

WATERVLIET HOUSING AUTHORITY

Executive Director, Matthew J. Ethier

2400 2nd Avenue, Watervliet, NY
(518) 273-4717 or office@watervliethousing.org

AUGUST
2018



THIS MONTH...

August 7

Last Day Rent is Due

August 14

Joslin Inspections (501-518)

August 15

Joslin Inspections (519-540)

August 16

Joslin Inspections (541-558)

INSPECTIONS

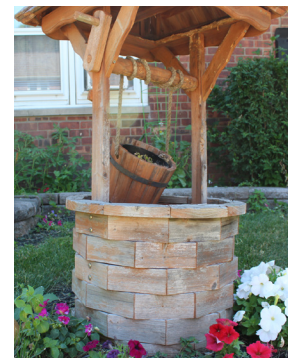
Apartments are inspected for cleanliness, repairs that may be needed, and also for any possible improvements. If you have any questions or problems, they can be discussed during the inspection. We need access to **ALL** of your windows. Please make sure **ALL** items are removed from the window area. Please remove **ALL** items off the top of your stove or on the burners. Call in any work orders **before** the inspection.

UPDATE YOUR INFORMATION

Please be sure the office has all of your contact information up to date in our system including a working phone number, email address, and current license plate number. We need to be able to contact you efficiently. Just call the office at 273-4717 to update your information with a staff member.

BEAUTIFICATION CONTEST

This year's beautification contest was very competitive! Many apartments looked amazing throughout each complex. Thank you to all who participated this year. Your efforts make the Watervliet Housing Authority a beautiful place to live. You can see the winners and photos on page 8.



WatervlietHousing.org

Emergency Number:
273-6085 (after hours)

RENTER'S INSURANCE

What is Renter's Insurance?

Renter's Insurance, also known as tenant's insurance, is a type of policy offered by most major New York insurers. These policies provide contents coverage and liability protection in the event damage or injury occurs at your residence.

Cost

Renter's insurance is generally less expensive than many people realize: a basic policy costs about \$300 (\$25/month) a year for around \$50,000 worth of property protection.

Coverage

Coverage provided under Renter's Policy usually includes personal property, loss of use, personal liability, medical payments, and others. Renter's Insurance typically covers loss or damage caused by fire or smoke, theft or vandalism, windstorm or hail, lightning, explosion, falling objects, weight of snow, ice, or sleet, and electrical surges.

You may think things like this can't happen to you but accidents or natural disasters can happen at any point in time. So please, be aware of the risks of not having Renter's Insurance.

Things to Remember

Before purchasing a renter's policy, conduct a complete inventory of all your personal belongings, taking photos or a video of things like furniture, jewelry, and expensive electronic items. Calculate the replacement costs for these items and double check with your insurance agent to make certain you are fully protected against any type of loss.

Choose the coverage according to your property. If you have a lot of electronics, choosing a policy that provides replacement cost coverage instead of actual cash value coverage might be the best option for you. Make sure that the policy has liability coverage. The best renter's insurance policies will also include liability coverage for medical and legal costs if someone gets hurt in your residence.

Information adopted from The NYS Department of Financial Services ©

Attention Hanratta Tenants

Please be aware that your lease requires your utilities to remain turned on in your name every month throughout your tenancy. You may not turn your utilities off during the non-heating season. An excerpt from the lease, states: Where dwelling is individually metered, failure of the tenant to pay utility charges as billed by the utility company, shall constitute grounds for termination of the lease and eviction proceedings against the tenant due to the unit becoming substandard. The Authority shall not be responsible for failure to furnish utilities by reason of any cause beyond its control. (*Refer to 16 (p) in the WHA Lease Agreement*)

Summer Lunch Program

Locations:

Watervliet Elementary School Cafeteria
Breakfast also available from 8 am - 9:30 am

Watervliet Civic Center

Jermain Church Hall

Paine Street Park, Green Island

Watervliet Housing Meeting Room

This program gives free meals for children 18 years old and younger. The program ends on August 17th. All locations offer lunch from 11 am to 1pm.

Air Conditioners

You must have a piece of 2 x 4 wood under your AC unit to protect the storm windows. The unit cannot be placed on the storm window or it will damage the frame. If you need the 2 x 4's, we will supply them free of charge. If the unit isn't properly installed, we will correct the problem and back charge you for the time, so please call the office for a 2x4 now.

Attention Tenants

On the assigned day, you should be taking out your garbage cans each week. If not, the maintenance department will take it out to prevent issues with rodents and insects. You will then be back charged.

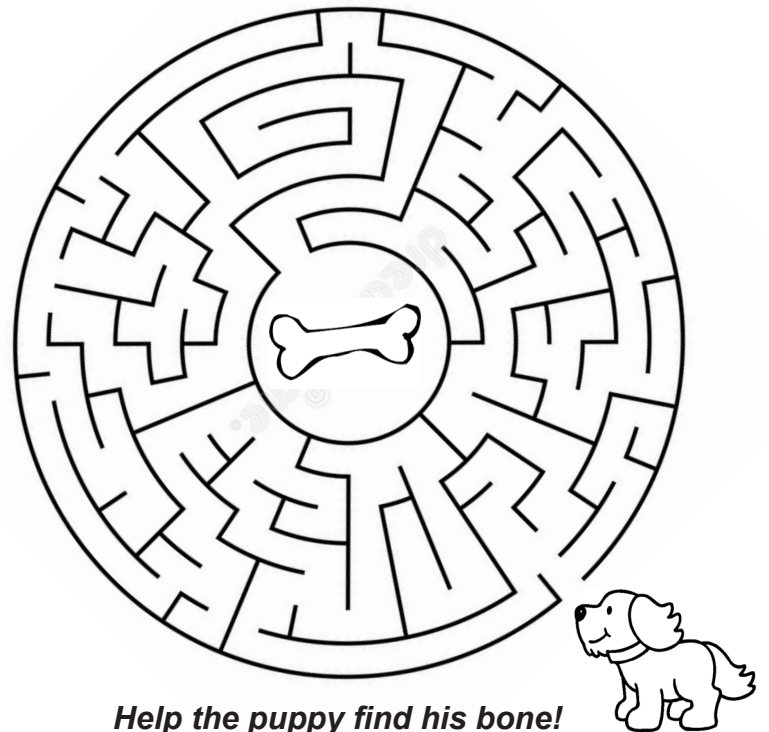
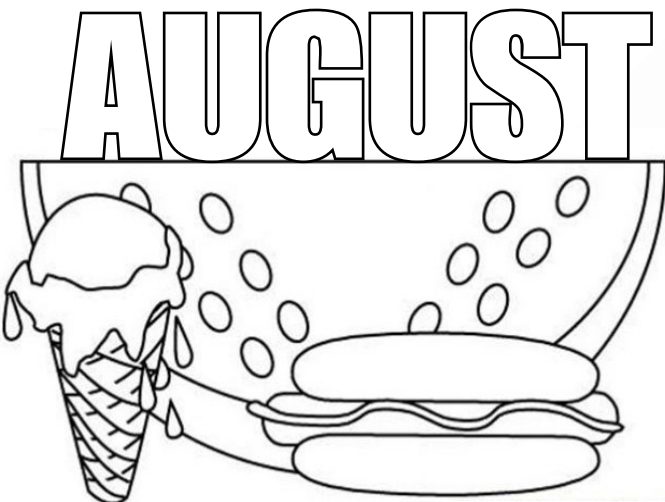
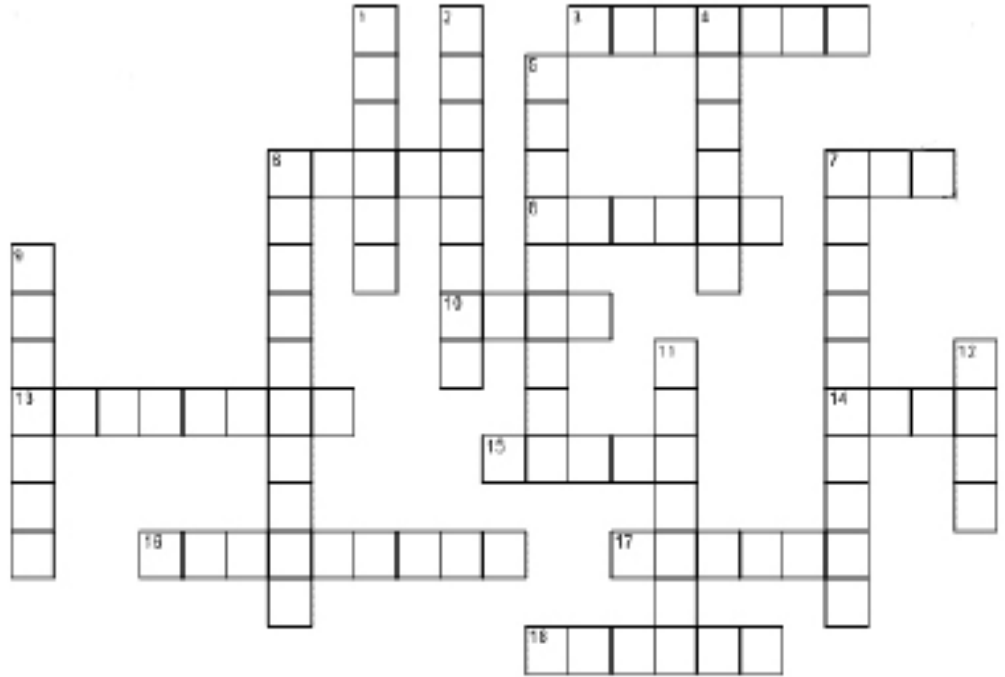
Picnic Crossword Puzzle

ACROSS

3. A fun picnic game played with a disc shaped toy.
6. Coleslaw is a type of _____.
7. A popular round-shaped baked dessert that is cut into wedges to serve.
8. One type of container used to carry picnic goodies.
10. It's yummy on the cob.
13. This comes in black lumps and is sometimes used on a picnic grill.
14. This type of weather can often ruin a picnic.
15. Tall and leafy, these provide shady places for your picnic blanket.
16. A bright evening show that sometimes follows a picnic.
17. A square of cloth or paper used to keep things clean when eating your picnic meal.
18. Grilled wiener on a bun.

DOWN

1. A picnic container that keeps food cold.
2. Two pieces of bread stuffed with meat, cheese, or other good stuff.
4. Most popular season of the year for picnics in North America.
5. A ground beef patty on a bun.
6. Eye protection from the sun.
7. A fun area for kids inside some parks.
9. Red condiment made from tomatoes.
11. Yellow sauce sometimes used on hamburgers and hotdogs.
12. Tiny picnic invaders.



Help the puppy find his bone!

IMPORTANT INFORMATION

Swimming Pools

It has again come to our attention that swimming pools of various sizes are being set up by residents at many of our developments. Due to concern about the possibility of children falling into, or using these pools without proper supervision, we are reminding everyone of the following rule: "Any pool deeper than 18 inches, or any pool that needs to remain filled when not in use, is hereby prohibited." The safety and well being of our residents is a high priority at the Watervliet Housing Authority, and we hope all of our residents will work toward that goal. NO SLIP & SLIDES ALLOWED.

Smoking

It has come to our attention that people have been leaving cigarette buds on their lawns. It is important to keep the area around your apartment clean so please remember to pick up after yourself. Remember that smoking in common areas is not permitted. You are, however, allowed to smoke in your apartment.

Lock Out Policy

There is a lock-out policy at the WHA. The maintenance men have a master list of tenants who are living in the Watervliet Housing Authority. The people listed are on the leases at WHA. No one will be let into an apartment unless they are on that list. This list and policy will eliminate any problems with letting unauthorized persons into an apartment. The charge for a lock-out is \$24.

14 Day Notices

14-day notices are sent to our tenants by e-mail. Those who do not have e-mails will still get copies sent in the mail. Please make sure your e-mail is up to date with the office. You can check this on the Tenant Portal. If it is not, or you do have an e-mail but it is not in our system, please let us know.

Work Order Surveys

If you have an e-mail address on file and you have had a work order completed lately, you received an e-mail asking you to fill out a survey on the service you received. We ask for your comments to improve our staff to the best of our ability. Take the few minutes to respond to the survey and let us know what you think. We hope to continue to improve with your help.

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 dog licenses. You will receive two notices before these 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.

Security Cameras

We have increased the number of cameras at most of our sites to help record events that happen around the authority. None of the cameras are monitored for security but just recorded in the event of a problem. These cameras are to assist in recording problems that may occur. We hope that we never have to use them, but they are there for both your and our protection. Please remember if you SEE SOMETHING, SAY SOMETHING!

Bed Bugs

Finding bed bugs in your apartment can be a scary situation. Luckily, the WHA has a procedure to treat the problem. At the first sign of bed bugs, report the problem to the office so it can be treated as soon as possible. We will contact an extermination service to come inspect and treat your apartment. Here are the steps you should take when we schedule your apartment to be treated:

Remove all blankets, sheets, covers, pillows, bath towels from the bed and room and put them into bags to be laundered. Clean everything out from under bed. Contents of drawers and closets should be emptied and placed in plastic bags for laundering. All clothing and linens must be placed and kept isolated until the problem is eliminated. All clothing, linens, pillows, and plush toys should be treated by placing them into a hot dryer for 30 minutes. Seal shoes, coats, pillows, children's plush toys, and small rugs in small plastic bags. Keep clean items separate from items that have not been checked or cleaned. The room should be empty of any cloth or plush items, except furniture to be treated. If there is a fish tank in the home, there should be a towel or plastic bag covering it. People and pets should leave the area during treatment, and wait 2-4 hours after service is completed to enter the property. Everyone must be prepared to leave when technicians arrive. Make sure the pest control technician can get to all furniture, closets, beds, and baseboards to inspect and treat.

**If these steps aren't taken, you could be fined.*

If you need anymore information about bed bug help, you can stop by the office to pick up a copy of an informational pamphlet.

FALL CLEANING CHECKLIST

General Cleaning

- Dust all Surfaces
- Wash Bathroom Surfaces
- Dust Corners and Edges
- Scrub Tubs and Showers
- Vacuum All Carpets
- Wash all Area Rugs
- Wash All Floors
- Wash all Bedding (including pillow cases)
- Wipe Down Light Switches
- Vacuum Upholstered Furniture
- Wipe Down Door Knobs

Deep Cleaning

- Clean Kitchen Appliances
- Dust all Lampshades
- Dust all Ceiling Fans and Lights
- Empty and Wash Cabinets
- Dust Tops and Bottoms of Doors
- Wipe Down Doors
- Clean all Windows

Fall Cleaning

- Rotate and Flip Mattresses
- Wash all Curtains
- Check and Clean Outdoor Lights
- Clean Up Yard

BACK TO SCHOOL

Save on Supplies

1. **Hold off buying trendier gear:** Kids may love a certain lunch box or pencil case they find in July, but once they start school and see that their friends are all using another kind, they'll beg you to upgrade them, and that only results in wasted cash.
2. **Shop end-of-summer sales:** You know as well as we do that kids wear short sleeve polo shirts all year long, so hit the big summer sales and snap up discounted duds that can be worn well into fall.
3. **Stick to the list:** The teacher's supply list at the start of a new school year is daunting enough so don't waste time and money on unlisted items. Extra supplies, while they may be cute, will probably never get used and just leave your pockets empty.
4. **Head to the supermarket for basic supplies:** Check weekly circulars for great deals on pens and loose-leaf paper, and get your weekly grocery shopping done at the same time. Bonus: buying everything in one place will save time and gas money!
5. **Let the kids raid your cabinets:** The kids can select home-office supplies and then personalize them in unique ways. For example, decorate inexpensive plain, white binders with digital photos by creating a collage and inserting the page into the plastic outer cover.
6. **Plan lunch:** When you're in charge of what your child eats, you'll save yourself money. Check the weekly circulars at your local supermarkets for sales.
7. **Buy bright:** Lost school supplies may be a given, but gear that's hard to miss can stave off the inevitable. Pack all their pencils, erasers, and other goodies into a bright backpack or pencil pouch to keep them from disappearing.
8. **Shop the big three:** Old Navy, Gap Kids, and The Children's Place rotate merchandise often. Ask when they do their markdowns so you can grab the deals. Also, if you see an item you bought in the past 14 days on sale later, you can get the difference refunded, you don't need the clothing, just the receipt.

Transitioning Your Family From Summer to School

By Bethany Hardy

Anticipate and address your child's anxiety. Going back to school is stressful for kids of all ages, so head off the stress before school even starts, says Renee Clausell, a child psychologist in Long Island, New York. Talk with your children about new experiences and traditions, from using the potty at pre-school to learning how to use a locker "in a playful and creative, role-playing way," Clauselle says.

Manage your own anxiety. Maintain a positive attitude about summer ending, advises Edward Christopherson, a Kansas City-based child psychologist. "If you are nervous about school starting, then your child is certainly going to be nervous about school starting," he says. It also helps to plan fun, transitional activities to prepare your kids, says Tina Feigal, an author and parenting coach in Roseville, Minn. "Plan a fun weekend for Labor Day, and include the kids in the plan," she suggests. "If school has already started, it's a nice buffer vacation. If it hasn't, Labor Day is a great time to say good-bye to summer and hello to all the good things coming up in the new school year."

Ease back into scheduled days. When your kids are used to running around outside until dark each night, shifting to the early morning school bus rush can be a real shock to the system. To ease the transition, about a week before the first day of school, start their bedtime routine about 10 minutes earlier each night and wake them up 10 minutes earlier each morning, every day, until they're back on track. And Mom and Dad: don't forget to readjust your bedtime schedules too!

Seek out one-on-one time with your child every day. Yes, this one is daunting, especially when your days consist of carting Kid A to one activity and picking up Kid B from another. But challenge yourself to set aside just 15 minutes per day, per child, to enjoy a quiet activity together. Whether it involves reading a few extra books to your toddler, taking turns making up a story with your preschooler, or gazing at the stars with your oldest after the others have been put to bed, your children will savor your undivided attention. And both of you will benefit from putting yet another hectic day on hold.



Patients are being seen at the Whitney Young Health Center (1804 Second Avenue, Watervliet). Medical and Dental hours are from 8am-5 pm.

Troy Waterfront Farmers' Market

Summer Season started on May 2nd. It is open from 9:00am to 2:00pm every Saturday. The market is located on River St, Downtown Troy, NY. They are accepting Debit and EBT Cards - tokens available at the Market Table. There is also free parking in the Uncle Sam, 5th Avenue and State Street Parking Garages.

IN THE COMMUNITY

Mary's Corner

Mary's Corner is serving adults caring for children from newborn to 3 years, living in the City of Cohoes and Watervliet. Stop by on Tuesdays or Thursdays from 10:00-12:00. Mary's Corner will be offering the following items free of charge; formula, Stewarts Milk Coupons, Diapers, Baby Clothing (infant to size 5), baby furnishings (strollers, bouncy seats, baby gates), breast feeding items, literacy classes/ GED tutoring, support group/Just Mom & Me, and other outreach services. Registration and proof of residency is required. For more information, contact Mary Clinton at the office.

Open Door Community Center
115 Mohawk Street
Cohoes, NY 12047
(Located under the Library)
518-269-6068

Places to Go for Fall Fun

- Liberty Ridge Farm (Schaghticoke, NY)
- Ellms Family Farm (Ballston Spa, NY)
- MiSci Museum of Innovation and Science (Schenectady, NY)
- Treepad Fun Center (Malta, NY)
- The Music Studio (Albany, NY)
- Flight Trampoline Park (Albany, NY)
- New York State Museum (Albany, NY)

RABIES CLINIC SCHEDULE

Saturday, September 8 1:00–4:00pm

Village of Colonie Municipal Garage
cats/ferrets | 1:00–30 pm
dogs | 2:30–4:00 pm

Saturday, November 10 1:00–4:00pm

Village of Green Island Public Works Garage
cats/ferrets | 1:00–2:30pm
dogs | 2:30–4:00pm

Any inquiry can be directed to Division of Environmental Health Service
(518)447-4620 or 447-4625

All animals must be on leashes! A record of prior vaccination will be required for a year immunization.
Donation: \$8.00



BEAUTIFICATION CONTEST

This year's beautification contest was very competitive! Many apartments throughout each complex looked amazing! Thank you to all who participated this year. Your efforts make the Watervliet Housing Authority a beautiful place to live. The following are this year's winners:

1st Place - 513 & 514 Jolsin



2nd Place - 147 Quinn



3rd Place - 7F Van Rensselaer Village



THANK YOU TO EVERYONE WHO PARTICIPATED!

