

CENTRAL TEXAS HOUSING CONSORTIUM

NEWSLETTER

www.centexhousing.org

NOVEMBER 2011

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CTHC BOARD WELCOMES NEW COMMISSIONER

John Cunningham was recently sworn into office as a CTHC Commissioner, replacing Perry Cloud who had served on the Board since 2003.

Mr. Cunningham is currently the Vice President of Legal Counsel for Scott and White Healthcare. He was previously with Naman, Howell, Smith & Lee, PLLC for 28 years.

Mr. Cunningham has a BBA from Baylor University and received his JD from Baylor's School of Law.

Over the years, he has been involved with numerous local organizations and served on many of their boards, including Rotary, Chamber of Commerce, King's Daughters Hospital, Temple Economic Development Corporation, Temple Industrial Foundation, Temple Reinvestment Zone, Peaceable Kingdom Retreat, and United Way.



DON'T BE LEFT HANGING

To make sure you receive notices about social events, utility interruptions, inspections, etc., you need to have good contact information on file with your Complex Manager. You can come by the office or use the Resident Information Update form on our website.

www.centexhousing.org

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.

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.	Temple Computer Classes at Rose Hall: Beginner Computer Class - 3:30 pm to 5 pm Intermediate Computer Class - 6:00 pm to 7:30 pm
Mon. & Wed.	Belton Computer Class at BHA Resident Center - 1:30 pm to 3 pm
November 3	Extraco Mobile Banking at Golden Haven - 2:30 pm
November 3	Extraco Mobile Banking at Frances Graham Hall - 3:00 pm
November 4	Rotary Spaghetti Supper at Frances Graham Hall, Golden Haven, the Kyle and the Friendship House - 5:00 pm
November 7	THA Family Nutrition at Rose Hall - 5:30 pm to 7:00 pm
November 8	BHA Family Nutrition at BHA Resident Center - 5:30 pm to 7:00 pm
November 9	Common Cents Living at Rose Hall - 12:30 pm to 1:30 pm
November 15	THA Housekeeping Workshop at Rose Hall - 5:30 pm to 6:30 pm
November 17	Kyle Thanksgiving Dinner - 5:00 pm to 6:30 pm
November 22	Friendship House Thanksgiving Luncheon - 11:30 am
December 7	Common Cents Living at Rose Hall - 12:30 pm to 1:30 pm
December 12	THA Family Nutrition at Rose Hall - 5:30 pm to 7:00 pm
December 12	Deadline for CTHC Christmas Door Decorating Contest - 5:00 pm
December 13	BHA Family Nutrition at BHA Resident Center - 5:30 pm to 7:00 pm
December 14	Rose Hall Senior Christmas Luncheon - 11:30 am
December 14	BHA Senior Christmas Luncheon at BHA Resident Center - 11:30 am
December 15	Christmas Door Decorating Contest Judging
December 16	Christmas Dinner at the Kyle - 5:00 pm to 6:30 pm
December 20	CTHC Family Christmas at Rose Hall - 5:00 pm to 7:00 pm
December 22	Friendship House Christmas Luncheon - 11:30 am

Check out the schedule of resident activities on our website at www.centexhousing.org

Section 3 Opportunities

Resident and minority business owners are encouraged to participate in contracting opportunities. If you have a business, submit your information to CTHC. CTHC maintains a bidders list for solicitation purposes for future projects. We can

also provide your name to general contractors bidding on our projects that are looking for subcontractors.

Residents seeking employment can register with the CTHC and their names will be provided to contractors

awarded bids. Contractors will be encouraged to hire residents, minority-owned and Section 3 businesses. Contact Carrie Kline, 773-2009, extension 211, if you have any questions.

NEIGHBORHOOD WATCH GROUPS

On September 14, residents from Golden Haven, Frances Graham Hall, Jonathan Moore and Autumn Leaves met with Temple Police Officers Thomas Wolff and Jeremy Gooch at Rose Hall to discuss the process of establishing Neighborhood Watch programs. By the end of the meeting,

three groups were formed and their captains chosen. Neighborhood Watch meetings are held monthly with topics such as identity theft, safety and bullying. All residents are encouraged to attend, so join us at the upcoming meetings! See the website for future meeting dates and times when scheduled.

If you would like to start a Neighborhood Watch group for your complex, please contact a Resident Services staff member.



** Housing Reminders **

Renters Insurance: All residents are **encouraged** to obtain renters insurance to cover their personal belongings. If something in an apartment is damaged, *the landlord's insurance will **not** cover the costs to repair/replace the resident's belongings.*



Smoke detectors are required to be operational at all times. Neither you nor others may disable or remove smoke detectors. You may be liable to us and others for any loss or damage from fire, smoke, or water if that condition arises from your disconnecting or damaging the smoke detector, or failing to replace a battery or report malfunctions to us. Failure to maintain a functional smoke detector(s) in your unit is a serious violation of your lease contract. You **must** immediately report smoke detector malfunctions to management for repair or replacement.

Preventing Fires: Residents must take reasonable precautions to prevent fires, refrain from storing or keeping flammable materials on the premises, or storing anything in the HVAC closets. **Candles or incense cannot be burned on property at any time.** Any type of open flame is not allowed in the apartment.



Inspections: Residents do not need to be present for an inspection. Keeping the dwelling unit in a clean and safe condition is the resident's responsibility. Items that become inoperable (not working or damaged) in your dwelling unit should be reported **IMMEDIATELY; DO NOT WAIT UNTIL THE DAY OF THE INSPECTION TO REPORT THE PROBLEM** to the inspector.

If, during the inspection, items are found to be deficient, residents will be responsible for charges relating to those items. Examples: refrigerator crisper covers, broken mini blinds, door stops, light bulbs, light globes, smoke detector batteries, outlet and switch cover plates.

Residents may not block windows or doors (of any kind) with furniture or other items in the apartment. All areas of the apartment must be checked to make sure everything functions properly as designed; this includes an accessible route with no restrictions to the windows.



Satellite dish installation is not allowed. CTHC has a contract with Time Warner Cable that includes exclusive rights to an easement area and wiring that restricts other cable companies from installation; except the high-rise properties, which have CentroVision. Therefore, satellite dishes are not allowed on any property.

Holiday Decoration Reminder: You may decorate for any holiday, but all decorations must be removed no later than two weeks after the holiday.

National Night Out

CTHC's fourth National Night Out was held at Rose Hall on Tuesday, October 4. Also, for the first time, Adam's Bend Apartments hosted a National Night Out at their complex. Nearly 200 attendees at Rose Hall were treated to a dinner of brisket, sausage, beans, potato salad and cake in addition to entertainment from Buttons the Clown making balloon animals. The 90 Adam's Bend attendees enjoyed grilled hot dogs and sausages while Radio Station B109 transmitted on-site and gave away T-shirts and Dairy Queen coupons. Both venues were visited by the Temple Police Department with Rose Hall getting a special visit by McGruff the Crime

Dog, along with The Crime Pup, straight out of the SWAT vehicle! The Temple Fire and Rescue Department also attended with their vehicles. CTHC is grateful to all of the sponsors for the evening, including The Benevolent Order of DOES, Extraco Bank, and Temple Bottling, as well as numerous businesses and restaurants that donated gift cards and coupons for door prizes. Thank you also to Temple Mayor Bill Jones and City



Council Members Judy Morales and Danny Dunn for attending the event. Both events were a huge success and strengthened relationships between the community and the city's emergency response departments.

Resident Spotlight - Jessica Williamson

Jessica Williamson has been a resident at the Belton Housing Authority for almost five years. She has three children: Jayde, who is 11; Jaylin, eight years old; and five year old Javion. Jayde and Jaylin are active in STRIVE and For Grades Sake at BHA. All three children receive BCYC scholarships for after-school and summer care. Ms. Williamson attends Temple College full-time and was recently accepted into their EKG Tech program which begins November 5. For the last five years,



she has also been working as a waitress at Chili's. In her free time, she enjoys watching her children

participate in their activities - Jayde plays on a select softball team and all three are in tumbling. Ms. Williamson said she has worked hard for everything she has and will continue to work hard to reach her goals of becoming a homeowner and providing a better future for her family.

What To Do About Gas Leaks

Natural gas is an odorless, colorless fuel. For your protection, the gas company adds a harmless odorant so you can detect and report gas leaks.

If you suspect a gas leak:

- Do not turn electrical switches on or off.
- Do not use the telephone.
- Do not light matches or cigarettes.
- Leave the apartment until repairs are complete.
- Call the office or emergency maintenance number as soon as possible from another location.



TISD WOW! Bus

The TISD WOW! Bus will be at **Crestview on Monday, November 7 from 5:30 p.m. to 6:30 p.m.** It will be parked in front of the Friendship House. The bus is equipped with computers to give students an opportunity to complete school assignments. Parents can use the computers to check students' grades online. There is an area set up for board games, and surplus school supplies are distributed when available. **Parents - Make plans to check out the WOW! Bus with your children!**

KALEIDOSCOPE NEWS

Thank You VOLUNTEERS!

Kaleidoscope thanks Tammy Brown and Chante Troup for all of their help and support during the time they spend at Kaleidoscope. You are greatly appreciated!



Preschool Class Meets Author

Our Preschool 2 class got to meet Carolyn Dennis-Willingham on October 13, the author of *No Hill for a Stepper*. She also spent time playing games and reading books with them. The Temple Railroad & Heritage Museum sponsored the event, which included pony rides and lunch.



Fire Safety!

Thank you to the Temple Fire and Rescue Department for coming out to help teach the children and staff about fire safety! The fire truck was AWESOME!



Smile for the Camera!

Temple College and KCEN-TV visited Kaleidoscope on October 19 while they were creating a video for Temple College's Early Childhood Degree Program. Fortunately, we have many teachers who are currently working on their degrees at Temple College. Footage was filmed outside on the toddler playground and inside our toddler classroom. Vonnie Taplin

participated in a great Q & A session on her experiences and knowledge of the Early Childhood Degree Program.

WELCOME

Let's give a warm welcome to Debbie Malone, our new "Teacher Mentor" from T.I.S.D. We are looking forward to a great school year!

Congratulations!

Congratulations to Christa Waters, Vonnie Taplin, Autumn Dye, Priscilla Torres, and Ashley Harris for meeting all of the pre-qualifications for the Child Development Associate (CDA)! They are in the final stretch of earning this child development credential.



Please refer to our website www.centexhousing.org for the list of the Board of Commissioners and staff directory.

Medicare Questions and Answers

The Texas Department of Insurance and Area Agency on Aging of Central Texas provided an overview of the Medicare program and its upcoming changes for 2012 at Rose Hall to CTHC residents and the community.

Brian Potter, Information Specialist with the Texas Department of Insurance, provided a detailed explanation of several Medicare components. Dates for annual enrollment, October 15 – December

7, are different this year. The goal of the program was to help recipients recognize the different parts of Medicare; understand benefits, cost, eligibility and enrollment; explain coverage options; and review the rights and appeals process.

Margaret Ciaramello, Benefits Counselor with the Area Agency on Aging of Central Texas, provided an overview of the Medicare services offered by their office. She explained

the steps residents need to consider when choosing or changing Medicare Part D providers. For more information on the Medicare services the agency provides, please contact Ms. Ciaramello at 770-2340.

CTHC and the Texas Department of Insurance will be presenting another seminar in the spring of 2012 to discuss coordinated benefits between Medicare and Medicaid.