

# PHA Post



Family Housing: Spring 2016

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For community events and updates, check out our website at <http://www.phaplattsburgh.com/>

## HUD REAC Inspections – MARK YOUR CALENDAR!!!

**HUD REAC** (Real Estate Assessment Center) Inspections for family housing have been scheduled for **June 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup>**. The Plattsburgh Housing Authority is required to give residents **notice** prior to entering your apartment. This newsletter is notification that the inspector, along with Glen Lamoy (PHA supervisor), may enter your apartment during this time period to perform an inspection.

Units are selected at random by the inspector, so we ask all residents to be prepared in case your apartment is chosen. The inspection will include a thorough check of:

- physical condition of the apartment
- appliances and equipment
- building grounds
- apartment housekeeping

Please be sure to call in all **work orders** as soon as possible so Maintenance can address those issues. If you have an outstanding work order (more than four [4] days), call **563-0430 extension 105** to check on the status of that work.

Thank you for assisting us in preparation for the HUD REAC Inspections!!!

## HELPFUL CHECKLISTS

For your convenience, we are including these checklists to assist you in preparing for this inspection.

### Work Order Checklist

- All smoke alarms are working
- Outlets/switches are working, no broken covers
- No missing floor tiles
- All windows are clear, not fogged
- Exterior lights are working
- Range indicator lights are working
- All drains have stoppers
- Bathroom fan is working properly
- Toilet(s) are working properly (flushes, tank fills and water shuts off – no constant running water)
- Door knobs and locks are working properly
- All faucets are working (no drips)
- All window screens are in place and have no holes
- No mold or mildew in apartment

**\*\*If you could not check off an item listed above, call in a work order today at 563-0430 ext 105.\*\***

### Tenant Preparation Checklist

- The apartment has been cleaned; clutter has been put away or removed; trash has been discarded
- Electrical panel and hot water tank are accessible (no items blocking access and no items stored on top)
- Electrical or cable cords are not in walkways or under rugs
- All fixtures have working light bulbs
- No items are in the oven, all burners work, there are no covers on the burners, drip pans are clean (no foil in oven or on drip pans)
- Curtains are at least 2 inches above heaters
- Extension cords have been removed or replaced with power strips
- Access to windows and doors is not blocked
- There are no gas cans or flammable liquids in the apartment

### *Are you a good neighbor?*

A few simple steps can go a long way in establishing and maintaining a peaceful atmosphere for you and your neighbors:

- **Say Hello**
- **Smile ☺**
- **Extend yourself** – invite a neighbor over for coffee or to a backyard picnic
- **Reach out** – offer a helping hand if you see a neighbor struggling with groceries or in need of a ride
- **Take pride in your neighborhood** – if you see trash or debris, pick it up and discard properly
- **Be respectful** – keep the volume of your music or television turned down
- **Invest your time** – get to know your neighbors
- **Be a good driver** – drive with caution and care knowing that there are children playing in the area
- **Don't leave items scattered in the yard** – remind children to pick up their toys and put away their bikes when they are done playing
- **Play ball in designated areas** – ball playing (baseball, softball, kickball, soccer, toss-n-catch, etc.) should not be done near or between apartment buildings. Children should use the field at McGaulley Avenue or South Acres Park for these activities.

### ~ ~ Reminders ~ ~

**Air conditioners:** If you would like your air conditioner installed, please call in a work order. If you are installing the air conditioner yourself, please call in a work order after it is installed so that maintenance can verify that it is installed properly and it is safe. The cost for maintenance to install an air conditioner is \$20.00 (1<sup>st</sup> air conditioner) and \$15.00 for each additional installed. The inspection fee is \$10.00 per air conditioner.

**Swimming pools:** As stated in the Rules & Regulations Manual for Family Residents, swimming pools **cannot be any bigger than six feet (6') wide** as measured from one interior side across to the other interior side. Pools must be placed in the back yard and **cannot contain a water level of more than 12 inches (12") deep**. Pools can only be used during daylight hours and must be drained into a ditch after each use. Children are not allowed to use sprinkler systems for play and water hoses must be shut off immediately after filling pools. We appreciate your help in conserving water this summer!



### Inspirational Corner

“The greatest thing in this world is not so much where you stand, as in what direction you are moving.” – **Oliver Wendell Holmes** -

Plattsburgh Housing Authority  
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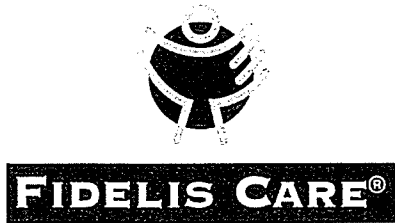


My name is Maxine Perry and I am the Tenant Relations Coordinator at Plattsburgh Housing Authority (PHA). I have lived in the area since 1979 when my family moved to Plattsburgh from Loring Air Force Base in Maine. I have worked in this community since 1980. I graduated from Clinton Community College with an Associate's degree in Human Services. I then went on to Plattsburgh State University where I earned a Bachelor's degree in Social Work. I have worked with, and for, several organizations and programs in the community. In 2015, I retired from Behavioral Health Services North (BHSN) but still wanted to contribute to our community. In September 2015, I was hired as the Tenants Relations Coordinator at PHA. I am very pleased to be part of this organization and I look forward to working with our families to make a difference in their well-being.

As we approach the second half of 2016, I believe now is a good time to identify what changes you may want to make in order to achieve the desired results for you and your family. There are a wide variety of resources in our community to assist you in reaching your goals whether it be improving your work skills, addressing education or training needs, or gaining employment. I can help connect you to these resources.

For the past couple of months, I have met with new residents entering family housing at PHA and it has been a pleasure to meet and greet these families. I would like to help identify any challenges or roadblocks that are keeping you from reaching your goals. By working together, I believe we can make a difference in your life and your family's well-being. If you or your family members would like to meet me with, feel free to contact me at (518) 561-0720 extension 240 to set up an appointment or arrange a visit. I look forward to working with you!

*~ Maxine Perry ~*



Join Fidelis Care, Plattsburgh Housing Authority,  
and the Ted K. Center for  
**Family Fun Day**  
at the Ted K. Center

Friday, August 26, 2016  
1 - 4 PM

8 Tyrell Avenue, Plattsburgh, NY 12901

Fidelis Care offers quality, affordable health insurance coverage for qualifying children and adults of all ages and at all stages of life.

To apply for coverage, bring proof of age, income, address, and identity. If you are interested in a NY State of Health product, please bring your user name and password for your [www.nystateofhealth.ny.gov](http://www.nystateofhealth.ny.gov) account.



To learn more about applying for health insurance, including Child Health Plus and Medicaid through NY State of Health: The Official Health Plan Marketplace, visit [www.nystateofhealth.ny.gov](http://www.nystateofhealth.ny.gov) or call 1-855-355-5777.



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