

# MHACY RESIDENT NEWSLETTER

MHACY RESIDENT March, April, May 2007

MUNICIPAL HOUSING AUTHORITY  
FOR THE CITY OF YONKERS, NEW YORK

## FROM THE EXECUTIVE DIRECTOR, Joseph Shuldiner

### To the Residents of the Municipal Housing Authority:

Hello! I am the new executive director. I am very excited by this opportunity to serve you and to provide you with the best possible housing that our budget allows. I know that my predecessor, Peter Smith has done a fantastic job for a long time. I only hope that I can be nearly as successful.



These are very demanding and troubled times for public housing. Severe cuts in federal funding have caused many housing authorities to drastically slash staff and services. Please know that I view my job as trying to improve services not cutting them. In addition, HUD has asked housing authorities to re-think the way they operate, to become "more like the private sector". Hopefully, working together, we can make MHACY more efficient and effective and yet retain its social mission to enhance the quality of life for its residents and the whole community.

However, there will be changes. Some like the Mulford Gardens HOPE VI redevelopment project will be very positive and create affordable housing in the best possible way. But all change is a challenge. I look forward to facing these challenges with your help. I know that we can identify creative solutions and ensure that the Municipal Housing Authority for the City of Yonkers remains a leader in the public housing industry, but more importantly provides housing that its residents are proud to call it home.

I hope to meet all of you in meetings and at the sites in the weeks and months to come.

**Joseph Shuldiner**

## SENIOR TENANT SUPERVISOR'S Corner—Brenda M. Gray

Greetings!

I hope that this newsletter is being enjoyed by all and provides you with important information. Again, we are always looking for newsworthy items from you to include in the MHACY Newsletter. If you have special announcements or accomplishments to include in the newsletter, please provide us with the information. We are interested in graduations, "fabulous" report cards, recipes, poems, drawings and any informational news that you would like to share. Please forward the information to our address on page 4 or at your site office.

A tremendous **Thank You** to the MHACY Staff for working so diligently to address the needs of the residents and I encourage you to keep moving forward in a positive direction.

Joseph Shuldiner, is the new Executive Director of MHACY effective January 31, 2007. I would like to welcome Mr. Shuldiner to Yonkers and MHACY. Congratulations and the MHACY Staff is looking forward to working on your "team".

*"Leadership: The art of getting someone else to do something you want done because he/she wants to do it."* **Dwight D. Eisenhower**

**Brenda M. Gray**

ENERGY TIPS



The Care and Feeding of Your Smoke Detector

A smoke detector will only do its job which is to detect small amounts of smoke & sound an alarm, if the proper maintenance is taken. Follow the manufacturers instructions and list of suggestions below to assist in the care of your smoke detector.

- \*Check the Battery once a month
- \* Dust your Smoke Detector once a week
- \*Replace the 9-volt battery once a year

Job Corp Academy...

Is America's leading career skill training & education program for youth ages 16 – 24 Administered by the US Dept. of Labor Job Corps trains 65,000 students each year. So if you're ready for a promising future, call Job Corps Academy at 800)733-JOBS for more information

Removal of Air Conditioners

During the winter weather all air conditioners should be removed from the window and/or air conditioner sleeves to save on energy. There should never be an air conditioner in a room with only one window. If you have placed an air conditioner in a room with one window the air condition must be removed immediately.

TOWNHOUSE RESIDENTS:

Residents should never set the thermostat below 60 degrees. When you set the thermostat below 60 degrees in the cold weather your pipes can freeze which will cause them to burst. If your pipes burst you will be responsible and charged for all of the costly repairs.

TOWNHOUSE RESIDENTS:

All garbage must be placed on the curb in the containers supplied by MHACY or heavy duty garbage bags on the City's scheduled pick-up. If you are not sure of your scheduled day for garbage pick-up you should call Yonkers City Information at 377-HELP. All garbage should be placed on curb after dusk the night before and before 6:00 am of your schedule day. All violators will be charged for an summons issued to MHACY by the City's Code Enforcement Officers.

MHACY RESIDENT COUNCIL

THE 2007 RESIDENT COUNCIL REPRESENTATIVES

FOR YOUR HOUSING SITE ARE:

<b>James E. Homes</b>	Margaret Jessup
<b>Schlobohm Houses</b>	Elizabeth Owens, Deborah Smith, Valerie Marshall
<b>Walsh Road</b>	Queen E. Ramsey
<b>Calgagno Homes</b>	Beverly Blagmon
<b>Curran Court</b>	Mary L. Kochetta, Amelia Pupchyk, Charles F. Reese
<b>Kris Kristensen</b>	Marguerite Bruton, Sarah O'Donnell, Walter Astapczyk
<b>Flynn Manor</b>	Jitinder, K. Anand, Mary Wilson
<b>Cottage Place Gardens</b>	Bettye C Hayford, Claudette Grady, Cena Scott
<b>Martinelli Manor</b>	Patricia Potenza, Josephine Egan
<b>Troy Manor</b>	Ethel Scarpulla, Joan Corbalis
<b>Senior Site Commissioner</b>	Agnes Scott
<b>Family Site Commissioner</b>	Roberta Allen

In Memory of...

Gloria Baultrip - Flynn Manor Tenant Council Member

Nathaniel T. Weathers - Calgagno Houses Tenant Council Member Screening Committee

"A good word is an easy obligation: but not to speak ill requires only our silence; which costs us nothing." John Tillotson

RESIDENT COUNCIL MEETINGS ARE HELD AT EACH INDIVIDUAL SITE ON A MONTHLY BASIS. REPRESENTATIVES ARE ELECTED FROM EACH SITE TO SERVE ON THE RESIDENT ADVISORY BOARD.

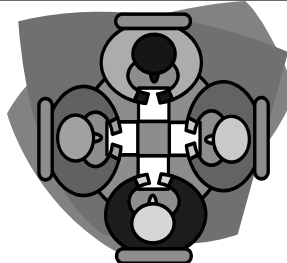
BE A PART OF THE SOLUTION. WORK WITH YOUR REPRESENTATIVES

The MHACY Resident Council is comprised of any resident of MHACY in good standing and serves as the intermediary between the Residents and Staff. They serve as the "resident voice" and will address issues, concerns or complaints.

The Resident Advisory Board meets on the last Friday of every month. The Officers are elected every two years by the residents in a democratic election.

The Resident Advisory Board will be making plans for the 2007 Annual Senior Lunch, we are looking forward to celebrating our 90+ Residents. All are welcome.

Next (3) three Resident Council Meetings for the Resident Advisory Board will be at The Central Office: March 30, April 27, & May 25, 2007



## 4 Tips to Being a Better Next-Door Neighbor



Whether you live in a high-rise apartment building or a townhouse complex, neighbors are ingrained in your life. Every day, on your way to your apartment, you will pass by the front doors of your neighbors' apartments. Occasionally, you'll stand next to one of them in the elevator or hold the door for another as you enter the lobby. Because you share walls with your neighbors—and in some cases, your floor is their ceiling—be mindful that your actions affect them. Here are four tips to being a better next-door neighbor:

**Keep the noise down, especially at night.** Day to day noises, such as running water, the clatter of feet, or conversations, are to be expected. And some noise, like hammering, clearly is unavoidable. But blasting music of any genre at the highest volume interrupts the peace of your next-door neighbors.

Making loud disturbances in the middle of the night is inconsiderate. So, before making a ruckus, think of your neighbors and judge whether it's the appropriate time.

**Watch out for your neighbors.** If you see suspicious activity around your neighbor's door, alert the appropriate authorities. Keep your eyes and ears open. Think of it as the golden rule: you'd want your neighbors watching out for your place.

**Keep the common areas clean.** This is another code of conduct from the golden rule camp. Litter is unsightly. Just as you wouldn't want to pick up after others or see trash everywhere, don't leave newspapers, junk mail, or litter in the hallways, sidewalks or stairwells for others to endure. It's courteous to your neighbors and to your super to clean up after yourself. Please take the time to place all garbage down the garbage chutes.

**Be friendly with your neighbors.** As soon as you move in, begin developing relations with your neighbors. Greet them when you see them in the lobby. If you have time, ask how their day was. If you haven't started this, it's never too late. You don't have to knock on their door, but if you see them, give them a friendly greeting. Not only will you feel a stronger tie to this mini-community, but you may have a friend who can help you out in a jam—such as pet-sitting or lending you their vacuum.

**Laundry—** When washing items in your washing machine be sure there is nothing in the sink to avoid flooding your neighbor below.

**Back-ups—** All residents that have a toilet and/or sink back-up due tenant neglect will be responsible to pay for repair(s).

### Volunteer Opportunities

R.E.A.D.Y. Office	948-4452
One Stop Employment Center	963-0105
Spanish Foundation	969-5400
Sharing Community Kitchen	963-2626
Salvation Army Panty	963-1222
Nepperhan Comm. Center	965-0203
CLUSTER	963-6440
Westchester Disabled on the Move	968-6440

## NEED SERVICES INCLUDING HEALTH CARE ?

The following services are available to all MHACY residents:

**Senior Care:** Medicaid, Medicare, Home Health Care and Extended Care.

**Family Care:** Day Care Services, Adult Education, Drug & Alcohol Awareness Programs & Health Care Information.

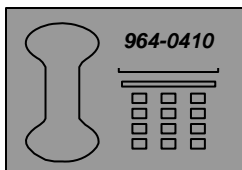
For more information you can contact MHACY's Outreach Coordinators, **Mary Tobin** and **Ana Hernandez** through your site office

\*\*\*\*\***House Call Medical Services of New York**\*\*\*\*\*  
 \*\*\*\*\***"We Bring the Doctor to You"**\*\*\*\*\*

**Edwin Quinones, Senior RPA-C, Office Hours: Monday-Friday 9am-5pm**  
**tel: 718 294-6200 Hablamos Espanol!**

## Housing Updates and Reminders

To place a  
 Maintenance Work  
 Order Call  
 914-964-0410  
 Emergencies Only  
 After 5 pm  
 914-476-5800



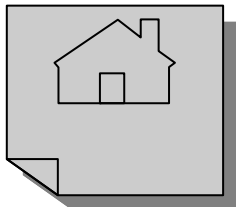
**Annual Rent Re-Certifications**  
 Effective May, 2007 MHACY will be conducting its Annual Rent Re-Certifications differently. Each resident will be required to sign a lease based on their individual anniversary move-in date.  
**Example:** Mr. Dow moved into Schlobohm Houses November 12, 1990. Although, Mr. Dow signed a new lease effective April 1, 2007, he will be required to sign another lease effective November 1, 2007. Each resident will receive notification by mail.

### Housekeeping Violations

If your unit is referred by the Inspector and/or Maintenance as having a Housekeeping Violation you will be cited. You will be in noncompliance for not maintaining your unit in a safe, sanitary and decent manner, which is a lease violation. You will be required to attend MHACY's mandated Housekeeping Class.

Seniors that are cited will receive a telephone call or visit from the Outreach Coordinator, who will assist in reviewing options to address and correct the problem.

*Please be aware that a housekeeping citation is a LEASE VIOLATION.*



**THANK YOU-RESIDENTS OF COTTAGE PLACE GARDENS**

For allowing your children to participate in the Cottage Place Gardens programs, including; the after school, summer, Girl Scouts, Groundworks-gardening and the computer programs. With the help of Claudette "Peaches" Grady and Joann Wright we have been able to provide the children with free activities and snacks. We would appreciate any donations of snacks and volunteers are need. *Leona Nelson*

1511 Central Park Avenue  
Yonkers, New York 10710

Phone: (914) 793-8400  
Fax: (914) 793-9117  
Email: [publichousing@mhacy.org](mailto:publichousing@mhacy.org)  
Website: [www.mhacy.org](http://www.mhacy.org)

**EMPLOYMENT, JOB OPPORTUNITIES & SCHOLASHIPS**

Looking for Civil Service employment or job opportunity?

Contact: Municipal Civil Service Commission

40 South Broadway; City Hall Room 120;Yonkers, NY 10701

**2007 Yonkers Summer Youth Employment Program**

\*\*\*Limited slots available and selections will be made via a lottery pool.

\*\*\*Applications will be accepted beginning January 3, 2007 at the Yonkers Employment Center for youth ages 14-18 years old. For further information please call (914) 709-1373.

**AVAILABLE SCHOLARSHIP MONEY**

The Housing Authority Insurance Group is offering a Resident Scholarship Program for High School Students. The Deadline to apply is April 30, 2007. Please contact Brenda Gray or Ginny Galatioto at the MHACY Central Office if interested.

**Poem by Betzaida "Zaida" Gonzalez—Calcagno Houses**

*Know where you're going, wise will you be  
Understand what you're doing, and live your life free  
Be just to yourself, try to equal success  
Make your food everlasting, and your clothing the best  
Make your shelter your home, love all in your soul  
Let peace be your reason, and happiness be your goal!*

**APPLYING FOR HUD HOUSING ASSISTANCE?  
THINK ABOUT THIS...IS FRAUD WORTH IT?**



**Do You Realize...**

If you commit fraud to obtain assisted housing from HUD, you could be:

- \* Evicted from your apartment \*Required to pay all overpaid rental assistance you received \*Fined up to \$10,000
- \* Imprisoned for up to five years \*Prohibited from receiving future assistance \*Subject to State & local government penalties.

Do You Know...

You are committing fraud if you sign a form knowing that you provided false or misleading information.

So Be Careful?

When you fill out your application and yearly recertification for assisted housing from HUD make sure your answers to the questions are accurate and & honest.

**MHACY SITE MANAGEMENT STAFF:**

Angela Hemmings	Mulford Gardens—Troy Manor—Martinelli Manor	793-8431
Donna Adams	Mulford Gardens—Troy Manor—Martinelli Manor	793-8432
Ernestine Moses	Loehr Court—Flynn Manor	793-8480
Marion DeMaio	Loehr Court—Flynn Manor	793-8425
Ebony Jefferson	Wm. A. Schroeder Street	793-8443
Paula Kubicek	Wm. A. Schroeder Street	793-8442
Dawn Maron	Walsh Road House—Kris Kristensen Homes—Townhouses	793-8470
Timothy Terry	Calcagano Homes (School Street) - Cottage Place Gardens	793-8451/8490
La Chonne Clark	Calcagano Homes (School Street)	793-8452
Judith Hicks	Cottage Place Gardens	793-8491
Sandra Fischer	Curran Court—James E. Hall Homes	793-8421