



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.

November Newsletter 2016

Volume 16 Issue 12



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 of the provision of service.

Housing Authority Board of Commissioners

Joanne Foresta- Chairman
Lucille lucas, Co- Chairman
Ann Bullock
Susan Christopher, Resident
Joy King
Steven Sullivan

Board Meetings

The Board meets every third Thursday of the month, 2:30 pm @ Stonequist, Boardroom

Saratoga Springs Housing Authority: 518-584-6600

Our Staff

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

Resident Commissioner

Ollie Wescott has resigned her position on the SSHA Board of Commissioners.

Ollie has been an outstanding advocate and representative for the residents of the SSHA for many years.

Being a resident commissioner is a difficult job, because your duty becomes first and foremost to be one of seven members, who oversee the budget and policy of the housing authority.

The position sometimes puts residents in a position where unrealistic expectations are placed upon them by other residents. Ollie did a tremendous job of balancing resident interest and housing authority responsibilities, in insuring federal regulations are compiled within the administration of the public housing programs. We are extremely grateful to Ollie for her years of service and she will be greatly missed.

Public Housing Law requires the SSHA to hold an election to replace Ollie's seat on the board.

If you are interested in serving as a Resident Commissioner please contact the office for the necessary petitions and paperwork. Petitions will be due back to the housing authority by November 14th and the election will be held on December 14th. If you have questions regarding the roles and responsibilities of a board member you can contact Paul at 584-6600 ext. 22.

Monthly Calendar

- **ON ELECTION DAY, TUESDAY NOVEMBER 8TH THE OFFICE WILL CLOSE AT 12:00 PM FOR THE REMAINDER OF THE DAY. WILL REOPEN ON WEDNESDAY November 9, 2016 AT REGULAR BUSINESS HOURS**
- **FRIDAY NOVEMBER 11TH 2016 THE OFFICE WILL BE CLOSED IN OBSERVANCE OF VETERANS DAY**
- **THE OFFICE WILL BE CLOSED ON NOVEMBER 24TH & 25TH FOR THANKSGIVING DAY HOLIDAY. THE WINDOW WILL REOPEN ON MONDAY NOVEMBER 28TH FOR REGULAR BUSINESS.**
- Tuesday November 8th, Resident meeting with Paul - 10 am in the Stonequist Community Room
- Thursday November 17th, Terrace Community Resident Council meeting, 6:30pm @ building 24 Jefferson Terrace
- Thursday November 17th @ 7 pm - Resident Council Meeting in the Stonequist Community Room
- There will be no Stonequist Resident Council Meeting in December

*For more information, including locations, and time of these events please see the inside pages of this newsletter for details.

Snow Removal



A letter is being distributed to every resident this year regarding the requirements for the moving of vehicles during snowstorm. first and foremost any resident who owns a vehicle and wishes to park in a SSHA parking lot is required to register their vehicle with the SSHA administrative office.

Any vehicle that is parked in one of SSHA's parking lots that is not registered or has not received a visitor's parking pass, **WILL BE TOWED**. This is necessary in order to insure the maximum level of safety for all residents who will need to utilize the parking lots this winter. Having to plow around vehicles creates a safety hazard with the excess snow that is left in the parking lot.

We thank you for your anticipated cooperation

Late Rent Charges

This is a reminder to everyone that rent is due **"IN FULL"** by the **5th** business day of the month, otherwise a **15-dollar late fee** must be charged.

This means even if you are 1 dollar short in your rent payment that a late fee will be charged. Unfortunately, although this may seem to be an unreasonable expense, failure to charge the late fee can result in a finding by our auditors.

The lease requires payment in full by the 5th business day of the month and the SSHA policy is to charge a 15-dollar late fee when rent is not paid in full. Therefore, whether you owe one dollar or one hundred dollars, we are required to charge a late fee.

You can easily avoid rent payment issues by enrolling in the automatic rent payment plan which deducts the monthly rent on the 5th business day of the month from any bank account of your choice. With winter coming it's a great way to avoid coming out in the miserable weather to pay rent.

Contact the office for the auto payment form. Please keep in mind that if you choose to pay your rent in person, you must have exact change or the overpayment will be applied to the next month's rent. The protocol of not providing change does not provide an excuse for failing to pay rent in full.

Thank you for your cooperation.

Monthly Pest Control Procedures

I would like to thank the residents of Stonequist for their cooperation and understanding with the monthly bed bug inspections that are part of our Pest Control Program.

I realize that this process may cause inconvenience for some residents but the monthly inspections are vital to ensure that an infestation does not occur.

Monthly inspections will allow quick identification if a bed bug exposure occurs so we can immediately rectify the problem before it spreads to other apartments.

It would be helpful if you could remove bedding on the day of the inspection and would also expedite the process taking less of your time.

Please remember that these inspections are a lease requirement and because the SSHA maintenance team provides the required notification, they can't be refused. Thanks again to everyone for your cooperation with this process.

Paul Feldman
Executive Director

Automatic Rent Payment



Do not forget you can now pay your rent through Direct Deposit. No more coming out in the heat or freezing cold to pay your rent.

This system works, by automatically withdrawing your exact rental amount on the 5th business day of each month. If you have any questions, please contact the office for more information on how to sign up.

STONEQUIST NEWS

Stoneqist Community Resident Council Meeting

Thursday, November 17, @ 7:00 pm a Resident Council meeting will be held.
All are welcome to attend.
LOCATION: Stonequist Community Room

We would like to welcome Donna McCarthy on board as our new Resident Council Treasurer

CONGRATULATIONS! DONNA

Fidelis Care will be giving a presentation on Health care and you November 9th at 10 am in the Stonequist Community Room

All are Welcome!

Building Improvements

Many improvements are being made to the Stonequist building so we apologize to any inconvenience you may experience while these upgrades are in progress. These include the modernization of our two elevators, replacement of our heating and hot water systems and installation of security cameras. Unfortunately, there will only be one elevator operating at a time while the modernization project is underway. When the project is done it will have been worth the inconvenience to have modernized elevators. The heating and hot water systems will have minimal impact on residents as will the security camera installation. Other upgrades to the lighting and plumbing fixtures in your apartments will also be occurring over the next couple of months and that will also require some inconvenience since contractors will need to gain access to your apartments. The management will insure that proper notification is given to each resident prior to a contractor entering your apartment. SSHA maintenance staff will be supervising the whole process. We thank you for your cooperation and understanding during this period

Bake Sale

The Stonequist Bake Sale was held October 6th in the community room and a wonderful success! We would like to send out a great big **THANK YOU!** To all residents who donated the baked items. The funds raised went towards our Stonequist Halloween party for our resident!

Stonequist Resident Council

We will be having a Spaghetti and Meatball Dinner on November 11th at 5pm in the Stonequist Community Room. The cost is \$5.00. The menu includes: Spaghetti and Meatballs, Salad, Bread, Dessert, Drink
A sign-up sheet will be located in the Community Room on the 50/50 table beginning October 25th through November 7th for residents planning to attend.

Your \$5.00 will be due at time of sign up; Donna McCarthy is the designated person to pay for the dinner.

HOPE TO SEE EVERYONE THERE!

WIFI is finally up and running for our residents in the community room! We would like to **thank Donna McCarthy**, for getting this process started! Thank you to **Executive Director Paul Feldman** and **R.C. President Michelle Deyette** for helping to get the **WIFI** company representative here to help get the problems taken care of and getting it completed! We hope our residents enjoy the **WIFI** availability now!

Jefferson and Vanderbilt Terrace News

THE TERRACE COMMUNITY RESIDENT COUNCIL

Would like to invite everyone to our next meeting

Thurs., NOV 17TH @ 6:30pm

Bldg. 24 Jefferson Terrace (Senior Way) TCRC meeting room

All are welcomed!! Refreshments will be served.

NOVEMBER AGENDA:

- Review/discussion of the November SSHA Resident Meeting with Paul Feldman. Please note: the Resident Meetings are held monthly at the Stonequist Community Room. This month's meeting will be on Tuesday, November 8th at 10am. All residents are welcome to attend this meeting.
- Our Special Guest for this month's meeting is Amber Guyette with the Adirondack Health Institute (AHI). She will be discussing AHI's services and how they can help our families with things such as health insurance, child care, transportation, and more.
- We'll be updating the calendar for 2017, and we need your ideas of guest speakers you would like to have come to our meetings!! Please come and share your thoughts and help us prepare for next spring!

The Terrace Community Resident Council has been busy these past couple months, including our 2nd Annual "Back-to-School Supplies Program" we held on Sept 2nd. We'd like to say a very special THANK YOU to the Saratoga County EOC for their amazing donation of the backpacks, and also to all the volunteers who contributed their time to make this a successful program for our Jefferson and Vanderbilt kids!



AS ALWAYS, THANK YOU FOR YOUR SUPPORT!!

EMAIL: jvt.residentcouncil@yahoo.com PHONE: (518) 587.5476

Community Events and Announcements

Voting has become a privilege that far too many Americans take for granted.
Remember - YOUR VOTE IS VERY IMPORTANT!!!
ELECTION DAY IS **TUESDAY, NOVEMBER 8TH**
Office will close early at 12pm and will re-open
Wednesday November 9th at regular business hours



2017 PHADA's Scholarship Program Applications due to PHADA by January 27, 2017

In order to encourage academic excellence and community responsibility among high school students, PHADA has implemented a scholarship program for graduating seniors who are preparing to enter college. PHADA will award three (3) scholarships to deserving youth currently residing in a PHADA member agency.

Stephen J. Bollinger Memorial Scholarship (one scholarship available: \$7,000.00)

NOTE: this scholarship will be formally presented at PHADA's Annual Convention and Exhibition on May 24, 2017 in Las Vegas, Nevada. The winner will receive a trip for him/herself and one parent/guardian to attend the convention.

Freedom & Civil Rights Scholarship (One scholarship available: \$5000.00) *Additional Essay Required

NOTE: To be considered for the Freedom & Civil Rights Scholarship include a personal essay (350 – 500 words) demonstrating your efforts and achievements in furthering the values of the civil rights movement. Explain why the cause is still relevant in communities today and how they relate to your educational goals. Include any relevant volunteer experiences, their commitment to serving the needs of public housing residents and the community.

SACS Software/Scott Accounting & Computer Services, Inc. Scholarship (One Scholarship available: \$5000.00)

SACS Software/Scott Accounting & Computer Services Inc., has offered significant financial support to PHADA's scholarship program and has elected to reward one deserving youth with a \$5000.00 scholarship. PHADA appreciates their commitment to serving the needs of public housing residents and the community.

The scholarship fund will be administered by the PHADA Scholarship Committee. The money will go directly to the school that the recipient will be attending. The school will deposit the money into the student's account. The money may only be used to pay for tuition, books, and activities directly related to the student's education. If the student discontinues his or her education, the unused portion of the scholarship will be returned to PHADA. For further information contact PHADA at (202) 546-5445.

Eligibility

Applicant must be a high school senior and reside in a PHADA member agency throughout his/.her entire senior year. Public housing residents, Section 8 participants or other low-income housing residents are eligible, as long as the agency at which they reside is a PHADA member.

Minimum Grade Point Average – Student must have at least a "B" average on his/her school's applicable scale during his/her high school career, cumulatively, to be considered for the scholarship.

Note: School counselor must complete the GPA verification form.

For consideration of these scholarships, applications must be completed in their entirety. Incomplete applications will not be considered

The application can be found on PHADA's website at www.phada.org. on the homepage, click the "PHADA Scholarship Application" link to fill out the online application form. You may also download a printed version, complete the form, save it to your computer and print a copy. Include this printed application with the packet of materials that you submit to your Executive Director.