



Winchester Housing Community News

Chestnut Grove • Greenwood's Garden • Laurel Commons

Spring is Coming

**Enjoy the sights of renewal, the smell of
the Earth and the songs of the birds.**

How To Reach Us

Phone: (860) 379-4573

Fred NewmanExt. 5

Executive Director

Lynn HayesExt. 4

Office Manager

Jayne Martigneni....Ext. 31

Section 8 Coordinator

Donna Veneziano ...Ext. 32

Assistant Section 8 Coordinator

MaintenanceExt. 2

Carol Franz379-6525

Chestnut Grove After Hours Super

Dale Sargent379-6987

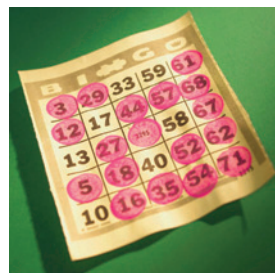
*Greenwood's Garden
After Hours Super*

John Navin379-3716

Laurel Commons After Hours Super

There's been lots happening at the Winchester Housing Authority. The never-before volume of activity is part of the reason in the delay in the newsletter.

At **Chestnut Grove** they've finally got a new bingo machine. We spent months, if not years putting off the expense of a new machine. We're told that the game is now on track and everyone enjoys Lydia's consistent calling now that the machine is no longer jamming.



The recent HUD scoring for **Chestnut Grove** has us as a "High Performer" once again. Scoring is based on management, finances, quality of life, and forward planning.

The best news yet for 2010 is that **Chestnut Grove** is once again "Designated" by HUD. There is an involved application process that must be produced every two years by the Housing Authority. Designation is an approval by HUD for allowing only seniors, aged 55 or older to reside at Chestnut.



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Carriage Maker Place has me, our architect and an engineer appearing before the Planning & Zoning Commission for a public hearing. It was decided to send an invitation to all residents of all our communities. There are a few town residents who have expressed that they don't think Winsted needs any more Senior Housing. Obviously, with Waiting Lists hovering at 100, and a list of 35+ residents expressing an interest in wanting to live at Carriage Maker, we think everyone who is a senior, or has a possible upcoming need for reasonably priced rents, ought to attend this hearing.



The new Security System at **Chestnut Grove** is receiving lots of compliments. Because it is a "closed community" of sorts, its security needs are quite different from Greenwoods and Laurel Commons. Now no names appear at the lobby entrance. The new system makes use of the telephone system and Charter's cable system. Technically there are not parts to breakdown as we experienced with the older system. Some part cost as much as \$2000 each with the old system.

Countdown 'til Spring...

Is anyone counting the number of days 'til March 20th!! Personally the ladies in the office and myself are suffering the February blaghs, and are fearful of March madness while we count down!!



HUD's Federalization of **Greenwoods Garden** appears to be on track. Because the Winchester Housing Authority has the best group of advisors in the form of an outstanding CPA, (Janet Wortman) super active Attorney, (Jim Stedronsky) and a true Facility Planner (Jules Lefcowitz) for this Authority we are near having Greenwoods Garden become a Federal facility. With it comes lower rents and annual maintenance dollars. Thank you advisors!!!



The proudest time for the Authority office came a few weeks ago when we had the honor of placing a check in Ellen Schroder's hand, director of the Senior Center, for a donation of \$600 for bus repairs. The donation came from the Resident Services organization of **Greenwoods, Laurel** and **Chestnut**. Word reached us through the kindness of Marguerite Zaccara who knew of Ellen's plight of not having enough money to repair buses; and guess who uses these buses quite a lot??

The planned addition to **Chestnut Grove** is quietly in the hands of HUD in Washington. I am told we won't hear from them until May or June. Visitors from HUD were at Chestnut a few weeks ago to check us out. I'm thinking they went away impressed.



**March 14th
Daylight
Savings
Begins!**



Laurel Commons' Red House was painted and new windows installed. This wonderful older home is a standout for Laurel Commons. We've experienced a dramatic reduction in gas bills for this older home since this has been done.

Pantry Store

Our three tenant services committees are hard at work again and doing a wonderful job as usual.

Chestnut Grove has started a "Pantry Store" which means they open once a month and sell at a little profit, items that residents may need and can't get



out to the store to buy. Items like bread, milk, eggs, soup, crackers, etc go really quick. It is becoming very popular and provides a convenience to our residents. Thank you all for a job well done!

New Neighbors

We have had an extremely large turn around at **Chestnut Grove** and **Greenwoods Garden** to the tune of 21 residents since July 1, 2009. If you see a new face at your community please say "Hello!" and welcome them to your community. It is always nice to be nice!



Rent Rebate

...time is approaching. I will calculate the rent paid by our residents at **Chestnut Grove** and **Greenwoods Garden**. Once your rent is calculated I will type a letter for each of you and bring them over to Ellen Schroeder in a file. She will have them available when you sit with her and provide her other information she needs to complete the rent rebate process.

It Is Renewal Time!

...for **Chestnut Grove** and **Greenwoods Garden**. Many of you have received the notices to renew for May 1st and June 1st. This is an urgent matter and you should gather your information together promptly and make your appointment to recertify with me now.

OFF-HOURS SUPERINTENDENTS

...are a very important feature that the Winchester Housing Authority utilizes. I believe we are about the only Housing Authority in the Country that uses "Off Hours Superintendents." The Off Hour Superintendent at your facility has a unique responsibility. The many benefits include: **One)** Someone to call in the community you live in, who understands and can respond quickly should it be necessary. **Two)** They are on call during the weekend and after hours. **Three)** They are in contact with Fred at any hour of any day. **Four)** They know the trades people to call should it be necessary. **Five)** In some instances they can offer a reassuring opinion whether the problem can wait until the next day or on Monday. Please be kind to these individuals, they're here for us with very little compensation.

If you live at **Chestnut Grove** you can call Carol Franz (APT 4-X) at 860-379-6525

If you live at **Laurel Commons** you can call John Navin (APT 2-6) at 860-379-3716

If you live at **Greenwoods Garden** you can call Dale Sargent (APT 26) at 860-379-6987

You are urged to NOT call anyone else. Because these Superintendents have been given special information and they are the only residents to contact if you have a problem during off hours. Please don't bother anyone else.

LAUREL COMMONS 5th ANNIVERSARY!

It's hard to believe that it's been five years. To us it was well worth the three years of planning. And oh yes, there were problems. But to see so many happy residents every day makes us feel great. Lynn and I worked very hard to see this become a reality. She can tell you that some problems called for action by our State Representative, and State Senator. Our consulting TEAM was also very helpful during the three-year process. It's completed, well established, and we can tell well appreciated by all!!



Washing Machine Etiquette

Primarily a concern at **Chestnut** and **Greenwoods**, machine hogs don't go unnoticed. If you're planning on taking a nap after starting a machine, that's not very thoughtful.

If you start a dryer load and leave the building that is unkind. My Mom once had a saying she quite often shared "Have Consideration of Others." Please be considerate when using washers and dryers...Thank you.



Bread and Birds

Feeding bread to birds is not acceptable to downtown housing. Seagull-like birds, along with pigeons descend onto our roofs and leave their awful looking poop!! Please don't feed these birds bread and pastry. Bird seed is OK until April when the skunks, raccoons and bears awaken. **All feeding should stop at that time...please!**



Donated Baked Goods

Stop & Shop has very generously donated their leftover pastry and bread to both **Chestnut Grove** and **Greenwoods Garden**.

On Fridays Greenwoods Garden will have these items on a table in the community room for the taking while Chestnut Grove will have them on Tuesdays, weather permitting. Please be considerate of your fellow residents and take only what you will need. We appreciate this service and the two residents who have volunteered to transport the items for each community, Gino Saccomani and Patty McIntyre. Thank you very much for your help.

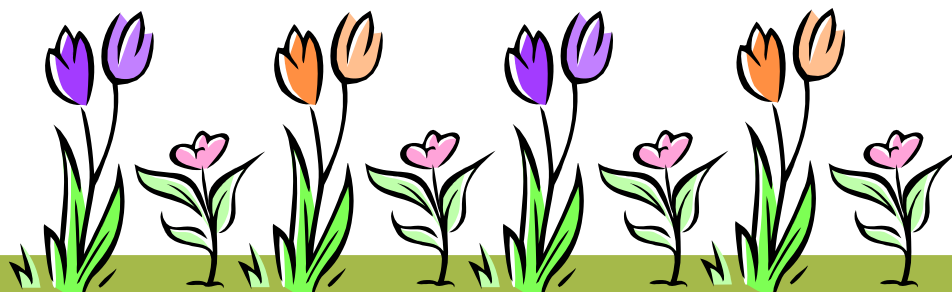
Dumpster Etiquette

From time to time it is necessary to reminding residents of do's and don'ts of placing items in the dumpster.



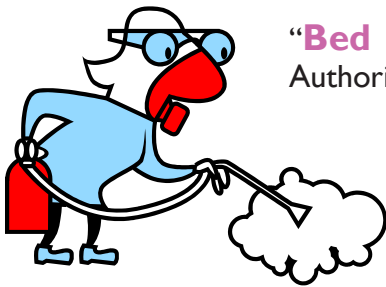
Don't place cardboard boxes, large furniture items, mattresses, electronics, and other large metal items in the dumpster.

Cardboard is recyclable. Large items are your responsibility. Let's keep our communities looking the best. Many visitors get to see our dumpsters before they step into our living quarters. I once had a Headmaster at Cheshire Academy who often mentioned that "you don't get a second chance at making a first impression."



At a recent Resident Advisory Board meeting at **Chestnut Grove**, the following items were discussed:

“Pride Patrol” volunteers will be welcomed to keep a weekly watch for things like Entrances, Appearance of Grounds, Conditions of Hallways, Laundry rooms, Bulletin boards, etc. Patrol persons will only have to look and report to the office if there is something out of order or not looking its best. Please stop by the office to learn how a little effort can make Chestnut an even better place to live.



“Bed Bugs”...although the Winchester Housing Authority has never had a call for this problem, we thought we’d better be proactive. The Authority has just hired a new exterminator. He has made his first stop a few weeks ago for ants, etc. He has impressed Lynn as to his quality and thoroughness. We ask that if anyone thinks they have a problem with any bug, please call the office promptly.

“Toilet plunging”...there will now be a fee charged for plunging toilets, (see the article on the other side of this insert on how other Housing Authorities are handling this). Why don’t you think about purchasing a plunger at the hardware store. I think they cost \$1.99.



Restoration of the **“Free Table”**...with restrictions (no electronics, no food, no clothing, and after 4-5 days items will be removed.) This sounds like a great idea, and maybe someone from the **“Pride Patrol”** can keep a watchful eye... Watch for notices and the start of the Free Table.



“Coupon Cupboard”
There will be a central location for residents to leave their unused coupons for others to use. Isn’t that a great idea!!!

Watch for the appearance of a coupon holder in our Community Room or north vestibule.



“Squirrel Feeding” has been stopped...It seems that the grey haired creatures are burying the nuts fed to them here at Chestnut at the neighboring school yard. Some children reported finding them all over their play yard. A few of the students are allergic to nuts. **Please stop feeding the squirrels.**

“TV’s” are sometimes left on all night at a high volume. Please be kind to your neighbor. Set a timer for the TV or just plain don’t watch TV at a high volume. Thank you!!



Smoke Stoppers”...it was discussed and now the Board of Commissioners has approved the purchase of 80 door draft guards (we’re going to call them the **“Smoke Stopper”**), for installation at all apartment doors in our hallways. The intention being to stop smokers smoke from escaping their apartment, and to prohibit smoke from entering those apartments who have breathing disorders. From the many news announcements from other Housing Authorities from around the Country it’s only a matter of time before smoking will be banned in all Public Housing with multi floors.



Refrigerator Care

There has been a problem with refrigerators not being properly cleaned. You must clean the coils at the bottom of the refrigerator. When these coils are not cleaned they cause the compressor to burn out and the tenant may be responsible for its replacement. If something spills wipe it up right away, especially the front where the door gasket meets. If the gasket remains sticky and not cleaned it will cause the gasket to pull from the frame and you will be responsible for a new gasket. Fantastic cleaner seems to work the best.

Emergency Pull Cords

These cords are located in all the senior and handicapped units. They have a long cord that is supposed to fall to the floor. So, in the event you fall, you can reach the cord and call for help. Many tenants tie up the cord into a ball so it doesn't look messy. This won't help you in an emergency.

One lady fell in her tub and laid there for over eight hours before help arrived. Please be sure your cord reaches the floor. **If your cord is broken or missing call us and we'll replace it.**



Avoid A Costly Maintenance Call

Purchase your own plunger. They are cheap and they work. We often get called for a plugged toilet, which is now a chargeable service call. To make matters worse if it is during off-hours it will

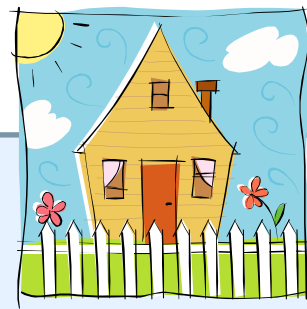
cost much more. Avoid putting in any personal toilet articles. They will not only plug the toilet but also plug the line making a mess for someone else. Thanks for your help.



Attention All Laundry Room Users

Please clean up after yourself; the laundry room is not a place to leave unwanted clothes.

Also remember to clean the dryer filter after every use.



Sound Like Your House? My Parents...

AT SEVEN: My parents - they are the smartest people in the world; they know everything.

AT SEVENTEEN: My parents don't know as much as I thought they did.

AT TWENTY-ONE: My parents don't know anything compared to me - they just don't understand the younger generation.

AT THIRTY-FIVE: My parents know much more than I thought they did. They were really quite worldly-wise.

AT FIFTY: My parents were always right. Everything they did was for my benefit.