



The SARATOGA HOUSING Newsletter

The mission of the Saratoga Springs Housing Authority is to assist low-income families with safe, decent and affordable housing as they strive to achieve social and economic opportunities, and to improve their quality of life. The Housing Authority is committed to operating in an efficient economical and ethical manner.



June Newsletter 2016

Volume 16 Issue 6



EQUAL HOUSING OPPORTUNITY

The Saratoga Springs Housing Authority does not discriminate on the basis of age, race, color, gender, religion, handicap, sexual orientation, familial status, or national origin in employment or the provision of service.

Housing Authority Board of Commissioners

Joanne Foresta- Chairman
Lucile Lucas, Co- Chairman
Ann Bullock
Susan Christopher, Resident
Joy King
Stephen Sullivan
Olivine Wescott, Resident

Board Meetings

The Board meets each third Thursday of the month, 2:30 pm @ Stonequist.

Saratoga Springs Housing Authority: 518-584-6600

Ext. 22 Paul Feldman, Executive Director
Ext. 17 Cindy, Director of Finance
Ext. 11 Katie, Executive Resident Advisor
Ext. 13 Jill, Asst. Resident Advisor
Ext. 10 Kathy, Executive Secretary
Ext. 21 Joan, Housing Assistant
Ext. 12 Gerard, Facilities Manager
Art, Assistant Facilities Manager
Timothy, Maintenance Staff
Thomas, Maintenance Staff
Larry, Maintenance Staff

**EMERGENCY MAINTENANCE PHONE
NUMBER FOR PUBLIC HOUSING RESIDENTS
(AFTER HOURS)
857-1051**

Notice

Articles published in the Saratoga Housing Newsletter do not necessarily represent an endorsement by the Saratoga Springs Housing Authority Board of Commissioners.

Service Fee's

The SSHA has been advised by the City Court, that we must now send all communications regarding **30 day notices** and letters related to rent collection, via certified mail. These costs must be passed on to the resident who was in violation of their lease.

The cost for SSHA staff to send out the certified letter is **\$7.00**. This was a recent change in procedures required by the court. The SSHA regrets this decision because the cost must be passed along to the resident.

Please note however, if you pay your rent on time and abide by your lease, this change will not impact you at all.

Automatic Rent Payments



Do not forget you can now pay your rent through Direct Deposit.

This system works by automatically withdrawing your exact rental amount on the 5th business day of each month.



All outstanding tenant receivables (rent and other charges) owed to the Housing Authority must be paid in full **NO LATER THAN JUNE 13TH.**

The Authority will be closing their books on all outstanding accounts. If payments are not received by the 13th, the Authority has no other recourse than to take further action against your account.

Monthly Calendar

- Thursday, June 16th - Stonequist Residents Council meeting 10:00am in Community Room
- Thursday, June 16th - Board meeting 2:30 pm at Stonequist
- Thursday, June 16th - Terrace Community Resident Council meeting 6:30pm at Terrace
- Tuesday, June 7th - Executive Director meeting at Stonequist at 11:00am



HUD Announces R.E.A.C. Inspections Dates
(Real Estates Assessment Center)

The Real Estate Assessment Center has notified the SSHA that inspections of the Stonequist Apartments and Jefferson/Vanderbilt Terraces will be conducted on June 8th, 9th and 10th.

Please take note that there are no exceptions to preventing these HUD inspectors into your units on the scheduled dates. Our maintenance team will be performing inspections of all units over the next 10 weeks to insure each apartment is in compliance with the Uniform Physical Conditions Standards (UPCS) as required by HUD. You can help insure that the SSHA receives the best possible score by doing the following:

1. Insure you have not altered the doors in your apartment. No locks can be installed on any doors and doing so is a serious violation of your lease.
2. Do not block bedroom windows with beds, dressers or other furniture.
3. If you only have one window in a bedroom, air conditioners are not allowed in that window.
4. JT residents, insure that the area around your furnace and hot water tanks is clear of any stored items.
5. Immediately report any plumbing (leaks, clogs) to maintenance by calling in a Work Order.
6. Insure that your smoke detectors are all working. Report to maintenance immediately if they are not working.
7. If you have any outlets that are not working, report to maintenance immediately.
8. If any of your appliances are not working correctly (missing parts etc.) report to maintenance.
9. Remove excess clutter (Fire load means the **fire loading** of a building or compartment is a way of establishing the potential severity of a hypothetical future fire. It is the heat output per unit floor area) from your apartment. You must be able to walk through your apartment unobstructed. Nothing can be placed in front of any of the doors in your apartment.

Every resident is responsible to maintain housekeeping habits that insure safe and sanitary living spaces in accordance with your lease. This means kitchens and bathrooms should be cleaned routinely, including mopping of floors and cleaning of appliances. Tubs and toilets should also be cleaned on a routine basis.



Do you have a graduate in your household that you would like us to recognize in our newsletter?

You may contact Joan in the office at 518-584-6600, and we will place an announcement in July's newsletter!



Did you know if you are a resident of the Saratoga Springs Housing Authority that you are required to perform at least 8 hours of community service every month unless you are exempt?

You are exempt if you are over 62 years of age or you work full time, or go to school full time, or have a disability which prevents you from working and can provide a note from a medical professional stating such. If you have not been fulfilling your community service requirement, HUD will not allow the SSHA to renew your lease. If you have not been complying with this requirement (which is part of your lease) and would still like to remain a resident of the SSHA, please contact Katie or Kathy at the office 584-6600 so they can provide you the information you need to get into compliance.



Parking Lot Protocol

The Saratoga Springs Housing Authority has implemented a vehicle registration system which requires all residents to register their vehicles with the office and receive a sticker.

This sticker will be displayed in the rear passenger side window. Any vehicle without the proper sticker may be towed at the vehicle owner's expense. This includes any parking lots owned by the SSHA including but not limited to Stonequist, Vanderbilt parking lot (old Ford Center), and dumpster areas at Jefferson and Vanderbilt terrace.

This practice became effective as of April 1, 2015. Residents may contact the office to get their new sticker. The cost of the sticker will be \$1.

The SSHA will also have temporary parking signs available for residents who notify the office of a visitor who is staying with their own vehicle.

These temporary passes should be displayed inside the vehicle on the dashboard during the duration of their visit.

STONEQUIST

Shower Curtains

Just a friendly reminder, that, shower curtains are required on showers in all apartments. There have been several recent situations where lower floors ceilings have been damaged due to a resident's failure to have a shower curtain in place. The water leaks onto the bathroom floor and eventually drips down to the ceilings below, causing damage. Unfortunately, the cost of ceiling repairs will be charged to your rent payment, if it is determined that ceiling damage was caused due to failure of no shower curtain in place. If you need assistance making sure that your curtain is doing an adequate job, contact the office and we will have maintenance inspect your curtain.

Thank you for your cooperation.

Stonequist Resident Council Meeting

On Thursday, June 16th @ 7:00pm in the Stonequist Community room, the Resident Council will be taking nominations for all officer positions for the 2016 - 2017 Resident Council Board for Stonequist. The positions are: President, Vice President, Secretary, Treasure and 2 Resident - at - Large.

The nominations will be taken and a slate will be created for elections to take place at our July meeting, which will be on July 21, 2016 at 7:00pm.

If you have any questions about the duties and responsibilities of any of the officer positions, please contact any of the current officers: President, Donna McCarthy, V.P. Collen Kirchoff, or Secretary, Michelle Deyette.

Hallway Floors to be Stripped and Waxed

In response to resident concerns we have retained the services of **RS Clifton Property Services** to strip and wax the hallways on every floor of the building. They will be starting on Wednesday June 1st and will be completed on Friday June 3rd.

It is imperative that you make appropriate plans the day that your floor is being waxed. Please make plans to either stay put in your apartment or be out of your apartment from **12pm (noon) to 4pm**. Without your cooperation a proper job cannot be completed. The schedule will be as follows:

1. Floors 7-8-9 on Wednesday June 1st – No foot traffic on floor from 12pm (noon) – 4pm
2. Floors 4-5-6 on Thursday June 2nd – No foot traffic on floor from 12pm (noon) – 4pm
3. Floors 1-2-3 Friday June 3rd – No foot traffic on floor from 12pm (Noon) – 4pm

With your cooperation the floors will come out looking like new!!

REMINDER

Only SSHA maintenance staff are allowed to install and/or remove all Air Conditioners (per advice from SSHA insurance provider). The cost to install air conditioners is \$25, which includes removing it at the end of the season, Residents of Stonequist who wish to utilize air conditioners will be charged \$25 for installation and removal, plus, an excess utility fee of \$30 per month (since SSHA pays for electricity) total charge for the season June, July, August and September for Stonequist will be \$120 + \$25. Anyone wishing to utilize an air conditioner should contact Kathy at the office so that an installation appointment can be made.

LIBRARIAN

The Outreach Librarian, Jeanine Jeter comes to Stonequist every 3rd Monday of the month at 1:30pm. On this day, residents may check out books (some large print books are available) and DVD's. A Saratoga Springs Library Card is necessary to check out items, however, Jeanine can assist any resident in obtaining one.

You may contact Jeanine at the Library telephone # 518-584-7860 extension 7 for Outreach Librarian, to reserve books or DVD's ahead of time.

Jefferson and Vanderbilt Terrace

HEAP Assistance

Some residents of Vanderbilt Terrace claim to have been denied **HEAP** assistance because the Department of Social Services was under the impression that Vanderbilt residents did not pay their own electric bills.

I received confirmation from Tina Potter, the Commissioner of Social Services for Saratoga County, stating her staff **is** aware that the housing authority does **NOT** pay for resident's electricity at Vanderbilt.

Therefore, if you apply for **HEAP** and are denied or told by the **HEAP** staff that you do not qualify, because you don't pay for electricity, then, ask to speak to Tina Potter, so she can correct the situation.

Chalk Use on SSHA Property

The SSHA realizes that children using chalk on sidewalks are normal children's play and as long as there is no offensive language written on any SSHA property with the chalk, there are no problems. However, (**please note that no chalk is to be used on SSHA buildings**) Chalk on buildings is considered, graffiti by HUD. If chalk is found on buildings then the cost for maintenance staff to remove it will be charged to the resident.

Thanks for your cooperation.

The new **CDTA** bus route began on May 29, 2016. The route is on Worth Street under the newly built covered bus shelter. To see the schedule, please go to the CDTA website at <http://www.cdta.org/routes-and-schedules/saratoga>

BARBER SHOP

LaMont Washington, a previous resident of the terrace, has opened a local barbershop around the corner from the terrace at 44 Jefferson Street. He offers a \$2.00 coupon for Jefferson and Vanderbilt residents.

"You took care of me growing up; let me take care of you"!



Please take note that during the summer and fall seasons maintenance will be grooming the lawns at the Terraces periodically. If you have any belongings including but not limited to bicycles, cooking grills, lawn furniture, and children's toys, you are responsible for keeping them organized. All belongings that are not in use should be stored tight in the rear of your apartment building.

If there are any articles that are found elsewhere they will be considered rubbish and be disposed of. The Housing Authority will not be responsible for any items that are deemed rubbish and are discarded.

GARAGE SALE - The JVT announces a Terrace wide garage sale on the weekend of June 25th and June 26th. Any resident interested in participating please contact Susan Christopher at 587-5476.



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COMMUNITY NEWS

JOB FAIR

The City Center is sponsoring a job fair for
NYRA Thursday June 16th - Saturday June
18th

For further details please contact City Center
at 518-584-0027



Experience Works

A job training agency, is looking for unemployed residents 55 and older who is interested in earning income while receiving job skills training. The Experience Works program will be partnering with the Saratoga Springs Housing Authority by placing people 55 years of age and older in several training positions at the Housing Authority. If you are 55 years old and meet the eligibility requirements you could be picked to work at the Housing Authority. Experience Works will be looking to fill positions for office and janitorial workers. The income you receive may not count against your rent. If you are interested in this program, contact Iris Brown at Experience Works 518-242-8234

The 39th annual Freihofers Saratoga Jazz Festival, one of the most celebrated and longest running jazz events in the world, is having a two-day event on June 25th and June 26th featuring world-renowned jazz legends, Chaka Khan and Smokey Robinson

Weekend line-up on June 25th will feature - - Chaka Khan, Pieces of a Dream, Joey Alexander and many more.

June 26th - Smokey Robinson, Chick Corea Trilogy, and many more!

Performances start Saturday & Sunday 12PM, and continue all-day-long at the Saratoga Performing Arts Center, 108 Ave of the Pines, Saratoga Springs, NY. Tickets can be purchased online at <https://tickets.spac.org>, by calling (518) 583-9330, or in person at the Route 50 box office.

