

AMSTERDAM HOUSING
AUTHORITY
MARCH 2017 NEWSLETTER

Damaris G. Carbone, Executive Director



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Teresa: Ext 102

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AHA Website and Email:

www.amsterdamhousingauthority.org
inquiry@amsterdamhousingauthority.org

Fraud

fraud@amsterdamhousingauthority.org

Office Address:

52 Division Street
Amsterdam, NY 12010

Maintenance Requests:

842-2895 (24 hours)

Police: 842-1100

Fire: 843-1312

In This Issue

Page #

Mark Your Calendar

March Meetings 2

Notes From The Office

Office Hours 2

Office for the Aging 2

Rent Payments 2

Scheduling Appointments 2

Community Service Requirement 3

HUD REAC Inspections 3

Hi Rise Parking 4

Important Parking Notice 4

Hi Rise & Stratton Contractors 4

Hi Rise & Stratton Common Areas 4

Sr. Housing Pull Cords 4

Hi Rise & Stratton Cable Converter Boxes 4

Changes in Employment 4

Emergency Alerts 5

Maintenance Issues

Maintenance phone number 5

Lock Outs 5

Accident Prevention 5

Special Interest Information

IRS Telephone Scam 5

Education News 6

Health News 6





AHA Board Meeting

The next AHA Board Meeting will be on Wednesday, March 15th at 5:30 in the AHA main office board room.

General Tenant Meeting

A General Tenant Meeting is scheduled for Tuesday, March 14th at 10:30 in the Stratton Community Room. The purpose is to discuss the policies and make any recommendations to our Annual Plan to be submitted to HUD in September of 2017. Any interested tenant of the AHA can call the office to join the Resident Advisory group.



Notes from the Office

Office Hours

The AHA office is open from 8:30am to 4:00 pm. When the office is closed, you should call 842-2895 for any emergency work orders.

Office for the Aging

Tenants often calls us asking for the number for The Office for the Aging....their phone number is 843-2300, and they are located at 135 Guy Park Ave. right across from Dollar General. They are open Monday – Friday from 8:00 – 3:30.



Important Reminder - Rent Payments

The hours that the rent window are open are as follows:

Open	9:00 – 12:00
Closed	12:00 – 12:30
Open	12:30 – 2:30

Please understand that it takes us time for us to get the system signed on in the morning and we need to close out the rent window at 2:30 to allow time for us to cash out and run our reports at the end of the day. If you cannot come to the window during the hours that it is open, you can use the drop box located outside the main entry door at 52 Division St. or the drop box by Bob’s office at Stratton. If you use the drop box, please be sure that you put your name and apartment number on the envelope. If you want us to send you a receipt, please write a note on the envelope and we will send you one.



The office does not accept any cash. All rent and maintenance charges must be paid by check or money order.

Scheduling Appointments

If you need to meet with Brenda or Teresa, please call ahead to schedule an appointment.



IMPORTANT

HUD REAC Apartment Inspections

Community Service Requirement

As a resident of public housing, you are required by law to contribute 8 hours of community service or participate in an economic self-sufficiency program. Unless you are exempt, not complying with this requirement could result in the loss of your housing.

An exempt individual is an adult who:

- Is age 62 years or older
- Is blind or disabled
- Is a primary caregiver of an individual who is disabled
- Is engaged in work activities
- Is able to meet requirements of being exempted under a state program funded under title IV of the Social Security Act , or under any other welfare program or welfare-to-work program
- Is a full-time student

If you feel that you are exempt from this requirement you must notify the office and you will be required to provide appropriate documentation.

Community Service can be performed at local public or nonprofit institutions such as schools, head start programs, child care centers, hospitals, clinics, hospices, rec centers, senior centers, homeless shelters, food banks, libraries, museums, community clean-up programs, etc.

If you would like to perform your Community Service at the Amsterdam Housing Authority, you can contact the office to see if the AHA Maintenance Dept. needs assistance.

Timesheets for recording your Community Service hours are available at the office. It is your responsibility to turn in your timesheets to the office on a monthly basis. Your timesheet must be signed by an authorized individual at the agency where you are performing your Community Service.

Every year, HUD conducts physical inspections of random apartments at all of our sites. This year, HUD will be conducting them at the Hi Rise & Stratton buildings on April 10th and at the Garden Apartments on April 11th.

These inspections are very important to us and we take them very seriously. Please be sure to call the office to report any and all items that need repair in your apartment. The following are just a few items that will be inspected for compliance:

1. Air Conditioning Units are not allowed in any bedroom with only one window.
2. Beds cannot be blocking windows.
3. All doors (entrance, closet, bedroom, furnace room) must be able to open and close all of the way. Do not block any doors with any type of household items.
4. Circuit Breaker boxes must be fully accessible. Do not block or cover with furniture or wall decorations.
5. Stove knobs must be fully operational and in working order.
6. All smoke detectors and carbon monoxide detectors must be in working order.
7. All ground fault electrical outlets in the Kitchen and Bathroom(s) must be in working order.
8. All toilets must be fully fastened and not wiggle or rock.

The above items are just a few items to watch out for. Please report any and all work orders to the office immediately.

Please consider this your 48 hour notice that we will be entering your apartment on April 10th and 11th to conduct these inspections.



Hi Rise Parking

If you have a reserved parking space in the Hi Rise parking lot, but you are parking on the street we will have to reassign your parking space. We have people who have been waiting on the list for a parking space.

Reminder...all parking spaces are assigned by the office according to our waiting list. Tenants cannot give or authorize another tenant to use their space.

IMPORTANT...Parking for all Tenants

If your car is parked on our property you **MUST** have a parking sticker. If you do not have a sticker on your car you need to come to the office to get one. Effective May 1, 2017, if your car does not have a sticker, a valid registration (including plates that match your registration), or a valid inspection sticker, it will be towed at your expense and the cost to retrieve your car from the towing company is \$150.00. Also, Garden tenants should not be parking in parking spaces reserved for Hi Rise tenants.

Effective immediately, there is no parking allowed in the AHA employee parking lot located on Wall St., in any fire lane or road area. If a tenant or visitor has their car parked in any of these areas at any time it will be towed at the owners expense.



Hi Rise & Stratton - Contractors

The contractors are now working in the Hi Rise and Stratton buildings on installing the new equipment for secure access to the buildings.

Hi Rise & Stratton Common Areas

Please do not leave items in common areas, lobby, community rooms, etc. If you have something that you want to get rid of you can either put a notice on the bulletin board, or you can call the office to put in a work order for maintenance to come and remove it. There is a maintenance charge for removing items that need to be taken to the dump.

Senior Housing – Pull Cords

If you pull your pull cord in your bedroom or bathroom it does NOT call 911. It alerts your neighbors that you need help and it releases the latch on your door so that GAVAC can get into your apartment.

Hi Rise & Stratton – Cable Converter Boxes

We expect that the cable company will install the cable converter boxes in our senior housing units sometime in March or April.

Changes in Employment or Employer

If you are working and change employers, are out on disability, or have returned to work it is your responsibility to notify the office. Please do not wait until you come in to sign your recertification papers to report these changes. These changes must be reported as they occur.





Local Emergency Alerts

You can sign up to receive local emergency alert information regarding severe weather, criminal activity, severe traffic alerts, missing persons & local events...

Sign up as a resident at <http://www.nixle.com/>

Or

Text your zip code to 888777 to opt in



Reminder... The new phone number strictly dedicated for work orders is (518) 842-2895. When you call for a work order after hours you no longer have to listen for the prompts. The call will automatically go to whomever is on call that day. As always, if you are calling in a work order after hours it must be an emergency.

Lock Outs

If you get locked out of your apartment after hours, please do not call the police department. You need to call (842-2895) and the maintenance person on call will come to let you in. You will be charged for the after-hours maintenance call.

Accident Prevention

Tenants are asked to take every precaution to prevent accidents. If you see a possible hazardous condition, please report it to the office immediately.



IRS Warns of Telephone Scam

The Internal Revenue Service warned consumers about a sophisticated phone scam targeting taxpayers, including recent immigrants, throughout the country.

Victims are told they owe money to the IRS and it must be paid promptly through a pre-loaded debit card or wire transfer. If the victim refuses to cooperate, they are then threatened with arrest, deportation, or suspension of a business or driver's license. In many cases the caller becomes hostile and insulting.

The IRS wants to educate taxpayers so they can help protect themselves. Rest assured, the IRS will not ask for credit card numbers over the phone, nor will they request a pre-paid debit card or wire transfer. If someone calls claiming to be from the IRS and threatens police arrest, deportation, or license revocation if you don't pay immediately, that is a sign that it really isn't the IRS calling.

If you know that you owe taxes or think that you may owe taxes, call the IRS at 1-800-829-1040. The IRS employees at that line can help you with a payment issue.

The IRS encourages taxpayers to be vigilant against phone and email scams. The IRS does not initiate contact with taxpayers by email to request personal or financial information. This includes any type of electronic communication, such as text messages and social media channels. The IRS also does not ask for PINs, passwords or similar confidential access information for credit card, bank or other financial accounts. Recipients should not open any attachments or click on any links contained in the message.



The Amsterdam School District will be having a Community Wellness Palooza on Thursday March 2nd from 4-7pm at McNulty School. Amsterdam City Bussing will be available throughout the evening. See the attached flyer for more information.

On March 6th at 6:00pm there will be an AHS Parent Forum in the High Rise Community Room. It is your opportunity to meet and speak with the AHS principal.

If your child has an accomplishment that you would like to share...honor roll, sports award, scholarship etc...Please contact Teresa and provide her with the information so she can put it in the next month's newsletter.



Effective March 8th, due to lack of interest in the Hi Rise building, Blood Pressure Screening & Gentle Chair yoga will held in the **Stratton Community Room only**. Anyone from the Hi Rise that would like to go to the Stratton building is welcome to attend.

Wednesday, March 8th

11:00 – 11:15 Blood Pressure Check

11:15 – Gentle Chair Yoga



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