

August 2008

Enjoy spending time  
with friends this summer

# Winchester Housing Community News

Chestnut Grove • Greenwood's Garden • Laurel Commons



## From the Desk of the Executive Director

If you, or anyone you know has a computer, tell them to check out the Winchester Housing Authority's updated web site ([www.winhouseauth.org](http://www.winhouseauth.org)). You might even see a picture of yourself or someone you know!! There's tons of information about us, and lots of connections to other web sites too!



**Our ever changing Rental Assistance Program**, known to many as Section 8, is changing once again. HUD prefers us to call it the HCV (Housing Choice Voucher) Program. Not only has HUD changed the name, but also they have chosen Winsted to be a test site for streamlining the application process and maintenance clients who make use of the rental assistance program. Did you know that the Winchester Housing Authority has the largest HCV jurisdiction in the State?! We now service rental assistance clients in fifteen towns in northwest CT.

**Bears are everywhere...** A black furry creature visited Chestnut Grove last month. He appeared to be checking out our dumpster and was seen sniffing the air. He eventually was seen lumbering off towards Laurel Commons.

## How To Reach Us

Phone: (860) 379-4573

**Fred Newman** .....Ext. 5  
Executive Director

**Lynn Hayes** .....Ext. 4  
Office Manager

**Jayne Martigneni**....Ext. 3  
Section 8 Coordinator

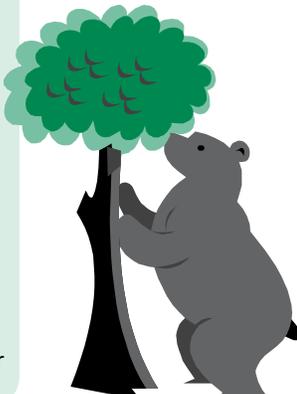
**Donna Veneziano** ...Ext. 3  
Assistant Section 8 Coordinator

**Maintenance** .....Ext. 2

**Carol Franz** .....379-6525  
Chestnut Grove After Hours Super

**Fay Wainman** .....379-7619  
Greenwood's Garden  
After Hours Super

**John Navin** .....379-3716  
Laurel Commons After Hours Super



- Continued on Page 2 -

## From the Desk of the Executive Director (Continued from Page 1)

**Birdseed should be removed from your feeders...**if you don't want to have a bear for a visitor. At a recent Quarterly Meeting for the residents of Laurel Commons and Greenwood's Garden the topic of bird poop came up. It was decided that no bird feeding would be allowed for at least a few weeks. However, it now seems we have more than bird poop to be concerned about. Bears love birdseed too, as well as skunks and raccoons. Nine skunks have been captured at Laurel Commons thus far this summer. As of this writing I am asking that all communities suspend bird feeding of any kind until winter. The bears will be in hibernation and the birds will appreciate the seeds. Under no circumstance place seeds on the ground as they attract skunks, raccoons and many other varmints. We spent nearly \$2,000 last year catching skunks at Laurel Commons. Also forbidden is placing bread, cookies or other baked goods out for the birds. This only attracts still more varmints.



*Fred Newman*

## Chestnut Grove Kindly Reminders

**No food please,  
on the "Free Table".**

Also, please be aware that the "Free Table" is for residents only.

### Washing Around the Clock

The office has been informed that clothes washing machines have been heard late at night and very early in the morning. Please be kind and follow the guidelines of washing between the hours of **8:00 AM and 7:00 PM.**

This is to ensure that residents above, below and around the laundry rooms have quiet time in the morning and evenings.....Thank You!



### Oh Where, Oh Where To Walk The Dog

The Senior Center has asked us on several occasions to remind our dog owner residents to avoid walking dogs in their parking lot. Far too many visitors to the Senior

Center have complained of having stepped in dog poop. Please!!



Center who come to assist Chestnut Grove residents, we ask that you kindly not park your auto in the street. Please use your assigned parking spot in the parking lot.

### Parking Problems??

Please see Lynn at the office, she maintains parking assignments for both the upper and lower parking lots. Also, out of kindness to the many health workers

### Beautiful Gardens

How about those beautiful flower gardens, which are maintained by two of the residents of Chestnut Grove, Al Garrison and John Nannery. They are outstanding again this year! Thank you Al and John for all your hard work, we really appreciate it. Please enjoy!



## Please Take Note Of This IMPORTANT MESSAGE

Lynn Hayes will be away on vacation from September 1st through September 12th and will return to work on Monday, September 15, 2008. She will be enjoying a much earned vacation in Ireland visiting family and attending a wedding of a family member. Please pay your rent as usual - to Jayne, Donna or Fred.

**No receipts or deposits will be made** until Lynn returns on the 15th of September. Please keep this in mind - it will work out fine.

Those of you on the ACH (Automatic Rent Withdrawal) will have their rent taken out of their accounts on September 5, 2008. There will be no interruption with this method.

Thank you all in advance for your cooperation!



## Are You Eligible For A Rebate?

Rent Rebate is currently underway at the Senior Center. Just a reminder to all our residents to call Ellen Schroeder at 379-4252 for an appointment to see if you qualify (most of our people do qualify). I have already given Ellen the letters that state what each tenant at Chestnut Grove and Greenwoods Garden have paid for rent in 2007 so there's no need to call the office for this information. The rent rebate program is definitely worth doing!

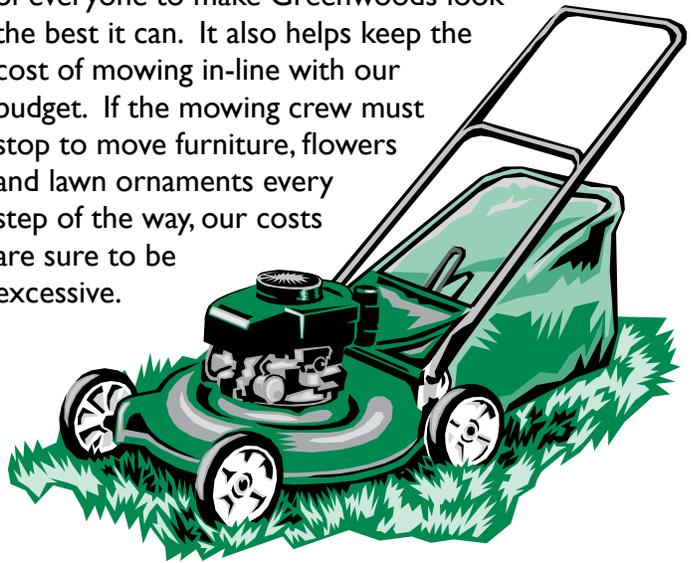
## Update On Our \$640,000 Small Cities Grant

As of last week we have a signed agreement with our Architect. The next step is to sit down with the Town, the Grant Writer (administrator), and the Architect. I would hope that public bids would go out within a short time after that. August should see signs of parking lot activities at both Greenwoods and Chestnut Grove. Please be prepared for inconveniences during parking lot paving.

# Greenwoods Garden Friendly Reminders

## Lawn Beauti-fication

I hope everyone understands the new Landscaping Policy that was handed out in May. It's for the benefit of everyone to make Greenwoods look the best it can. It also helps keep the cost of mowing in-line with our budget. If the mowing crew must stop to move furniture, flowers and lawn ornaments every step of the way, our costs are sure to be excessive.



## Dumpster Etiquette

Many people continue to throw out items that should not be placed in the dumpster. They are leaving items all around the dumpster on the ground that should not be left there. The wind and rain play havoc with many of these items. If you have something to dispose of and you're not sure if it should be placed in the dumpster, call or stop by the office and ask, please. This is your home and we try our hardest to maintain the building and property to a level of which would make you proud.



## Fun Notes

A resident recently sent me this little message on notepaper. I thought I'd share with you.

**Shoot for the Moon  
Even if you miss,  
You'll be among the Stars!**

### A few little sayings...

**A faithful friend is a strong defense.**

**The only sure thing about luck is that it will change.**

**All the answers you need are right there in front of you.**

**The free-thinking of one age is the common sense of the next.**

## Carpet Shampooing



Try as we may, to obtain bargain rates for getting our residents' carpets cleaned, Lynn has once again found herself in the middle. Several residents have expressed their displeasure because they were not able to get their carpets cleaned on a specific day or time. I've asked Lynn to no longer arrange for this service. If you want your carpet cleaned - look in the yellow pages.

## The Red House

Quotes are being received for the painting of The Red House at Laurel Commons. We hope to have it painted before summers end.

## Shade Is Good

Have you noticed the new awnings on the first floor office windows? This will help us with our computers - no more glare on the screens!



## Fair Market Pricing

HUD has recently released its Fair Market Rent guidelines (FMR's). As of January, efficiency rents are \$609 per month while one-bedroom rental rates are \$794 per month, and two bed-room apartments are \$937; with the cost of all utilities included.



## Bulletin Board Mischief

Someone seems to get enjoyment out of defacing the Tenant Services Notices or sign up sheets of monthly events at Chestnut Grove. This is a very childish thing to do and we would just like to remind you that "You're on Candid Camera". If this continues we will pinpoint the culprit and deal with he/she accordingly.

## Carriage Maker Place Update

The month of June saw the Winchester Housing Authority Development Corporation receive a letter providing for preliminary acceptance by the United States Department of Agriculture, (USDA) for the development of 14+ age-restricted apartments. At a meeting on July 1st with the USDA, TDBanknorth and our consultant, a plan was mapped out that requires submission of a multitude of documents to be submitted to the USDA by September 15th...I'll keep you posted.

## Grand Gatherings with FRIENDS

Let's not forget the Tenant Service Committees who continue to do a wonderful job at putting on social events.

**They are very much thanked and appreciated!**