still an option but not every situation requires a 911 call.

Please, regardless of the issue, know they are there to protect you no matter how you call them!



New York State has created a website, **PREPARE.NY.GOV** which provides valuable information and resources. Including online training, developing an emergency plan and creating kits to get you through an emergency. Also they have also created an alert system at NYAlert.gov where you can sign up and receive emergency notifications concerning impending emergency situations. We strongly urge everyone to visit these sites and learning how to be prepared.

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Attention GISH Tenants:



You are cordially invited to attend a **Complimentary Luncheon and Bingo** (With Prizes!!!) Tuesday March 8th, 2016 At 12:00pm **Green Island Community Room** We will be discussing Managed Long Term Care And ways for you to receive care In your home

From Certified Home Health Aides or Family & Friends Through our Consumer Direct Program (CDPAS) (We are an Alternative to Nursing Home Care)

Don't need in home care right now?

Find out your options before you need it. Everyone is welcome to join us & we are looking forward to meeting you to help you with understand our home care options!!

Are you visually or hearing impaired?

If so, the WHA has reasonable accomodations for you!

We like to accomodate everyone's needs within each of our complexes.

All you need to do is let us know and we will assist your needs.



2016



Checklist

- Turning on the stove for heat is not safe; have at least one of the following heat sources in case the power goes out:
 - Extra blankets, sleeping bags, and warm winter coats
- Use electric space heaters with automatic shut-off switches and non-glowing elements.
- Never place a space heater on top of furniture or near water. Also, never leave children unattended near a space heater.
- Keep heat sources at least 3 feet away from furniture and drapes.
 - Have the following safety equipment:
 - Fire extinguisher
 - Smoke alarm in working order
 - Carbon monoxide detector
- Do not store gasoline indoors where the fumes could ignite.
- Use individual heavy-duty, outdoor-rated cords to plug in other appliances.

- Use battery-powered flashlights or lanterns.
 - Avoid using candles as these can lead to house fires.If you do use candles, never leave lit candles alone.

Have a week's worth of food and safety supplies. Make sure you have the following supplies:

- Drinking water
- Canned/no-cook food
- Non-electric can opener
- Baby food (if baby in the household)
- Prescription drugs and other medicine
 - First-aid kit
- Rock-salt to melt ice on walkways
 - Flashlight and extra batteries
- Battery-powered lamps or lanterns
(To prevent the risk of fire, avoid using candles.)

Random Act of Kindness Day is February 17th

Here are some kind ideas:

1. Pay for the coffee, the toll, or the bus fare for the person behind you
2. Let the person who seems rushed cut in front of you
3. Hold your tongue – Pause before speaking or writing when you are mad, agitated or doubtful
4. Be empathetic – Really try to put yourself in the other person's shoes
5. Be thoughtful – Did your co-worker have a bad day today? Bring her a coffee tomorrow morning.
6. Hold the door open for someone
7. Be encouraging
8. Let people merge-in during traffic
9. Say "Thank you", a lot – Everyone works hard. Thanks are especially important to the postal worker, the government employee, the DMW clerk, etc.
10. Send a care package to a soldier
11. Listen when no one else wants to
12. Be patient
13. Try to find goodness in the person you don't like
14. Bring donuts or other delicious sweets to work.
15. Be kind to yourself – Make peace with your past mistakes. Use that knowledge to help others who might be going through the same thing.



COME AND JOIN THE PARTY



SATURDAY, FEBRUARY 6, 2016



4:00 P.M. - ?



\$1.00 FOOD AND DRINK SPECIALS

MUSIC BY WALT DECKER



February is one of the most exciting months for football fans. The Superbowl takes place during this month, and a result, lots of parties are held to root on your favorite team! Even if you are not a fan of football, chances are you will be attending or hosting a Superbowl party. Please remember to plan ahead prior to consuming alcohol and designate a driver or call a taxi.

There are special law enforcement initiatives this month to stop those who make the awful decision of getting behind the wheel after consuming alcohol. Please drive sober. Remember, if you fail to plan, you plan to fail!



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Equal Housing
Opportunity

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Money Saving Recipe GRILLED CHEESE SANDWICH

Ingredients:

Cooking spray, 1 cup sliced red onion, 1 garlic clove (minced), 1 cup shredded sharp white cheddar cheese, 8 slices bread, 2 cups fresh spinach leaves, 8 slices tomato, 6 slices center-cut cooked bacon

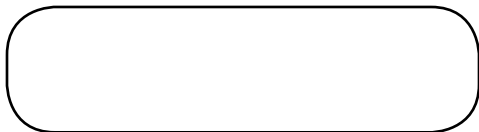
Heat a large nonstick skillet over medium-low heat. Coat pan with cooking spray. Add onion and garlic; cook for 10 minutes or until tender and golden brown, stirring occasionally. Sprinkle cheese over each of 4 bread slices. Top each slice with 1/2 cup spinach, 2 tomato slices, 2 tablespoons onion mixture, and 1 1/2 bacon slices. Sprinkle each with 2 tablespoons cheese; top with the remaining 4 bread slices. Heat skillet over medium heat. Coat pan with cooking spray. Place sandwiches in pan, and cook for 3 minutes on each side or until golden brown and cheese melts.



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



February 2016

Matthew J. Ethier, Director

Waterliet
Housing
Authority

2400 Second Avenue, Waterliet, NY 12189