

# Central Texas Housing Consortium Newsletter

www.centexhousing.org

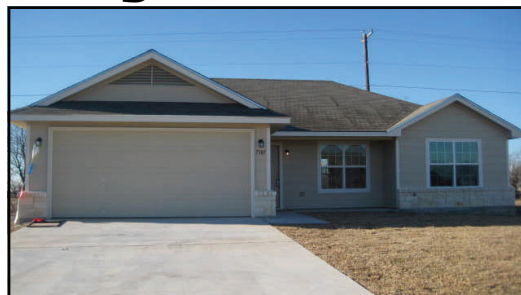
July 2011

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## Homeownership Funding Still Available

If owning a home is on your wish list, come by the Temple Housing Authority office to see if you qualify.



The Homeownership Program offers down payment assistance to help people get into a home of their own. The program is open to first-time homebuyers including those who have not owned a home within the last three years. Homebuyers do not have to be CTHC residents to apply.

purchase your newly constructed home. The assistance is in a form of a forgivable loan at zero percent interest. Applicants with incomes between 80 - 100% of the area median may qualify for other amounts of assistance. (see chart at left) Applicants must also be able to qualify for a mortgage loan and generally afford a monthly mortgage payment of \$800 to \$900.

### Example for a family of 4:

Down Payment Assistance	Area Median Income	Income Limit
\$15,000	80%	\$44,700
\$7,500	90%	\$50,300
\$5,000	100%	\$55,900

The amount of assistance available to households with an income at 80% or below the area median income is **\$15,000**. This is in addition to the **\$2,500** from the City of Temple or Belton, depending on where you

We have locations in Temple and Belton from which to choose, both new subdivisions and single lots, with a variety of floor plans available.

For more information or to see if you qualify, call Cathy Barnes at 773-2009, ext. 202.



## CURRENT & UPCOMING CONSTRUCTION PROJECTS

- ◆ Tembrell buildings 1 & 3 - install new windows and thin brick
- ◆ Tembrell landscaping improvements (Fall)
- ◆ Tembrell - exterior lighting
- ◆ Tembrell - waste receptacle enclosures and sidewalks
- ◆ Carver - cabinet replacement in selected units
- ◆ Electronic deadbolt installation CTHC-wide
- ◆ BHA - install clothesline pads
- ◆ BHA & THA Public Housing - install exterior lighting
- ◆ FGH - renovate common areas
- ◆ JM/CV - remove sagging overhangs and re-side
- ◆ RT - replace siding, soffit, patio doors, windows and stairs
- ◆ THA Office - concrete drain to prevent office flooding
- ◆ AB - replace HVAC and water heaters

## Calendar of Events for Residents

- Mon. / Wed. / Fri. Temple GED Class at Rose Hall - 1:30 pm - 3:30 pm
- Tue. & Thu. Belton GED Class at BHA Resident Center - 12:30 pm to 2:30 pm
- Mon. & Wed. New Temple Computer Classes at Rose Hall start July 11:  
Beginner Class - 3:30 pm to 5 pm  
Intermediate Class - 6:00 pm to 7:30 pm
- Mon. & Wed. New Belton Computer Class at BHA Resident Center starts July 11 - 1:30 pm to 3 pm
- July 11 - 13 4-H County Camp for Youth 8 to 18
- July 11 THA Family Nutrition at Rose Hall - 5:30 pm to 7:00 pm
- July 12 BHA Family Nutrition at BHA Resident Center - 5:30 pm to 7:00 pm
- July 26 Common Cents Living for BHA & THA Families at Rose Hall - 1:00 pm to 2:00 pm
- August 1 THA Family Nutrition at Rose Hall - 5:30 pm to 7:00 pm
- August 2 BHA Housekeeping Workshop at BHA Resident Center - 5:30 pm to 6:30 pm
- August 3 BHA Family Nutrition at BHA Resident Center - 5:30 pm to 7:00 pm
- August 16 THA Housekeeping Workshop at Rose Hall - 5:30 pm to 6:30 pm
- August 23 Common Cents Living for BHA & THA Families at Rose Hall - 1:00 pm to 2:00 pm

Check out the schedule of resident activities on our website at [www.centexhousing.org](http://www.centexhousing.org)

# GRADUATION CELEBRATION

The CTHC Graduation Luncheon was held at Rose Hall on Thursday, June 9. This annual celebration honors those who have graduated from high school or have earned their GED through the CTHC GED Program. Graduates able to attend, some in their caps and gowns, were treated to a luncheon catered by McAlister's Deli and a graduation cake.



Pictured from left to right: Matthew Harris; Gina Ellison; David Musquiz; Sheila Stewart; Luis Rosa and Priscilla Garza

Barbara Bozon, CTHC Executive Director, spoke to the graduates about their achievement and asked each graduate to speak to the group about their upcoming plans, which included

the Air Force, medical careers and the arts. Each graduate also received gifts from CTHC. We salute these graduates on their accomplishments and wish them great success in their future endeavors.

## \*\* POLICY REMINDERS \*\*

**Individuals that are not listed on your lease cannot stay/live in the apartment without management approval. They cannot use the apartment address as a mailing address. This is considered living in the apartment. If you allow an individual to use your mailing address, you are in violation of your lease by allowing this individual to reside in your apartment.**



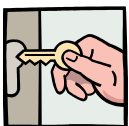
**Maintenance Charges for Clogged Sink Drains and Toilets.** To help prevent maintenance charges, residents should remember:

1. **NOT** to use deodorizers in the toilet that contain wires. The wires get stuck in the toilet causing backup and possible overflow. If this happens, **DO NOT KEEP FLUSHING THE TOILET.**
2. **NOT** to put baby wipes, adult diapers, or excess toilet paper in the toilet.
3. **NOT** to put food or grease in the sinks.
4. Excess hair that gathers in the drain needs to be removed after each use.

Residents **will be** charged for these items if maintenance has to unclog sinks/drains.

**Utility Service.** If you live in a complex where you pay for utility services, you are required to maintain these services at **all** times. Residents are **NOT** allowed to use the "Pay as You Go" utility service because that does not meet the requirement for maintaining utilities in accordance with your lease agreement. Violation of your lease agreement could result in termination of the lease contract.

**Towing is enforced if vehicles are found in violation of the parking policy.** A few examples of vehicles prohibited on property: inspection or registration is expired; the vehicle obstructs traffic, entry or exit of the parking lot; blocks another vehicle from exiting a parking space; **obstructs or is parked in a marked fire lane**; is parked on the grass, sidewalk or patio; **or is not authorized to park on property.** Refer to your lease for an additional listing of parking rules.



**Apartment Security.** Residents must secure their apartments when leaving and make sure they take keys with them to re-enter the unit. Housing and Maintenance staff members are required to secure an apartment upon exiting; therefore, you could be locked out and charges may apply if the apartment has to be unlocked for your entry.

**Tenants are responsible for the actions of their household members and guests.** Damage to any Housing Authority property (air conditioning units, playgrounds, fences, apartments, etc.) could result in termination of the lease, and repair costs will be charged to the tenant.



# Father's Day Project

To highlight the role of fathers in the lives of their children, the Resident Services staff initiated a project that would involve both fathers and their children. Fathers were invited to create a unique bird house or bird feeder with their children. The variety of styles along with choices of paint and other art supplies used demonstrated an abundance of creativity. Both the children and their fathers had a wonderful time working together. CTHC recognizes the importance of fathers being connected to their children to provide guidance and stability in their lives.



Please refer to our website [www.centexhousing.org](http://www.centexhousing.org) for the list of the Board of Commissioners and staff directory.

For details or more information on any resident programs or activities mentioned in this newsletter, contact the Resident Services Department at 773-2009, extensions 220, 221, or 222 for Temple. For Belton, please call 939-5321, extension 25.

## Have Fun and Learn!

Two programs are offered monthly for families. Our Nutrition Program focuses on different subjects every month. Past topics have included "Using Color" in your meals; "Heart Healthy" meals; using "Herbs & Spices" in place of salt; and adding "Grains & Fiber" to your meals.



July's program, "Food Safety," will be held at Rose Hall on Monday, July 11 at 5:30 p.m.

and at the BHA Resident Center on Tuesday, July 12 at 5:30 p.m. These programs are interactive, and attendees get to eat the product of their labor! Door prizes are also offered.

A three-part program called "Common Cents Living for Families" is also presented monthly. Past topics have been Parenting Tips and Nutrition. The next series begins on Tuesday, July 26, at 1 p.m. at Rose Hall.

The theme for this series will be "Money Matters" and will cover budgeting, using credit and limiting debt. On the third month of the series, those who have participated in the first two months are treated to lunch out.

Both programs meet community service requirements and offer childcare. For more information, contact a Resident Services Department staff member.

## Resident Spotlight - Ramon Myers

Ramon's parents were military, so they moved quite often. He spent his younger years in Georgia and Tennessee but claims Hot Springs, Arkansas, as home. He is the youngest of eight children. As a youth, Ramon enjoyed anything outdoors to include fishing, hunting, and gardening.



After finishing high school in Hot Springs, he joined the Air Force. When his time in the military was over, he attended the University of Arkansas and earned a Bachelors of Science in Geology. He then moved back home to take care of his ailing parents and began a career with the U.S. Army Corp of Engineers as a Park Ranger. He was assigned to DeGray State Park in Arkansas for several years and enjoyed being near the water. After several years, his family had all moved away and his health began to fail, so he decided to move to Texas to be close to relatives. He also discovered the medical services available to him through the Veterans Administration and found the Temple area to be a comfortable place.

Ramon has been a resident with the Temple Housing Authority for several years.

Ramon enrolled in a fitness program at the VA in August of 1996 where he learned about the Veterans Golden Age Games. He became very involved with the activities of the organization and began a regimen of physical activity. He continuously trained to prepare for the competition level of the annual games.

Due to a battle with cancer, Ramon missed several competitions, but continued his involvement with the fitness program at the VA. With an emphasis on cycling and swimming, he has competed for the last ten years.

Competition has afforded him opportunities for travel to Maine, New York, California, West Virginia, and other states. Recently, he traveled to Hawaii to compete in the 75 to 79 age group at the 25th National Veterans Golden Age Games. Even with the handicap of a frozen right shoulder, Ramon managed to earn the Gold Medal in the Backstroke, a Bronze Medal in the Freestyle and a Bronze Medal in the Half Mile Bike Sprint.

Ramon encourages others to get involved in physical activity. Not only does it enhance one's physical and mental abilities, it gives you something to look forward to each day. It also helps prevent chronic illnesses, boosts your energy level, and it is just lots of fun!

# KALEIDOSCOPE NEWS

## Times are Changing!

Effective July 5, 2011, Kaleidoscope will be opening at 7:00 a.m. to better serve our parents with early work schedules.

## Parent Collaborative

Kaleidoscope had a parent meeting on May 17. A few of the topics discussed were fundraising, pictures of the children, and summer events. Thank you to the parents who attended - your support is appreciated! Look for the parent newsletter to be out soon.

## Summer Fun!

If you've never had the pleasure of joining us on a summer field trip, you should consider it; we have a lot of fun. Zilker Botanical Gardens in Austin, Cameron Park Zoo in Waco, local museums with guided tours, and the Topsey Exotic Ranch are just a few of the places on our schedule this year. Remember, we are always looking for and appreciate volunteers (especially parents)!

## Summer Madness

Friday, June 3 was the kickoff to summer. We had our Summer Bash and BBQ. The set-up was terrific as all of our



classrooms competed for the Best Beach Theme. Everyone who came had the chance to vote for their favorite room. At the end, Toddler B and Preschool I tied and won the prize, which was a pizza party.

## Happy Father's Day

We celebrated Father's Day this year with the big double "D" - Dads and Donuts!



## Juneteenth

Kaleidoscope had the pleasure of participating in the Juneteenth Celebration held at the Friendship House again this year! The School-age and Preschool 2 classrooms sang about diversity in word and sign-language.



## Your Vote Counts

Do you know a great teacher at Kaleidoscope; one that goes above and beyond? Kaleidoscope's Teacher of the Quarter program is underway again, and it is time to show your support for that special teacher. The voting booth will be open on July 5!

# Juneteenth Festival

The Friendship House hosted its 10th Annual Juneteenth Festival on Thursday, June 16. The fun-filled day began at 10 a.m. with Bishop Lonnie Garrett, Pastor of Bible Way Church Family Worship Center of Marlin, speaking on the theme "We Are One," which was followed by a song performed by the children of Kaleidoscope Early Childhood Development Center. The day continued with live music from the Olin

E. Teague VA Band, Bingo, and a skit, *The Bingo Hall*, by Roosevelt Wright III.

Juneteenth is a celebration of the end of slavery in the United States. Slaves across Texas received the word that they were free two years after the Emancipation Proclamation was signed by President Abraham Lincoln. That word was delivered on June 19, 1865, in

Galveston, Texas.

We appreciate the support of our sponsors and community partners. Our Gold sponsors included Hilton Garden Inn, Extraco Bank, Fairway Independent Mortgage Company, First State Bank, HEB, Kerley's Meat Market, Omega Home Builders, Standard's Home Health and Slovacek Sausage.

