

Downtown Spotlight

Schonowee Village • Lincoln Heights • Ten Eyck Apts.

August 2012

Ten Eyck & Schonowee Regular Garbage Disposal Rules

- Use the Compactor Chutes on a Daily Basis: Use small bags - like Price Chopper plastic bags. DO NOT USE LARGE BAGS.
- Before placing in compactor chute, raw garbage must be in properly sealed bags.
- If you have garbage that is too big for chute - CALL the HOTLINE.
- DO Not place garbage anywhere else than the garbage chutes. Disposing of trash in the Ten Eyck Basement, or in trash cans in front of Ten Eyck, near the Lincoln Heights Community Room, or on Hamilton Street sidewalks at Schonowee Village is prohibited.
- Anyone caught violating these rules is in violation of your lease - and SMHA may pursue eviction against anyone we know to be violating the trash rules.
- Dumping trash on any sidewalks is against SMHA rules and City of Schenectady Code, and the City has agreed to work with SMHA to fine violators for littering.

Air Conditioner Rules

- ✓ **You will be charged for every month the A/C is in the window.**
- An additional charge of \$20 per month per A/C unit will be payable for each month of occupancy that an air conditioner is installed in a window on the premises.
- In the past, you were charged only for July & August
- ✓ **NO A/C from October through May**
- Window mount or window exhaust air conditioners may be installed only during the period of June 1 through September 30.
- If a doctor provides a prescription that a Tenant requires an air conditioner during the restricted months, an air conditioner will be allowed, and a \$20 per month charge will be assessed for each month the air conditioner is installed, and the charge may be reported as a medical expense for purposes of calculating rent during your annual reexamination of income.
- SMHA will no longer waive the A/C electricity charge for people that turn in a medical excuse.
- Please note that the only residents who are eligible for medical deductions in the calculation of the rent are those where the Head of Household is elderly, or disabled according to HUD regulations.

The Battle against Bedbugs

How can I keep my furniture from infesting someone else's home?

- Never resell or donate infested furniture.
- If you throw infested furniture away, make it undesirable to others by cutting or poking holes in its upholstery or making it unusable. Also, call the hotline, so that the mattress or furniture can be removed immediately from the courtyard.

How can I keep bed bugs out of my home?

NO Used Furniture!!!!

- Most bedbug infestations come in with used furniture.
- Never bring used or discarded bed frames, mattresses, box springs, or upholstered (fabric, leather, etc.) furniture into your home.
- Wash clothing and bedding immediately after returning from a trip.

Resident Association Events

Bingo Aug 14th @ 7pm

Pizza and Bingo Aug 28th @ 6:45pm

Saturday Bingo

Aug 5th @ 7pm and Aug 19th at 7pm

Trip to Old Forge

Aug. 11th Bus leaves 7:30am
Meet in front of Ten Eyck on Broadway

Yard Sale - City Mission

Sat Aug 25 9am - 3pm

Tenant Association Meeting

Mon. Aug 27 @ 7:00pm

Maintenance HOTLINE **372-5896**

Manager Tom Bellick: 386-7003

Occ. Specialist Cindy Brennan 386-7008

Senior Independence - Kelly Horton
386-7026

Service Coordinator - Beverly Nichols
387-7027

Security Coordinator: 386-7042

Tenant Investigator 386-7015

Rent Office 386-7009

Extermination Days

Schonowee 1-111 Wed. August 8

Lincoln Heights Bldgs E-H Wed. Aug 22

Ten Eyck Apartments Floors 5, 6 & 7 Wed. Aug 22

THE EASTSIDE BEE

AUGUST 2012

TENANTS RIGHTS UNDER THE VIOLENCE AGAINST WOMEN ACT (VAWA)

VAWA provides protection for certain victims of domestic violence, dating violence, or stalking, as well as members of the victims' immediate families. These protections apply to men and children as well as women.

VAWA Protections Against Eviction or Termination of Assistance

Under VAWA, victims of domestic violence, dating violence, or stalking are protected as follows:

- *You cannot be denied housing assistance only because you are a victim.*
- *You cannot be evicted based on an actual or threatened incident if you are the victim of the incident. See "actual and imminent threat," below, for an exception to this rule.*
- *You cannot be evicted for criminal activity if the criminal activity was directly related to the domestic violence, dating violence, or stalking.*
- *The housing authority can pursue eviction of the perpetrator in your household.*

Limits of VAWA Protections

VAWA does not protect you from being evicted in all circumstances. You may be terminated for:

- *Good cause unrelated to domestic violence, dating violence, or stalking.*
- *If you are an actual and imminent threat to other tenants or others on the property.*

Documentation of Victim Status

If you claim protection under VAWA, you must provide documentation to SMHA that you are a victim and that the incident(s) of abuse are factual. The written request can be:

- *Self-certification of the victim: Upon request, SMHA will provide a form for you to use; or*
- *Documentation from a professional; or*
- *Other records such as local police or court records.*

Confidentiality of VAWA-Related Information

All information provided to SMHA relative to a claim for VAWA protection will be kept confidential. The housing authority will not share your information with unauthorized individuals, unless you give written consent to do so or the information is required for use in an eviction proceeding or otherwise required by law.

If You are a Victim of Domestic Violence and Need Help

The YWCA of Schenectady operates a NYS licensed domestic violence program. The YWCA of Schenectady's domestic violence program offers a confidential hotline which you can reach by dialing **518-374-3386**. In addition, the YWCA operates a 25 bed shelter, offers counseling services, advocacy services and crisis intervention.



ANTENNAS AND SATELLITE DISHES



Installation of cable television, which is available in virtually all Housing Authority developments, is the responsibility of the resident.

SMHA residents are prohibited from installing any television or other antenna on the window sill or any place outside of their apartment, including the grounds. This includes any type of satellite dish antenna that might be attached to window frames or the exterior of any building.

Satellite dishes are only allowed **inside** of resident's apartment. Roof antennas are not permitted.

YOUR AIR CONDITIONING UNITS IN YOUR WINDOWS

When you install your A/C in a window, the A/C must tilt outwards not inwards. If it is tilted inwards, water will run out of the A/C and damage the window, walls and floors. **You will be charged for any damage your A/C causes.** If you are not sure how to install your A/C, call me at 386-7004 and I can explain to you what needs to be done. Any A/C that is not installed correctly, you will receive a notice telling what is wrong and you will need to correct the issue. Also, please remember your A/C needs to have an energy star rating. **For ALL RESIDENTS**, there is a **\$20 charge** for each A/C for every month it stays in your window.

FARMERS MARKET

Fresh Veggies Anyone? There is a farmers market located at St Luke's Church every Tuesday from 9am-1pm.

FREE AIR CONDITIONERS

The Saratoga County Economic Opportunity Council, Inc. is offering free air conditioners to those who qualify. For more information call (518)587-3158

2012 RENT AND COURT SCHEDULE
RENT OFFICE PHONE NUMBER IS 386-7009 OR 386-7036

<u>RENT WINDOWS OPENED</u>	<u>COURT DATES AND INFORMATION</u>
Aug 1, 2 and 3-Opened-8:15am-11:45am & 1pm-3pm Aug 8-Opened-1pm-3pm Aug 15-Opened-1pm – 3pm Aug 22-Opened-1pm – 3pm Aug 29- Opened-1pm-3pm Rent is due on the 1 st of each month for the current month. You must save during the current month to have the next month's rent money on the 1 st of the month. Once you fall behind it is difficult to catch up. You and your family need a place to live. You must make your rent payment a <u>PRIORITY</u> item in your budget.	<u>July Rent Non-Payment-Friday, August 3, 2012</u> * Please Note: Non-Payment Court at City Hall Begins at 9:00am There is a drop box in the SMHA Administration Lobby Bldg. at 375 Broadway. Please drop only money orders and checks in the drop box. Please indicate clearly on the money order, check and envelope the following: your name, your address and your apartment number. Please do not drop cash in the drop box.



Wading Pools

This policy is for the protection and benefit of all Schenectady Municipal Housing Authority residents to ensure the safe and sanitary use of wading pools on Schenectady Municipal Housing Authority property.

1. Permanent swimming pools are not allowed.
2. Wading pools shall not extend beyond six (6) feet in diameter.
3. Wading pool walls shall not extend beyond a height of fifteen (15) inches.
4. Wading pools must not be used prior to June 1 or after September 15 of each year and must be stored at the end of each season. Wading pools may not be stored outside during the off-season.
5. Wading pools must be emptied after each use.
6. Wading pools must be emptied of water, removed and securely stored at the end of each day, before dark. Wading pools shall only be used during daylight hours.
7. Wading pools in use or with any water in them must be under the constant supervision and observation of the adult pool owner or his/her adult designee. The supervising adult must, at all times, be in a clean line of sight and sound of the wading pool and no more than six (6) feet away.
8. Resident/owner is responsible for any damage and/or injury caused by the pool. The cost of any damage to Schenectady Municipal Housing Authority property, such as damage to grass, may be charged to the resident/owner of the wading pool.
9. **The Schenectady Municipal Housing Authority reserves the right to remove from its property, without immediate notice to the resident/owner, any wading pool that is not in compliance with this policy.**

RESIDENT MEETINGS

STEINMETZ HOMES AUGUST 14, 2012, IN THE FIC @ 6PM

MACGATHAN TOWNHOUSES, AUGUST 9, 2012, IN THE MACGATHAN COMMUNITY ROOM @ 7PM

NUMBERS TO REMEMBER

MAINTENANCE HOTLINE-372-5896

MELISSA ELWERTOWSKI (PROJECT MANAGER)-386-7004

PAULA MATARAZZO (OCCUPANCY SPECIALIST)-386-7035

ART ZAMPELLA (SECURITY COORDINATOR)-386-7042

STEVE PROKRYM (TENANT INVESTIGATOR)-386-7015

FREE RABIES VACCINATION CLINIC'S

SATURDAY, AUGUST 18 AT THE GLENVILLE SENIOR CITIZENS CENTER, 32 WORDEN RD. CATS WILL BE VACCINATED FROM 10AM-11AM AND DOGS FROM 11 AM-12 NOON. BRING PREVIOUS RADIES CERTIFICATE.

ATTENTION ALL RESIDENTS OF STEINMETZ HOMES

THERE IS SOME MISLEADING INFORMATION GOING AROUND ABOUT STEINMETZ HOMES CLOSING. THIS IS NOT TRUE! WE ARE NOT CLOSING!

Spotlight on Yates Village

August 2012

Working Together to Solve Pest Issues

The Schenectady Municipal Housing Authority was selected to receive a grant for Integrated Pest Management (IPM). We are one of twenty authorities nationwide selected to receive these funds. I thought it would be helpful to share with all of our residents some of the items we have learned about IPM.

IPM is the use of multiple approaches that work together to fight pests!

- Allowing tenants to live in a pest free home.
- Empower tenants to improve housekeeping skills, which will improve your living conditions.
- Tenants will learn how to protect themselves.
- Manage pests at SMHA using strategies that pose minimum risk of pesticide exposure.

The Authority is obligated to maintain the premises and the project in decent, safe and sanitary condition.

Tenant's Role in Integrated Pest Management (IPM) Team:

- Monitors unit for problems.
- Reports presence of pests, leaks and mold to Hotline.
- Prepares unit for Pest Management Professional (PMP) visit according to instructions.
- Notifies management when assistance is needed to participate in IPM program.
- Follows lease and Tenant Handbook regarding:
 - Housekeeping
 - Sanitation
 - Trash removal and storage
- Lets Pest Management Professional (PMP) access unit.

Integrated Pest Management (IPM) Tools to Control Rodents:

- Sanitation first!
- Eliminate any clutter.
- Exclusion - cut off food, water, shelter.

Please be aware of your surroundings. You can start following good **Integrated Pest Management** (IPM) practices today by; keeping your apartment and baseboards free from clutter, calling the HOTLINE if you have any holes that need to be filled, keeping a cover on your trash can and removing trash daily, washing dishes before you go to bed, checking for any noticeable signs of pest and reporting them to the HOTLINE, cover your pet food and water containers at night, placing food items in sealed containers, and closing your toilet lid at night. Anything you can do to limit exposed food and water is helpful in our fight to prevent and control all pests. Thank you

Pet Policy Highlights

- All pets must be registered with SMHA before they are brought into your apartment.
- Only one pet is allowed in a residence.
- Pets cannot weigh more than 20lbs at maturity
- A security deposit of \$100.00 must be paid in full before a pet is allowed into a unit.
- Please **DO NOT FEED STRAY** animals. These stray animals can be very upsetting to your neighbors and can cause health issues as well as carrying pests. SMHA is working on finding solutions to the stray cats and other stray animal issues at Yates Village and we need resident cooperation to help us with this issue.

We appreciate your assistance.

Meet Your New Project Manager:

A meet and greet will be held on August 7th, at 2:00 pm in the Yates Village Community Room. Residents are invited to come to the Yates Village Community Room to meet Deborah Laurange, their new Project Manager. This will be an opportunity for residents to introduce themselves to her and for her to do the same. All are welcome to come and share their ideas for our community.

Construction Update:

Yates Village Step Replacement is continuing and our contractors are planning to have C Court completed by July 26, 2012, they will then move to other areas. The lawns will be restored by the contractors and we would appreciate resident cooperation in this effort. While the lawns are being restored, please stay off the areas, that the contractors will be reseeding for grass. In addition keep all personal items and pets out of these areas. The completion date for the overall project is August 22, 2012.

Safety, Security, and Peaceable Enjoyment:



- Do not disconnect your smoke alarm
- Disturbing the peaceable enjoyment of your neighbors is a lease violation and can lead to an eviction.
- Please do not play music so loudly that your neighbors have no choice but to call the police and file a written complaint with the Schenectady Municipal Housing Authority on you.
- Please respect quiet time between 11:00 PM and 6:00 AM.

Thank you for respecting the safety rules and regulations.



**SCHENECTADY
MUNICIPAL HOUSING
AUTHORITY**
375 Broadway
Schenectady, New York
12305
518-386-7000
518-372-0812 Fax

Maintenance
HOTLINE - 372-5896

Project Manager:
386- 7007

Rent Office, 386-7009

Occupancy Specialist:
386-7024

Senior Citizens
Referrals/help:
386-7027

Tenant Investigator:
386-7015

Schenectady Municipal Housing Authority and our Tenant Investigator would like to remind all tenants that we will investigate all reports of fraud. This crime is committed when tenants do not report earned income or they have a person living with them that is not on the lease. All crimes of this nature will be prosecuted to the fullest extent of the law. All tenants are requested to review their lease, especially, sections 18 and 23. SMHA is committed to providing an environment free from violence and threats of violence that occur at work against its employees, by co-workers, clients or other visitors. Consistent with the NYS Workplace Violence Prevention Act, SMHA is committed to ensuring that risks of violence to employees are identified and eliminated or minimized, potential causes of violence are identified and monitored before they escalate and acts of violence are swiftly handled and resolved. **To report this type of crime, or any other lease violation, please contact Steve at 518-386-7015**

Important Dates

RENT WINDOWS OPENED AND COURT DATE

August 1, & 2 8:15am-11:45am & 1pm-3pm

August 3, Court @ 9am

August 8, 15, 22 & 29-1pm-3pm

September 4 & 5 8:15am-11:45am & 1pm-3pm

September 7, Court @ 9am