



# Watervliet Housing Authority



## April 2014

Charles V. Patricelli, Executive Director



• **Watervliet Housing Authority** 273-4717  
ext. 201 Mary  
ext. 203 Matt  
ext. 204 Daria  
ext. 205 Mary Clinton  
ext. 201 Charles

or  
[office@watervliethousing.org](mailto:office@watervliethousing.org)

• **Emergency Number**  
273-6085 (after hours)

• **Watervliet Police Dept.  
or Fire Department**  
911

Resident survey? If we have your email address and a work order was completed at your apartment, you would have received an electronic survey. Fill it out and let us know how we did.



We have a Web site

[WatervlietHousing.org](http://WatervlietHousing.org)  
Check us out!



## Green Island INSPECTIONS

Green Island inspections will be held April 25th for all 13 apartments.

Please remove all items off your stove so we can check your burners.

### Day Counter Tops

The contractor should be 99% complete with the counter tops at Day. We wish to thank those that help make the project go smoothly for both us and the contractors. If there are any issues, especially drips let us know immediately.



## Happy Easter

from Staff at the WHA!

Office will be closed  
1/2 day April 18th for  
Good Friday

## Job Fair

Do you want to drive a bus?

Come on April 9th at the Quinn Community Room between 9:30 to 12:30 to find out how!

APRIL IS EARTH MONTH

Let us all do our part and rake and clean up around our apartments





**2014**



## Watervliet Organic Waste WOW PROGRAM

In an ongoing effort of the City of Watervliet's aim to reduce its carbon footprint, the City has designed a new program. Our "WOW" program is a state-of-the-art way of further reducing waste in our landfills. This program allows us to remove the food waste normally put in your weekly refuse collection. The food waste is then processed into fuel which will make electricity.

It is the City's expectation to one day extend this to all households and business in the City. Not only are we saving the environment but also reducing our refuse and recycling operating cost.

If you know others interested in joining this program or would like more information, please contact Christopher Daus, Refuse & Recycling Working Supervisor at 270-5093 or [dausie@watervliet.com](mailto:dausie@watervliet.com)



## 911 new system

If you need to call for the Police, fire or Emergency help you need to call 911.

**DO NOT CALL THE OLD NUMBER 270-3833.** Only call the 270-3833 number for general information that you can wait to get a return call back. You will need to leave a message and someone will get back to you as soon as possible.

# For Your Information

## Don't forget?

Don't forget you must have a working smoke detector in your apartment. There must be one on every level and in each bedroom. Report any problems to the office immediately. If found disconnected or missing it you could receive a 30 day notice to vacate.



## Let's Play Ball ...

At the park that is. Baseball is not to be played in the courtyards. Please report anyone who is violating this rule. The next window broken could be yours and you will be responsible for the repair.



## Clotheslines

Clotheslines are the responsibility of the tenant. Children have been known to pull on these lines, which can cause them to break or worse. To prevent children from playing with your clothesline get some rope and attach rings or hooks to each end. When you are done, unhook the line and take it home until the next time you do laundry.

## Education Opportunity Center Info

The school directs students and families to the Educational Opportunity Center in Troy at 145 Congress Street (273-1900). The EOC is linked to the GED program at HVCC ([www.hvcc.edu/eoc](http://www.hvcc.edu/eoc)). Questions are also answered at 629-HVCC

## Report Repairs

Report anything that needs to be repaired immediately. Waiting can make the problem worse and result in more costly repairs. **DO NOT TELL A MAINTENANCE MAN, REPORT ALL PROBLEMS DIRECTLY TO THE OFFICE.** We have a message service at night to record work orders. If you called in a work order, tell your children so they aren't surprised when the maintenance men come to do the repairs.

## Water beds

Water beds are allowed only if you have tenants insurance that will cover any damage that may be done by the water bed to Watervliet Housing Authority property. The policy should be brought to the office so a copy can be placed in your file.

## Spring Clean Up

Spring is here and when the snow melts everything looks dirty. Please help by raking and picking up papers. By raking and cleaning up the spring flowers bloom more easily. Let's all help make a good impression. If you need rakes call the office. Remember it's your home, so keep it clean!



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# Things you should know...



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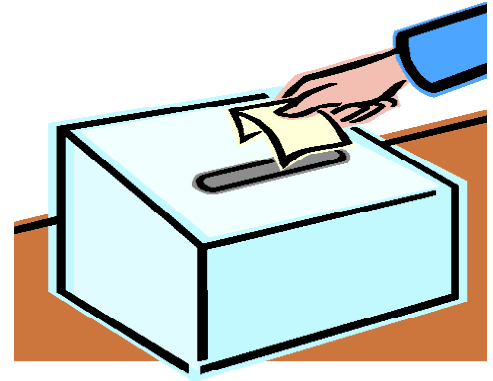
## Kids Get Depressed, Too

Depression is a serious condition that occurs in children as well as adults. Would you recognize depression in your child? Would you know what to do about it?

Checking for depression should be a routine part of your child's annual exam, but it may be difficult for a doctor to discover it during that brief time you need to know the signs:

- Frequent sadness or crying
- Hopelessness
- Recurring physical symptoms such as headaches or stomachaches
- Increased irritability or anger
- Fascination with violent games
- Low self-esteem
- Causing trouble at school
- Weight loss or gain

If you suspect depression, speak to your child's doctor, who is there to help. If depression is diagnosed, medication and therapy may be recommended. Make sure your child has a well visit every year and watch for signs of depression. If your plan includes mental health benefits through United Behavioral Health, call UBH at 1-888-320-9584 or go to [www.liveandworkwell.com](http://www.liveandworkwell.com) for more information and help find a mental health professional.



## Tenant Commissioner Elections

Every two years, tenants of the Watervliet Housing Authority vote for two of the seven board members. The City Council of Watervliet appoints the other five.

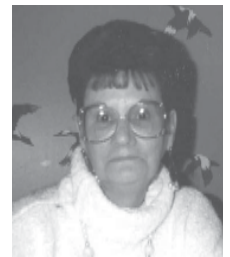
Elections for Tenant Commissioners will be held on June 11th, 8:00 AM to 6:00 PM. A list of eligible tenants will be posted on the bulletin board at the office. Errors

appearing on the list must be made known to the office no less than 60 days prior to the election. Nominating petitions for tenant members will be accepted at the office no earlier than March 13th



and must be received by May 12. Nominating petition forms can only be obtained at the office.

Roberta Gilson of the Day apartments and Regina Warner of the Quinn apartments are the current tenant commissioners. If you have any questions, please contact Matt or Mary Clinton for more information.



# Very Important Notice...

On January 17, 2014, the President signed the Department of Housing & Urban Development 2014 Appropriations Act. Section 210 of the Act amended The United States Housing Act of 1937 to create new rules for flat rents for public housing residents. Section 210 requires Public Housing Authorities (PHAs) to comply with the new requirements by June 1, 2014.

The 2014 Appropriations Act requires PHAs to establish flat rents at no less than 80% of the fair market rent (FMR). The current WHA Flat Rents are well below the threshold recommended. As a result, in order to be complaint with the 2014 Appropriations Act the Flat Rents will increase effective June 1, 2014. Please refer to the chart below for the New WHA Flat Rent Schedule:

## INCREASE IN FLAT RENTS

MJ Day, Hilton, Quinn & Hanratta new flat rents are as follows:

One Bedroom	\$600.00
Two Bedroom	\$743.00
Three Bedroom	\$915.00
Four Bedroom	\$994.00

\* Cable charges for Quinn & Hanratta will remain \$40 per month until further notice.

Joslin new flat rents are as follows:

Effective 6/1/2014:

Two Bedroom	\$638.00
Three Bedroom	\$753.00
Four Bedroom	\$807.00

Effective 6/1/2015:

Two Bedroom	\$743.00
Three Bedroom	\$915.00
Four Bedroom	\$994.00



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# For Your Information



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## Spring Cleaning

Cleaning of windows is here. If you are a senior and you need help, call the Office and ask for a referral. If you need your windows cleaned and don't know how to remove them, call the office and someone will be glad to show you. It beats paying for a damaged window. Also if you install an air conditioner you **MUST** put a 2x4 under the unit to protect the storm window.

## Shopping Carts

Shopping carts are once again causing a problem. Yes, they are offensive to look at around the site but even more important is the potential harm that they could cause to children playing on the property. All carts should be returned to Price Chopper. Anyone violating this policy will be charged the time and cost to get rid of the cart.



## Grease Fire

We again had another grease fire in an apartment. The tenants were lucky that it was put out quickly with the fire extinguisher. The fire was caused by cooking with grease on the stove. Be very careful, keep the stove clean and especially the pans and the surrounding cabinets. Once it catches it spreads quickly. Never, ever leave the stove unattended, not even for a minute and never have your children cook with grease.



## Satellite Dishes

A law allows residents to install satellite dishes on patios or balconies or inside their apartments. It still bans them from installing satellite dishes in common areas outside their apartment. The law also allows owners and managers to continue to impose reasonable restrictions on residents' installation of satellite dishes, allows owners and managers to continue to ask residents for refundable damage deposits of several hundred dollars or require residents to purchase liability insurance to cover potential damage, such as drilling into fire walls, or personal injury when installing the dishes. Watervliet Housing requires dishes **NOT** to be installed in the front of any building, it cannot be visible from the street and you must submit a \$100 deposit for its installation. It cannot violate fire and safety codes. *Source Professional Apartment Management, Oct 2001.*



## Grocery Shopping

Did you know that Price Chopper has a bus that picks up seniors every Tuesday morning at 8am and takes them to the Latham Price Chopper. It's free and even if you don't shop it's a chance to get out for a while. For more information contact the office or be in front of the Quinn Community room or in the lobby of Hanratta.



# Moving Out?

## Information that you need to know before you leave the Housing Authority

**1. GIVE PROPER NOTICE TO VACATE.** Resident must give proper notice to vacate, as required in the lease.



**2. PAY ALL RENT DUE.** Resident must pay all rent and other charges, fees, and amounts due and owing to Owner by the date of move-out.

**3. LEAVE APARTMENT WITH NO DAMAGE.** The apartment must have no damage beyond ordinary wear and tear. Ordinary wear is any kind of damage or deterioration to the apartment, fixtures, linoleum, tiles, walls, windows, blinds, or appliances that naturally occurs over the useful life of the item, but was not caused by excessive or unreasonable use and treatment by the residents and occupants. Ordinary wear and tear does not include damage caused by resident's negligence, misuse, or abuse of the apartment.



**4. CLEAN APARTMENT.** Resident must thoroughly clean the apartment before move-out, including but not limited to, such items as kitchen appliances (including stove, oven, and refrigerator);

bathroom fixtures and tiles; closets; balconies; and floors.

**5. FILL IN HOLES IN WALLS AND DOORS.** Resident must fill in all nail holes and other holes in walls and doors.

**6. REMOVE ALL DEBRIS AND DISCARD.** Resident must remove all garbage and debris from the apartment and discard it.

**7. REMOVE ALL BELONGINGS.** Resident must remove all belongings from apartment.

**8. SCHEDULE AND COMPLETE PRE-MOVE-OUT INSPECTION.**

Resident must contact management to schedule a pre-move-out inspection before resident's move-out date.



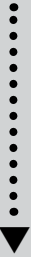
**9. RETURN KEYS.** Resident must return all keys.

**10. LEAVE FORWARDING ADDRESS.** Resident must leave management a forwarding address for the return of Resident's security deposit and other necessary correspondence.



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# For your information...



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## Day Basements

The basements for all Day apartments must be kept clean. They can't be used for living areas due to both housing and building code regulations. Keep all smoke detectors and lighting in proper working order. Don't let tragedy happen to you or your loved ones because you didn't take care of your areas.



## Health Care Proxy What is it and why should we have one?

That's simple. It makes sure your wishes are carried out in the event of a major illness. Everyone says they are going to but keep putting it off. It's like a will. Don't wait till the last minute. If you ever need one, your health care provider can help you or you can always pick one up at the office or go to our website and click on forms. For more information you can visit the website at <http://www.health.state.ny.us/nysdoh/hospital/healthcareproxy/about.htm>



## Live-In's

There is no way to say it but it's simply FRAUD. Having someone stay at your apartment and not reporting it is fraud. Many think that "THEY" don't live there because they get mail at some other place, or they still say they live with their "mom", when in fact they haven't seen their mom in months. Staying in the apartment for more than 3 days and not reporting it is living there.



## Health Tip

Lift your spirits-with Chocolate! If you've always wanted a good excuse to indulge in rich chocolate, now it just what the doctor ordered. Chocolate is a wonderful mood booster. In fact, lots of delicious foods, including chocolate, confer this fabulous benefit they give your brain the nutrients it needs to feel happy.



## Attention Seniors – Combat loneliness with these simple tips

Experts agree that senior loneliness is a chronic issue. Many seniors feel that “empty-nest” syndrome after retirement, and even more so after the loss of a spouse. Prolonged loneliness can lead to a sense of isolation, depression, and even desperation. Feeling down on yourself, or relying on others for your happiness is no way to live. You should not blame yourself for not being as mobile as you used to be, or children for not visiting often enough. Instead make the most of your golden years with these simple tips:



- Find a hobby:
  - o Many craft supply stores (Michael’s and Jo-Ann’s fabrics) offer free, or discounted classes for crafts such as scrapbooking, cake decorating, pottery decoration, drawing, painting, jewelry-making and so much more!
  - o Visit your local library to find books and magazines on thousands of hobbies, such as cooking, golfing, baking, needlework, bird watching, astronomy, writing, etc. There, you’re sure to find ideas for hobbies that meet your interests and abilities.
  - o Write your memoir. Start by jotting down everything you can remember from your childhood and until present day. Then, organize the memories into groups (childhood, teen years, adulthood, etc.). Next, tell your story, as you remember it. Remember, it’s your life story, it can be told anyway you want it to be.
- Join a group:
  - o Check the local senior center for events happening all the time. Memberships are usually very low cost, and it will give you a great sense of community.
  - o At the local library you can join book discussion groups, knitting and crochet groups and many more all for free!
  - o Start going to church. If you’ve never been before, don’t worry, they always accept new members. It would be a wonderful support system for you and give you something to look forward to every week.
- Volunteer:
  - o Senior centers, libraries, pre-schools, soup kitchens, churches and many other community groups are constantly looking for volunteers. It’s a great way to meet new people and feel good about helping others. Check your local Penny-Saver for volunteer opportunities.
  - o Try helping out with the grandkids. Perhaps taking the shift from after school until dinner time would be helpful to their parents, and it would give you some quality time (but not too much) with the children. It would also break up your day a bit and it’s something you can do consistently without leaving your home.

If you live in an assisted-living community, take advantage of the various scheduled activities. They will help keep you active and combat the loneliness. The worst thing you can do when you’re depressed, is nothing at all. Find something that interests you and go with it!



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# Attention All Tenants



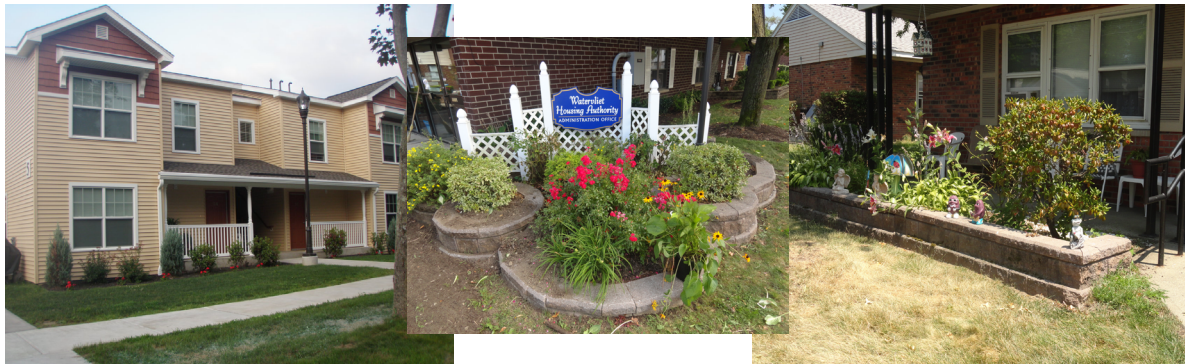
**2014**

Your thoughts allow us to build a thoughtful, well rounded annual plan and also assist us in identifying the areas we need to consider and possibly address. What we are looking for is thoughts on physical improvements that may be made as well as any processes or procedures you would like to see. This can include in your own private unit or in any community areas and grounds. We do our best to try to identify all areas that need to be addressed and some we are aware of and are planning on addressing them in the future.

However, the best input comes from our residents such as yourselves, who see and live in the environment on a daily basis. Keep in mind that over the past several years, due to congressional budget cuts, our funding has decreased dramatically. Therefore, we are attacking the areas that are of the highest priority first and utilizing our available funds to the best of our ability with WHA's best interest in mind. Please send us any and all recommendations or suggestions in writing to:

Watervliet Housing Authority  
2400 2nd Ave  
Watervliet, NY 12189

Please keep in mind that we must address these areas based on priority and though we'd like to do it all, our funding limits us to the most important things first. Thank you ahead of time for helping us to continue to provide you with safe, affordable housing and we hope you have a great spring season!



# What's going on?

## Will your child be ready for Kindergarten?



Every child learns and grows at their own inner pace, but have you ever wondered what your child may need to know as

he/she enters his/her first year of school? Below is a list of skills you may want to help your child develop before you send them off to their first day of Kindergarten. Teaching these skills to your child will give them the solid foundation and the confidence they need to be successful at school.

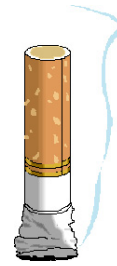
- Recognition of upper and lower case letters.
- Recognition of numbers 1-20.
- Counting in sequence 1-20.
- Ability to sing the alphabet.
- Ability to write first and last name.
- Ability to identify the Title of a book.
- Scans and moves finger from left to right across sentences in children's books.
- Recognition of several colors.
- Recognition of several shapes.
- Begins to write sight words (Stop, Cat, Dog).
- Can dress self.
- Begins organizational skills (put papers in folder etc.).
- Can express self in words when upset instead of crying.
- Can resolve conflicts with peers using words.
- Knows phone number and address.



If you need a trash can call us!

## Smoking? Still after all you read? Are you in denial?

Think smoking isn't affecting your health? Think again. Smoking reduces life expectancy by 15 to 25 years. It is the single most preventable cause of death. Why are you still puffing?



## Special note on pets

Our computer system now keeps track of your pet's shots and if the dog licence expires. You will receive two notices before they expire. After the second notice you will receive a notice to vacate. It is important that your pet has the proper shots and care all in accordance with the WHA pet policy.



Need health insurance?  
Are your children covered?

If you feel that you might qualify for health insurance call 462-7040 to find out more. If you presently don't have insurance call now!

## Please don't waste energy!

It's getting warmer so naturally everyone wants to open their windows, so please remember to turn down your thermostats and radiators. We all pay for the waste, one way or another.



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# Tip Sheet on Mold

It is our goal to maintain the highest quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for conditions that could lead to the growth of naturally occurring mold.

## TIPS FOR RESIDENTS:

Residents can help minimize mold growth in their apartment homes by taking the following actions:

Open windows. Proper ventilation is essential.

- In damp or rainy weather conditions, keep windows and doors closed.
- If possible, maintain a temperature of between 50 and 80 degrees Fahrenheit within your apartment at all times.
- Clean and dust your apartment on a regular basis as required by your lease. Regular vacuuming, mopping, and use of environmentally safe household cleaners is important to remove household dirt and debris that contribute to mold growth.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows and patio doors using a common household disinfecting cleaner.
- On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows, or windowsills.
- Use the pre-installed bathroom fan or alternative ventilation when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom.
- Use the exhaust fans in your kitchen when cooking and allow the fan to run until all excess moisture has vented from the kitchen.
- Use care when watering houseplants. If spills occur, dry up excess water immediately.
- Thoroughly dry any spill on carpeting.
- Do not overfill closets or storage areas. Ventilation is important

in these spaces.

- Do not allow damp or moist stacks of clothes or other materials to lie in piles for an extended period of time.
- Immediately report in writing to the management any failure or malfunction with your heating system. As your lease provides, do not block or cover any of the heating, ventilation or air conditioning ducts in your apartments.
- Immediately report in writing to the management any evidence of mold growth that cannot be removed by simply applying a common household cleaner and wiping the area. Also report any area of mold that reappears despite regular cleaning.
- Immediately report in writing to the management any inoperable windows or doors.
- Immediately report in writing to the management any musty odors that you notice in your apartment.





# Important Info...

## Financial Exploitation & Abuse of Seniors What to Do About It

On Wednesday, April 22 at 11 a.m. at the Hanratta Community Room representatives from Equinox will be making a presentation about Elder Abuse. The presentation is about 30 minutes long but is well worth your attendance. This is open to anyone having senior friends, relatives or parents. They will discuss the following topics:

- Respect and honor our elders
- Report suspected abuse, neglect or mistreatment
- Reach out for help in obtaining services

If you know an elderly person who is being harmed NOW, please call emergency--call 911

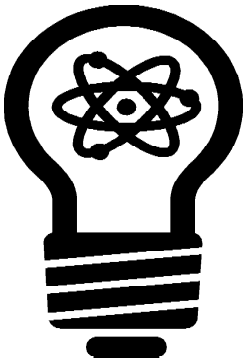
For more information, contact Equinox 24 hour hotline 518-432-7865



### APPLY FOR HEAP

HEAP applications are being taken at Cohoes  
Multi-Service Senior Center  
10 Cayuga Plaza, Cohoes  
Every Tuesday from 1:00 PM to 3:30 PM

## Energy Conservation Again Top Priority



The Watervliet Housing Authority and Siemens Building Technology are working on a series of energy conservation measures to make your homes more comfortable and lower our energy costs.

New light fixtures, an energy management system, new hot water tanks that are more energy efficient, weather stripping for doors and caulking of windows and a host of other items.

You will be receiving more information on these various improvements. All of these improvements benefit both the authority and you our residents.



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# Around the WHA...



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## Don't Block the Halls

During recent inspections at the Edwin Joslin Apartment Complex we noticed several tenants had their hallways full of personal belongings, blocking an entrance way. All tenants should please be aware that blocking an apartment entrance way is a serious fire code violation. Please be sure emergency personnel can easily gain access to both of your entry doors. Remember, in the event of an emergency time is of the essence.



## Hanratta Security

At a recent meeting some tenants voiced their concern about people freely roaming the hallways and being let into the building. As you know there is no door person to open and monitor the doors. It is up to every tenant to let in **ONLY** those they know. Don't be embarrassed by not letting someone in because they say they are going to visit someone else. Have them ring the doorbell of the tenant and let that tenant let them in. Please if you know of someone not following this procedure, let us know and we'll talk to them and explain the potential hazards of letting in unwanted individuals.



## Soup Kitchen

In these very difficult economic times the Immaculate Heart of Mary Parish has started a Soup Kitchen located at 2416 7th Ave Wvliet, Time 3:30 to 5:30 on

Monday's (Next to ImmHeart of Mary church) Also Take out is available. Please feel free to visit the kitchen and not only enjoy their great food but the great company as well.

## Pet Policy Reminder



As all tenants should be aware the Watervliet Housing Authority has a pet policy that all tenants are asked to abide by. This policy clearly

states the rules which the tenant must follow in order to be a pet owner.

In the recent months, we have found many of our residents are clearly not following the policy. We are finding multiple pets, non registered pets and we are finding a large number of cats being allowed to roam in and out of apartments. This is not fair to the tenants who are following the rules and have to deal with the mess an outdoor cat makes.

We realize that sometimes a cat can get out of an apartment accidentally but it is not OK to let them out even for a little while. Please be aware that any cats that we find outside roaming the property will be caught and taken to the animal shelter as a stray.

If you have a pet and do not have a signed, updated pet policy on record at the office, and do not have a security deposit for your pet you could be at risk for a 30 notice to vacate. **Is this worth losing your apartment over?**

# Seniors: Watch out for fraud

Senior citizens are especially vulnerable to certain types of crime and fraud. Although those that are at least 65 year old account for only 13% of the U.S. population, this age group represents 30% of the scam victims. This presentation gives seniors the information they need in order to help protect themselves from becoming victimized. Such information includes:

- Consumer fraud can happen at local stores, with any service provider, over the phone, through the mail and increasingly over the Internet.
- Being informed and understanding our rights concerning consumer protection is the best weapon to protect our loved ones, and this presentation by Attorney General office provides critical information. We encourage seniors to take advantage of free tools to aid in vigilantly protecting yourself e.g. Do Not Call Registry, Opting Out of Pre-approved Credit Offers, Obtaining credit reports only through [www.annualcreditreport.com](http://www.annualcreditreport.com), etc. Scam artists are masters of conceit so you want to be armed with knowledge: It is illegal for any lottery, sweepstakes, or loan providers to ask for any payment from you, including taxes or processing fees, before you collect your winnings. Debt settlement companies may end up hurting your credit rating through their practices, even though they claim the contrary.



And if you have been defrauded, the Attorney General's office will explain what can be done to right the wrong. Attorney General office has been fighting for New Yorkers on this front, including:

- Fuccillo East Greenbush case involved deceptive practices as cars that were former rentals were sold as something much better.
- Going after a New York City apartment broker for bait and switch schemes on Craigslist.org that bilked 4,000 New Yorkers out of nearly \$1 million dollars;
- And his office regularly investigates companies based on consumer complaints from forums just like this.
- GE Dishwasher Case in which commercial accounts were reimbursed for defective units, while consumers were not.

## Attention All Hanratta Tenants

The emergency pull cords located in your apartments are not directly connected to the Fire Department. When pulled, the cords sets off an audio and visual alarm to notify neighboring tenants that you need help. If you hear or see these alarms call 911 immediately. The responding emergency personnel will follow the alarm to the apartment of the tenant in need of assistance.



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## PC's for Kids Program

If your son or daughter is attending school or college and doesn't have a home computer, give the office a call. We are getting donations of older but usable computer parts and then reassembling them into computers for children in the housing authority that need them. It will be on a first come first serve basis, with the older children receiving priority. There is no excuse now not being connected. This is the opportunity of a life time to have such a valuable tool in this very "Tech Valley" world.

**Don't wait, call us now.**

## Resident Surveys?

What do you think? We want to know. We have designed a new method and a more efficient way of asking what you think using the technology we have in place. Now that we have email addresses from a majority of our tenants we can email you a survey form immediately after a work order is completed for your unit. You may have a great suggestion or something that will help both of us with serving you better and easier for us. When you get the survey, fill it out and all you have to do is press "SUBMIT" and we'll get it.



## Last call for High School Seniors!

If you're a graduating high school senior and going to college and need a laptop for school, the Watervliet Housing can help. We have received donations to purchase several refurbished laptops that are in excellent condition. The laptop is FREE as long as you complete one full year. Contact our office to put your name in before they all get taken.

