

Spotlight on Yates Village

March 2012

Bedbugs and Roaches

The Housing Authority is very aggressive when it comes to extermination. We have an exterminator who is on site monthly, serving each apartment at least every sixty days. In recent years, Bedbugs have joined roaches as the most common pests that we have to deal with.

1. The first thing to do when you think that you may have either one of these pests - is to call the SMHA Maintenance hotline at 372-5896. You should call this number immediately, so that we can schedule a visit from the exterminator if necessary, and so we can document the report.
2. Start preparing for the exterminator. You will get a letter explaining what you need to do. Preparation is very important - and is key to getting rid of the infestation.

Below - are some general things you can do to keep roaches and bedbugs from entering your home.

Cockroaches

- Good Sanitation is the key - Keep your apartment, especially your kitchen - CLEAN
 - Wash all dishes before you go to bed at night & Do not leave food out at all!
- Eliminate hiding spots, food and water - so the roaches have no place to hide, or anything to eat.
 - Reduce clutter - throw away stuff, junk, papers, whatever you don't need
 - sweep and throw away dead roaches immediately. (dead roaches becomes food for living roaches)
 - Clean up roach frass (roach feces) with soap and water.
- If you see roaches, call the hotline right away - and we will schedule an extermination.

Bedbugs

How does a home become infested with bed bugs?

In most cases, people carry bed bugs into their homes unknowingly, in infested luggage, furniture, bedding, or clothing. Bed bugs may also travel between apartments through small crevices and cracks in walls and floors.

How do I know if my home is infested with bed bugs?

You may notice itchy skin welts. You may also see the bed bugs themselves, small bloodstains from crushed insects, or dark spots from their droppings. It is often hard to see them because they hide in or near beds, other furniture, and in cracks.

What do I need to do to prepare for the bedbug treatment?

You will get a list of things to do from the exterminator, including:

Laundry- all sheets, blankets, clothing, curtains etc. must be washed, and dried under hot heat for 20 minutes. Then everything needs to be stored in plastic garbage bags.

Other belongings - You will also be asked to remove everything from closets, dresser drawers, placing them in plastic bags. All furniture and belongings will have to be pulled away from every wall.

How can I keep bed bugs out of my home?

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, whether it's to Grandma's house, a sleepover at friend's home, or to a hotel or motel.

Security Note

In January, we towed 5 cars off of Yates property, due to expired inspections, registrations or lack of insurance. This is for the safety and security of all 300 residents here at Yates.

In case of Snow

1. Shovel your stoop, sidewalks and stairs in front of and back of your apartment.
2. DO NOT buy any rock salt, or other ice melt at the store to use at Yates. SMHA will give you as much ICE MELT as you need for FREE. Bring a small bucket or bag to the maintenance shop, and pick up the Ice Melt. It will be in a garbage can for you.
3. Clear the snow off your car, and move it within 24 hours of the snowstorm. ANY cars that remain covered in snow, and haven't been moved 24 hours after a snow storm, may be ticketed and towed without warning.

Litter

Trash thrown around your neighborhood

Please make sure that you and your family and guests are throwing out trash in the cans behind your apartments. We are experiencing a big litter problem, with litter blowing around inside the courtyards, and around Yates Village, on the streets, and at the bus stop. Neighboring homeowners are calling about trash as well. We all need to be good neighbors in the Northside, and children are acting responsibly. Improper disposal of trash is a lease violation, and we have begun investigations of several Yates Residents for potential eviction based on litter.



Elderly / Disabled Service Coordination

- ✓ Are you or a member of your household 62 years or better?
- ✓ Are you or a member of your household Disabled?
- ✓ Would you are and would like to review what community services are available to you?
- ✓ If you said yes to any of these questions, call Beverly Nichols, our Elderly and Disabled Service Coordinator at 386-7027 to schedule an appointment at the YV office.

Pay Your Rent On Time !!!

Rent Windows open

Thurs. March 1 & Friday, March 2 from 8:15am-11:45am & 1pm-3pm

Wed. March 7, Wed. March 14, Wed. March 21, & Wed. March 28 @ 1-3pm

February Non payments Court: Fri., March 2, 2012 @ 9:00am @ - City Hall

There is a drop box in the SMHA Administrative Lobby Bldg - 375 Broadway for your rent. Drop only money orders and checks in the box. Please put your name, your address and your apartment number on the money order, check and envelope. Rent is due on the 1st of each month for the current month.

Maintenance HOTLINE 372-5896

Project Manager: Tom Bellick **386-7007**
Drug and Crime hotline **386-7042**
Rent Office **386-7009**

Occ. Specialist Leah Rodriguez **386-7024**
Tenant Investigator **386-7015**
Senior Citizens referrals/help: **386-7027**

Garbage Day – Tuesdays

Don't forget – The next Extermination day is Wed. March 7 – A, B, C & D



EASTSIDE BEE



MARCH 2012

THINK SPRING

Energy Conservation - How it helps your family

Work Together to Conserve Energy -

A note from SMHA Executive Director Richard Homenick

Families residing at Steinmetz Homes and Macgathan Townhouses do NOT pay a monthly utility bill and for Maryvale residents who pay their own utilities. In order to continue this practice we must work together to keep utility costs low.

During recent apartment inspections we encountered many families that are not practicing good energy saving habits. We need your help, and here is a list of energy saving tips that will reduce our energy costs if they are practiced every day.

- Turn lights, televisions, computers and other electronics off when a room isn't occupied or you are not home. Many apartments had a light on in every room and several TV's on with no one home. This is a waste we can't afford.
- Do not use space heaters or stove/oven for heat. It has been an adjustment to get used to the new heat settings, but they do exceed what the law requires. Using these alternate heat sources is a life threatening fire hazard, and using them may cause moisture in your apartment that can lead to mold growth.
- Do not tamper with (try to reprogram) your thermostat. Many families have been charged for the cost of resetting thermostats that were tampered with. If your windows or window locks are not working properly, please call the maintenance hotline at 372-5896 and request a work order.
- Remove air conditioners from windows during the months when they are not needed. Keep your windows closed and tightly latched during cold weather.
- Replace incandescent bulbs and fixtures with Energy Star fluorescent lights. SMHA provided new energy efficient light bulbs over the past several weeks. If you need another, call the hotline. We have found that some people are removing the new bulbs, and putting in their old ones. That is not a good idea, and will cost a lot more money for energy.

Thank you for working with us to reduce our energy costs, and to the families that are already practicing these energy saving tips – **thank you, we did notice!**



MESSAGE FROM THE TENANT INVESTIGATOR



SMHA is continuing to actively investigate all cases of FRAUD.

This type of crime occurs when tenants have unauthorized persons living with them and are not reporting their income.

To report cases of Fraud, please call the Tenant Investigator at 518-386-7015





Family Self-Sufficiency Program



FSS participants will work with a case manager to set and achieve goals to become economically self-sufficient. Activities may include education, training, job search assistance, homeownership counseling ect. Escrow accounts are established for those who are eligible.

If interested and live in public housing contact: **Virginia Santiago**, Family Self-Sufficiency Director Phone: 386-7054

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>
March 1 & 2- Opened- 8:15am-11:45am & 1pm-3pm	<u>February Rent Non-Payment-Friday, March 2, 2012</u> <u>March Rent Non-Payment- Wednesday, April 4, 2012</u> <u>* Please Note: Non-Payment Court at City Hall Begins at 9:00am</u>
March 7 -Opened-1pm – 3pm	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.
March 14- Opened-1pm – 3pm	
March 21- Opened-1pm – 3pm	
March 28 -Opened-1pm – 3pm	
April 2 and 3-Opened- 8:15am-11:45am & 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.
April 4- Opened-1pm – 3pm	

SUNY COLLEGE & CAREER COUNSELING CENTER

The SUNY College & Career Counseling Center provides career and educational counseling services to Capital District residents 16 years or older interested in making decisions about their educational and career goals. The Center provides an awareness of the various educational and employment training resources that exist in the Capital District and elsewhere in New York State. We offer technical assistance to those persons interested in applying for college admissions, securing financial aid and pursuing employment or training opportunities. We are located in the Steinmetz Homes Family Investment Center at 120 Emmons Street. For more information call 370-2654. Our hours are Monday-Friday, 8:30am-4:30pm. All Schenectady Housing residents are welcome. All services are FREE of charge for those who qualify.

RESIDENT MEETINGS

STEINMETZ HOMES March 13, 2012, IN THE FIC @ 6PM

MACGATHAN TOWNHOUSES, March 8, 2012, IN THE MACGATHAN COMMUNITY ROOM @ 7PM

NUMBERS TO REMEMBER

MAINTENANCE HOTLINE-372-5896
MELISSA ELWERTOWSKI-386-7004
PAULA MATARAZZO-386-7035
ART ZAMPELLA (SECURITY COORDINATOR)-386-7042
STEVE PROKRYM (TENANT INVESTIGATOR)-386-7015



SATELLITE DISHES

ATTENTION ALL RESIDENTS.

YOU NEED TO REMOVE YOUR SATELLITE DISHES AND PLACE THEM INSIDE YOUR HOME AND ATTACH THEM TO SOMETHING YOU OWN. YOU ARE NOT ALLOWED TO ATTACH ANY SATELLITE DISH TO OUR BUILDINGS, ROOFS, WALLS, PORCHES AND WINDOW SILLS; INSIDE OR OUT. YOU ARE ALSO NOT ALLOWED TO HAVE A SATELLITE DISH OUTSIDE ATTACHED TO A POLE IN THE GROUND, OR OUTSIDE PERIOD!!! IF THE SATELLITE CANNOT BE PLACED INSIDE YOUR HOME, YOU WILL NEED TO FIND AN ALTERNATIVE.

Spotlight Newsletter

March 2011

Ten Eyck
Schonowee Village
Lincoln Heights

"The act of being is indivisible, universal, and unchanging. It is the one within the many that we share with everything that is."

Nicholas Gordon



Happy
St. Patrick's
Day!

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. The Ten Eyck building is the selected site for this initiative. 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 IPM Team:

- Monitors unit for problems.
- Reports presence of pests, leaks and mold to Hotline.
- Prepares unit for Pest Management Professional 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 (exterminator) access unit.

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 IPM practices today by: keeping your apartment free from clutter, calling the HOTLINE to fill entrance holes in your apartment, 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 bringing them 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.

Free assistance for the Elderly and Disabled:

SMHA provides assistance to our Elderly and Disabled residents. If you need assistance please call: Beverly Nichols at 386-7027 or 7027 from the Ten Eyck Lobby phone, to schedule an appointment today!

- * Linking you to Community Agencies and Service Providers specific to your situation.
- * Assistance with completing applications for various Community Agencies and Service Providers.
- * Obtain a record of your Medical Expense costs for SMHA's Annual Re-certification.

Bethesda House of Schenectady, Inc. 834 State Street, Schenectady NY 12307 (518) 374-7873
Hours of Operation Change: Effective February 13, 2012 Bethesda House of Schenectady, Inc hours of operation will be changed. The new hours will be Monday-Friday from 9:00am to 11:30am and re-open from 1:00pm -4:00pm. Their daily meal time will not change; it will still be served at 3:00pm. Please make a note that the 1st Friday of every month they are closed for services in the morning.

Construction Update:

Schonowee windows and doors project will be completed this month. Some residents have called concerned about why they did not receive their new window when their neighbors did? The answer to this question is some of the windows required small installation modifications by our contractors and all windows are being replaced before the project will be completed. If you have any concerns please call me at 518-386-7003. Please thank our contractors when you see them for doing such wonderful work for our us. Additional construction plans are currently in the works and many of you may be receiving notices from our modernization office about their need to enter your apartment to complete inspection. Please continue to be accommodating to our construction employees because they are helping us to keep our buildings and grounds in good condition.



Safety, Security, and Peaceable Enjoyment:

- Please **do not let strangers into our buildings** at any time.
- Only authorized individuals and residents should be allowed into our buildings.
- Please **keep the outer doors secured** at all times.
- Send strangers to the administration entrance.
- Lincoln Heights Residents please **don't** prop open the Community Room doors or any secure doors.
- **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, which is between the hours of 11:00 PM and 6:00 AM.
- If you are not observing these quiet hours, you will receive a letter from me.

Thank you for respecting the safety rules and regulations.

Please stop feeding the squirrels on SMHA property. These animals are doing damage to our property and extermination fee are costly.



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

Maintenance
HOTLINE - 372-5896

Project Manager:
386- 7003

Rent Office, 386-7009

Occupancy Specialist:
386-7064

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

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

March 2, Court @ 9 am

March 7, 14, 21 & 28-1pm-3pm

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

April 4, Court @ 9 am

Ten Eyck/Schonowee/Lincoln Heights Tenant Assoc.

- Bingo: Tuesday, Mar 13th @ 7:00PM
Tuesday, Mar 27th @ 6:45PM
- Movie Night:
Saturday, Mar 10th @ 7:00PM
Saturday, Mar 24th @ 7:00PM
- Tenant Assoc. Meeting:
Monday, Mar 26th @ 7PM