

THE VILLAGE CRIBER

Housing Authority of Fort Fairfield SPRING 2009



DIRECTOR'S CORNER

Believe it or not, Spring is just around the corner.

We will soon be experiencing milder weather and hopefully sunny skies. The grass will start growing and flowers will be in bloom once again. If gardens are your thing we encourage the planting of flowers around your units in Borderview and Morningview. The gardens need to be maintained once they are in. We do ask that you contact the office get approval on the location first. We are asking that Fields Lane and Hillcrest Estates tenants not to plant additional plants in our established gardens without approval of the Executive Director.

I would like to thank all of our tenants for the support you provided this winter in keeping fuel costs down by keeping windows shut. My maintenance supervisor has told me that this is the best year since he has been here for windows staying shut during the cold weather.

If you are following the Economic Stimulus Package in the news, you may have noticed that part of that package is earmarked for Public Housing by providing funds for the Capital Fund Program. We don't know yet what that means for us in dollars yet but we have started planning by identifying in house our unfunded capital needs. There will also be a contractor around in June to assist us in determining our requirements. The Capital Fund Program dollars are used to make improvements to our buildings. We have identified eight projects in the event that funds are made available.

- Borderview 2nd Floor Renovations
- Borderview Roofing Project
- Hillcrest Estate Soffit Repairs
- Lighting Project HE and Fields Lane 1
- FLIII Boiler Replacement
- Replace existing walkways and Repair and resurface driveways at Borderview
- Washer and Dryer Upgrades in Laundromats
- Office Addition in Fields Lane



If funding is received the projects that get funding will have to be done over the next three years or be done within our 5-year plan with normal Capital Fund Allocations.

This presents an opportunity for our residents looking for jobs in the construction fields as we require contractors to advertise jobs to our qualified tenants as much as possible. If you are interested in having your name presented to the contractors that gets the jobs please fill out a resume and turn it into the Housing Authority and we will pass it on to the contractors looking to hire workers.

Have a wonderful Easter!

Wayne E. Troicke, Executive Director

Tenant Notifications

- ❖ **Spring Clean-up:** Now that winter is behind us it's time to look forward to our **annual Spring Clean up.** This year the clean up day will be May 12th for Borderview and May 13th for Morningview with rain dates of May 19th for Borderview and the 20th for Morningview. **Clean up day will start at 3:30 PM. All residents should be out to make this the best clean up day ever!**
- ✓ To all tenants needing community service hours this is a great opportunity for you, for every bag of trash you pick up before the cleanup day you will receive 8 hours of community service credit.
- ✓ After the clean up has been completed we serve refreshments to all who helped!
- ❖ **New Housing Authority Outside Water Use Rule** - Pools of any kind are not allowed on Housing Authority of Fort Fairfield owned or managed properties. No hoses are allowed to be run from the unit for exterior water usage. i.e. sprinklers, car wash, etc. This rule takes effect with the 2009 summer season starting June 1, 2009. The Fort Fairfield Community Pool is available for you swimming pleasure at no cost to you. Call the town Recreation Department at 472-3882 for hours of operation.
- ❖ **Starting May 15th** - If the temperature outside is warmer than 70 degrees you may open your windows and let in the fresh air.

Emergency Maintenance – If you need emergency maintenance after hours please call **764-9695**. When you get the answering system key in your phone number and wait for a beep. Hang up the phone and wait for maintenance to call you back. State the problem and answer questions asked by the maintenance team member. If it is not an emergency, maintenance should be scheduled through the office during normal working hours.

The following items would constitute emergency maintenance:

- ❖ Water Leaks from Pipes and Heating Systems
- ❖ No heat (When outside temperatures are below 70 degrees, 1 Sep. – 1 Jun.)
- ❖ No Hot Water – summer (Fri-Sat only Sunday outages will be repaired Mon.)
- ❖ No Hot Water – winter (any day)
- ❖ No Water
- ❖ Refrigerator not functioning
- ❖ Plugged toilet or sink can be an emergency but will be billed to tenant



Garbage Cans – Please arrange to have garbage cans and lids put away by Tuesday evening. This will avoid damage and a \$15.00 charge!

EMERGENCY MAINTENANCE PHONE– 764-9695

Wait for tone and dial YOUR phone number, Maintenance will call you at the number you provide

Clip and save

IMPORTANT REMINDER

When there is an income or family composition change, it needs to be reported IN WRITING to the Housing Authority within 10 DAYS by filling out an interim change form, they are available at the front desk.

Calling on the phone does not count as reporting income. If income is not reported within the 10 days, the Housing Authority will go back and charge you the additional rent that should have been paid.

Invitations!

Come join us:

Bingo at Fields Lane – The Housing Authority is continuing our successful BINGO for prizes on the following Wednesdays in the Community Room:

- **March 11th 2:00 PM**
- **April 15th 2:00 PM**
- **May 6th 2:00 PM**

*Please feel free to donate items (good community service credit) and bring a snack to share!



Home Maintenance Class – All residents are encouraged to attend this class **March 18th, at 3:00** in the David Bernard Community Room at Fields Lane. Mark your calendars and come join us to learn basic maintenance skills for apartment living. Dale and his crew will be offering basic “How To”, instruction on many of your basic maintenance needs. Refreshments will be provided by the Housing Authority. Tickets for Door Prizes will be will provided at the door.



New Flat Rents and Utility Allowances for Public Housing

The Fort Fairfield Housing Authority Board of Commissioners has approved changes to the Flat Rent amounts for the first time since 2006. The new Flat rent amounts will take effect on the next recertification for all Public Housing Tenants. This action was necessary to accommodate for the increases in the growing costs of utilities and maintenance of our facilities. The every decreasing funding from HUD as not helped with the increasing costs of doing business in Public Housing. The charts below show new amounts for flat rents, and new utility allowances for Public Housing. Flat Rents are used to calculate rent when they are selected by the tenant in lieu of 30% of adjusted income upon recertification.

# OF BR	UNITS	AVE MARKET RENT	RENT YOU PAY (FR-UA)	NEW FLAT RENT	FMR
1	FLI	\$ 490.00	\$ 426.00	\$ 450.00	\$ 488.00
1	FLIII	\$ 490.00	\$ 425.00	\$ 450.00	\$ 488.00
1	Hillcrest	\$ 490.00	\$ 428.00	\$ 450.00	\$ 488.00
2	FLIII	\$ 555.00	\$ 483.00	\$ 525.00	\$ 585.00
2	BV	\$ 555.00	\$ 446.00	\$ 525.00	\$ 585.00
3	BV	\$ 650.00	\$ 514.00	\$ 600.00	\$ 763.00
4	BV	\$ 700.00	\$ 606.00	\$ 750.00	\$ 841.00

UTILITY ALLOWANCES		
# OF BR	UNITS	UA
1	FL I	\$ 24.00
1	FL II	\$ 24.00
1	FL III	\$ 25.00
1	Hillcrest	\$ 22.00
2	FL III	\$ 42.00
2	BV	\$ 79.00
3	BV	\$ 86.00
4	BV	\$ 144.00

MSHA Issues New HUD Multifamily Leases

Fields Lane II and Morningview tenants will be receiving new leases effective 1 May 2009. The new leases incorporate changes HUD has made to the multifamily housing programs in the last two years. Please read the new leases when they are sent to you and if you have any questions please contact Tracie or Paige at 476-5771.

FROM THE AROOSTOOK FAMILY INVESTMENT CENTER

ROSS ELDERLY/ADULTS WITH DISABILITIES GRANT

The ROSS Elderly/Adults with Disabilities Grant is progressing very nicely. We have been in contact with many of you and hope to be of service to more in the future. This grant, which is administered by the Aroostook Family Investment Center (AFIC), is for individuals who reside in Public Housing in Fort Fairfield, Presque Isle and Van Buren. To clarify, that would include individuals living at Fields Lane I, Fields Lane III, Hillcrest Estates and adults with disabilities at Borderview. Most events sponsored by the AFIC are open to everyone residing anywhere in Fort Fairfield housing.

Joyce Durepo is the case manager for the grant. She is available at the AFIC office located at Hillcrest Estates on Wednesday mornings from 8:30 until noon. You can reach her there by calling 473-0971. She is available by message phone at 493-7823. Just leave a message and she will return your call as soon as possible. Joyce can schedule appointments at other times for your convenience.

The ROSS grant is currently coordinating services for many of you who receive assistance from other agencies. If you receive any type of service from another agency such as Department of Elder Services, Visiting Nurses, housekeeping assistance, Aroostook Mental Health, Pine Tree Legal, or Friends Helping Friends please call us and let us know. We have been able to provide extended or new services to many of our clients. Also this will help us eliminate duplication of services. If you feel you are in need of services and don't know which way to turn, please call us as well.

We look forward to hearing from you soon. We would like to help you meet your needs and are interested in what you want to see from this grant.

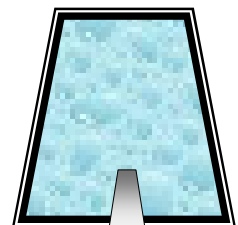


COMPUTERS: BEYOND BASICS

We will be starting another computer class for Seniors sometime this Spring. The beginning computer class has been completed with mixed success. Many residents feel they know the basics of working with the computer and would like to learn more intermediate skills. This class will be called "Beyond Basics" and will cover more skills. If you are interested, please call Joyce at 473-0971 or 493-7823 to reserve your spot. The class will be limited to six individuals; however, if there is enough interest we will hold two sessions. More information will be coming as soon as we determine the interest.

FREE SWIMMING PASSES

The AFIC has made arrangements for our Elderly/Adults with Disabilities to enjoy the Presque Isle Indoor Pool. Call or stop by the office and pick up your free pass. This pass will enable you to go to free swim sessions or to enroll in a swimming exercise class at your convenience. The residents from Presque Isle have been enjoying this benefit for about a month and are really enjoying it.

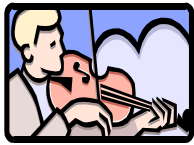


COOPERATIVE EXTENSION NUTRITIONAL CLASS



LET'S DO LUNCH

The AFIC sponsors a monthly nutritional cooking class at Hillcrest Kitchen. This occurs on the first Tuesday of each month at 11:00 a.m. The class usually last until around 1:00 p.m.; however, many residents enjoy the time so much that they stay later and socialize with the instructor and each other. During the class, you will learn good nutritional tips, receive new recipes and help prepare and eat your lunch. This class is open to everyone and we encourage you to bring friends. We request that you call the Housing Authority Office at 476-5441 to sign up so we will know how much food to buy. If there is enough interest, we would love to hold a class at the David Bernard Community Center for the people at Fields Lane. We could alternate the location or have another meeting each month. Please let us know if this is of interest to you.



CULTURAL EVENTS

Are you an Elderly/Adult with Disabilities from Public Housing? Would you like to attend the many cultural events that take place at the local colleges, high school or Caribou Performing Arts Center? The AFIC will reimburse clients for the cost of tickets plus \$.32 per mile if they chose to attend. Just call Joyce at 493-7823 to get the OK then get a receipt or photocopy your ticket and we will mail you out a check. Many residents are using this service. We had several people recently attend the Tim Sample Show and they really enjoyed themselves. We will continue this service until further notice.

SAGE – SENIORS ACHIEVING GREATER EDUCATION



Sage is a program at the University of Maine at Presque Isle. It is available to all individuals aged 50 and over. The cost of the program is \$15 a semester or \$30 a year. There are many courses of interest for personal enrichment or classes on the Civil War to mention a couple. Many classes are hands on and some have field trips. The AFIC will reimburse clients for the cost of the program, field trips, or books if necessary. The “Spring Kick-OFF” is 11:00 a.m. March 12, 2009 at the Campus Center. The cost for this informational session and lunch is \$5.50 that we will cover. If you are interested in attending, contact Joyce or the University at 768-9502. The mailing address is UMPI Conferences and Programs, 181 Main Street, Presque Isle, ME 04769. Each class usually meets for 2 hours once a week. We would love to see many of you take advantage of this opportunity. We can also reimburse mileage at \$.32 per mile.



ATTENTION: BORDERVIEW RESIDENTS

There is limited left over funding from the ROSS Family Grant which is available to assist you with school. This money is on a first-come, first-serve basis. It can be used for college, Adult Education, Certified Nurses Training Course or other education that you require. Pre-approval is necessary’ so call the AFIC office at 473-0971 or 493-7823 to talk to a representative. Please hurry as money is going quickly. We can only pay for expenses that are not covered by another programs such as Federal Financial Aid, ASPIRE, scholarships or ACAP.