

Housing Authority of the City of New Britain

NBHA Volume 1, Issue 5

MARY E. ROYCE, EXECUTIVE DIRECTOR

January 2010

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NEW
BRITAIN



HOUSING
AUTHORITY

**Happy Holidays from the Staff at
New Britain Housing Authority!
Wishing you the Best in the New Year!**



New Britain Housing Authority has a Web Site!

WWW.NEWBRITAINHOUSING.COM

On behalf of the Housing Authority of the City of New Britain's Board of Commissioners and staff, we invite you to browse through our newly created website. This site was created to provide helpful information to our residents, prospective applicants, landlords and Section Eight Participants and the general public. Within this site, you will find information on how to apply for both Public Housing and the Housing Choice Voucher Programs; additionally, you can download the respective applications for admissions into our Housing Assistance Programs, if the programs are open. We have included as much information about our programs and developments that we felt were relevant and meaningful to the viewer. We trust your visit to this site will be helpful in your search for information relating to our agency. For your convenience, all relevant housing authority plans and reports, which includes our Agency Plan, PHAS and SEMAP Reports have been added and can be reviewed and downloaded by the reader. We have also provided links to local, state, and federal agencies that you may find beneficial in your search.

Again, welcome to the website for the New Britain Housing Authority.

Mary E. Royce
Executive Director

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OFFICE Closed Dates

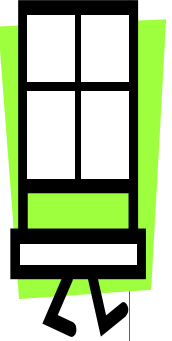
January 18, 2010 Martin Luther King Day

January 28, 2010 11:45 - 4:00 for staff training

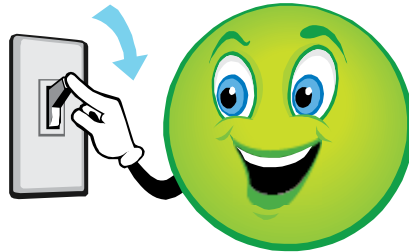


Open Windows and Doors in Mt. Pleasant, Bond Street and D'Amato

With the rising costs of heating, please be reminded that windows and doors must remain closed during the winter months. If your apartment is too hot, please call the maintenance department to have the thermostat looked at and repaired/replaced, if necessary. Any apartment with open windows or doors during the winter months are subject to the eviction process per your lease.

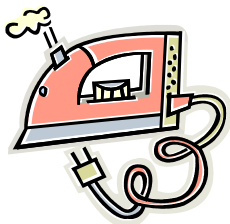


REGARDLESS WHO PAYS FOR THE UTILITIES, WE NEED TO SAVE OUR EARTH'S VALUABLE RESOURCES



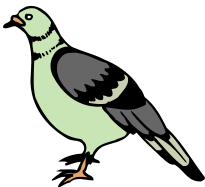
Large Garbage Items

Please call the office to make arrangements if you have large items to put out for pick-up. (washer, sofa, mattress, etc) otherwise you will be charged for pick-up. We have worked hard to make the sites look nice please help up keep it that way.



Attn: High-Rise Tenants

- Please do not throw in chute, items such as clothing, towels, cardboard, boxes, toasters, irons, small fans, etc
- Shopping carts are not allowed in the building
- Do not feed the pigeons
- Trash must be properly bagged, tied, and thrown into trash chute.
- Do not put your name on the mailboxes.
- Intercom system: Press 0 and the #



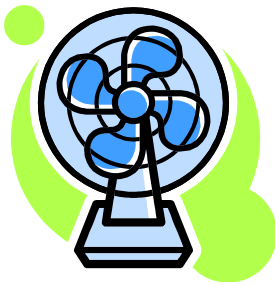
Energy Costs Increase

Conserving energy is easy and it pays off. Below, NBHA has compiled some everyday tips to help you conserve energy and save money.

Heating Tips

- In the winter, keep blinds or drapes open on sun-exposed windows during the day and closed at night to conserve heat.
- Keep doors and windows closed as much as possible. This includes closet doors and rooms not in use.
- Be sure furniture and drapes don't block the air flow from the floor vent.
- Use warm clothes, blankets, etc. to feel warmer.

Cooling Tips

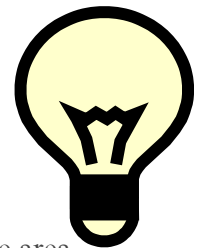


- Turn off your air conditioner when no one is home.
- Close your drapes and shades to keep the sun out.
- Turn off fans when room is unoccupied.
- Replace filter in air conditioning unit at least once a month.
- Turn off all unnecessary lights and appliances - they add heat to your home.
- Do cooking and other heat producing chores during cooler parts of the day (morning or evening).
- Turn off exhaust fans after use.



Lights

- Turn off lights when rooms are empty.
- Turn off lights during the day.
- Put lights in corners of rooms so light reflects off two walls.
- Use task lighting over desks, tables and workbenches rather than lighting the whole area.
- Take advantage of natural light whenever possible. Keep windows clean and unobstructed.



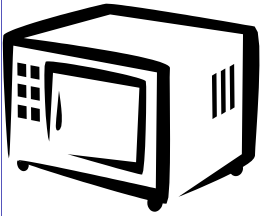
Water

- Save water costs by turning off the tap when you shave, wash or brush your teeth.
- Turn off the hot water tap each time you rinse dishes, or better yet - scrape, don't rinse. Letting the tap run wastes up to 30 gallons per meal.

Appliances

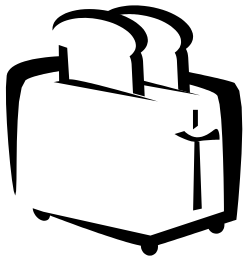
- Turn off computers, monitors, stereos, radios and all other electronics when not in use (Even when turned off, CD players in the U.S. consume enough energy in one year to power the Las Vegas Strip for six months).
- Surf the Internet later at night or during early morning hours when the demand for electricity is lower. Unplug chargers when not in use.

Continued on Page 4



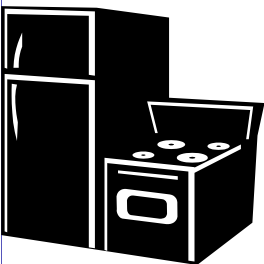
Oven and Range

- Don't line oven racks with foil. It blocks heat flow and makes the oven work harder to cook food.
- Put a lid on a pot to boil water. The water boils faster and you'll use less energy.
- Pre-heat the oven only when necessary.
- Bake more than one item at a time so you can use one and freeze the other.
- When baking, limit the number of times you open the oven door.
- Don't use your oven to heat the kitchen. It not only wastes energy, it's dangerous.
- When cooking vegetables, a small amount of water in a covered pan is more effective than a large amount.
- Allow frozen meats to thaw completely before cooking. A frozen roast placed directly into the oven without thawing will require one-third more cooking time.
- A microwave or toaster will use less energy than a full-size, so use these when you can.



Refrigerator

- Liquids should be covered. Moisture is drawn from uncovered liquids, forcing your refrigerator's "no-frost" unit to work harder.
- If your refrigerator has steel racks, don't cover them with paper or foil. Doing so will reduce the flow of cold air.
- Don't overload! Cool air should be allowed to circulate around each container.
- Try to keep the refrigerator door open no longer than necessary. Be sure to close the door when you're through.
- Let food cool before putting it in the refrigerator so the refrigerator does not use energy unnecessarily.



Avoid a Costly Maintenance Call

Purchase your own plunger. They are cheap and they work. We often get called for clogged toilets and it is a chargeable item.

To make matters worse if it is during off hours it will cost more.

Avoid putting in any personnel toilet articles. They will not only plug the toilet but also the line making a mess for someone else.

That's for you co-operation.

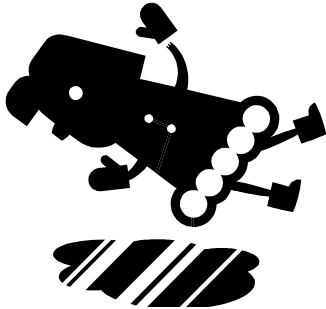


A Friendly Reminder

If you have a maintenance issue in your unit, Please try calling maintenance first thing in the morning so that the problem can be fixed with in the work day avoiding overtime costs.

Emergency Calls After Hours

When calling in for service assistance with a problem, whether for heat or whatever, you must leave your name, apartment and a phone number where you can be reached so that maintenance can call back to get the specifics of the problem, whether it is “emergency” in nature or whatever.



Ice Melt for Common Entrances

There is a bucket of ice melt in the front entrance of your building. Please help us out and spread a little on the walkway when you are leaving your apartment if you see that it is icy. If you use it and need more call the Maintenance Department.



Call For Aid Emergency Pull Cords



These cords are located in all the senior and handicapped units. They have a long cord that is supposed to fall to the floor. This is so that in the event you fall, you can reach the cord and call for help. Many tenant tie up the cord in a ball so that it does not look messy. This won't help you in an emergency. Please be sure your cord is hanging as designed. If your cord is broken or missing please call maintenance and we will replace it. Also please make sure we have an emergency contact number for you.



In case of fire

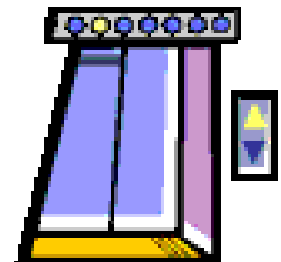


Fire Safety in High-Rise Apartment

If the fire alarm is going off and you do not smell smoke and your apartment door is not warm to touch it is OK to stay in your apartment. However if you DO smell smoke it is best to leave your apartment. If you are in bed and the alarm goes off roll out of bed but DO NOT STAND up. If you stand up you take the chance of breathing in smoke.

DO NOT USE ELEVATORS. USE THE STAIRWAYS

If you decide to leave your apartment and want to leave the building stay to the right on the stairs.



REAC Inspections are scheduled for:

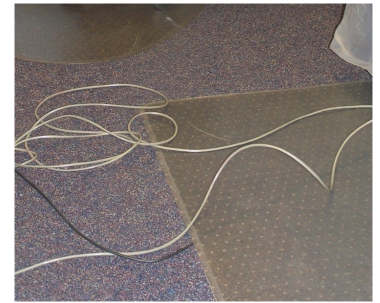
Mt. Pleasant	Thursday, January 21, 2010
Oval Grove	Wednesday, January 27, 2010
Elderly Apartments	Thursday and Friday, February 4 & 5, 2010

You can help us by checking for the following potential hazards in your unit.

Tripping Hazards:

Are there any cords (cable, phone, extension) or excessive debris in any intended walk areas?

If yes, please remove them or if in doubt please contact your property manager.



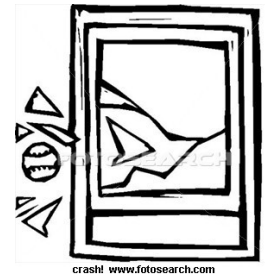
Outlets and Switches:

Are there any damaged or missing outlets or switch covers?

If yes, please contact the Maintenance Department.



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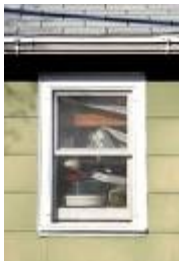


crash! www.fotosearch.com

Sharp Hazards:

Are there any broken windows, mirrors, or glass of any kind that could cause injury?

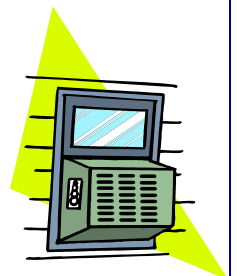
If yes, please contact the Maintenance Department.



Blocked Egress/Exits:

Every room must have 2 means of escape. Do you see any rooms that have any windows inoperable or blocked (i.e., A/C unit present, furniture blocking, sheets or bedspreads nailed/taped over window) that would prevent escape in an emergency situation?

If yes, please remove the item(s) or if repairs are needed please contact the Maintenance Department.



Blocked Egress/Exits:

Are there any double cylinder deadbolts installed? Is either the front or rear door blocked by trash, bicycles, furniture, or appliances that would prevent escape in an emergency situation?

If yes, please remove the item(s) or if repairs are needed please contact the Maintenance Department



Mold and Mildew:

Is there **any** mold or mildew present in the bathroom, on appliances or anywhere in the unit?

If yes, please contact the Maintenance Department.

Unit Infestation:

Do you see any signs of roaches, bed bugs, mice, rats, etc.?

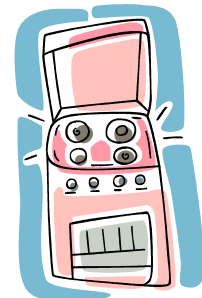
If yes, please contact the Maintenance Department.



Kitchen Range Burners / Oven:

Are any burners / oven not working properly?

If yes, please contact the Maintenance Department.



Smoke Alarms:

Are any missing or inoperable smoke alarms?

If yes, please contact the Maintenance Department.



Housekeeping:

Unit lacks proper housekeeping skills?

If yes, please clean unit.

If unable to clean the unit yourself, please contact your Property Manager for help in obtaining assistance.



It is important that everyone pitches in and inspects their unit for possible defects prior to the Inspector's arrival. Every item addressed and corrected will help our score to be better and a good score helps keep our funding.

NBHA BOARD OF COMMISSIONERS

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New Britain, CT 06053
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Resident Commissioner
300 East Main Street
New Britain, CT 06051
(860) 225-7786



Regular Meeting Schedule: 3rd Wednesday of each month
NO August Meeting
Annual Meeting Date: 3rd Wednesday of January of each year

United State CENSUS 2010

The Census is coming April, 2010

Every residence will receive a short questionnaire that is simple and fast to complete.

By law, the Census Bureau cannot share an individual's answer with anyone including federal, state and local agencies.

Billions of dollars in federal funds are awarded annually to states and communities for new hospitals, schools, better transportation and social services.

For more info call: (877) 355-6188 or visit www.2010census.gov



Promoting Wellness



Stay home if you are sick.

Avoid close contact with people who are sick.

Wash your hands often and avoid touching your eyes, nose and mouth.



Use hand sanitizer.

Cover your mouth or nose with a tissue when coughing or sneezing.

Cough or sneeze into you elbow.

Sanitize frequently touched areas (Phones, remote, light switches, door knobs or handles).



Air out apartments for a few minutes weather permitting.

Stay Healthy!



Strawberry Cheesecake Pie

Ingredients

- 2 cups sliced fresh strawberries
- 1/4 cup chopped almonds, toasted
- 1 tablespoon sugar
- 1 graham cracker crust (9 inches)
- 1 package (8 ounces) Kraft Philadelphia® - Cream Cheese, softened
- 2 cups cold milk, *divided*
- 1 package (3.4 ounces) instant vanilla pudding mix

Directions

- In a small bowl, combine the strawberries, almonds and sugar. Pour into crust; set aside. In a large bowl, beat cream cheese until smooth; gradually add 1/2 cup of milk. Add pudding mix and remaining milk. Beat for 1 minute or until blended; pour over strawberries. Cover and refrigerate for 2 hours or until set. **Yield:** 8 servings.

Nutritional Analysis: One serving (prepared with a reduced-fat graham cracker crust, fat-free cream cheese, fat-free milk and sugar-free pudding mix) equals 189 calories, 6 g fat (0 saturated fat), 3 mg cholesterol, 311 mg sodium, 25 g carbohydrate, 1 g fiber, 9 g protein.

Diabetic Exchanges: 1 starch, 1 fruit, 1 fat.

