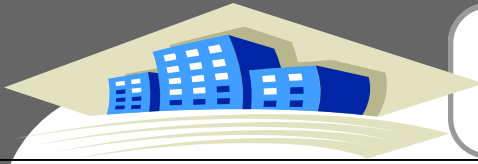


# MHACY RESIDENT NEWSLETTER



MHACY RESIDENT

July, August & September, 2008

MUNICIPAL HOUSING AUTHORITY  
FOR THE CITY OF YONKERS, NEW YORK

The Municipal Housing Authority for the City of Yonkers (MHACY) goal is to provide decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for its participants.

*"Providing affordable housing is just half of the solution. The other is that of helping tenants to self-actualize"  
The other is that of helping tenants to self-actualize"*

## PLEASE SAVE THIS DATE:

***AUGUST 21, 2008-RAIN DATE AUGUST 22, 2008  
MHACY HEALTH JAM-FAMILY DAY -***

### FROM THE MAINTENANCE DEPARTMENT

Do all residents remember **THE WORK CENTER?** This was a special place, not to long ago that all residents could telephone and put in a complaint about their unit or site.

At this present time if a resident has a complaint about their unit they must call the site Management office.

Confusing? Well guess what? The Housing Authority will be bringing the **WORK CENTER** back to life.

In about one month, all residents of the Yonkers Housing Authority will be calling one telephone number again.

This Old Idea is being Re- Visited because it works. **One Central Location. One Telephone Number.**

All Residents of the Yonkers Municipal Housing Authority will call one telephone number.

Monday – Friday Between the hours of 8am and 5pm to register any work complaint.

All Housing Authority Residents will be informed about the new telephone number and when this change will take place.

**Curtis Wegener**

### SENIOR TENANT SUPERVISOR'S Corner



Greetings!

I would like to welcome all of our new residents and first time readers of the MHACY Newsletter. The newsletter is sent out quarterly to inform residents about events in housing, our community and issues of concerns. We are working hard to keep you aware of things that can assist individuals in being informed residents of public housing and informed citizens.

Please save these dates of events that you should consider attending while you are enjoying your summer.

August 21 or rain date August 22, 2008, MHACY Summer Day Camp is presently in full swing at each site until our Family Day/ Health Jam, on Wednesdays, from July 16- August 20, 2008 Free Youth Golf Camp, Saturday, July 19, 2008, Wm. A Schlobohm Housing will be holding its 1st Public Safety Meeting, Wednesday, July 30, 2008, Walsh Road Resident Council will be hosting a Managing a Hospital Stay Seminar, Monday, August 18, 2008 rain date August 25, 2008, Curran Court will be hosting the 2nd Annual Senior Bocce Tournament and Tuesday, August 26, 2008 Public Hearing for New Lease and Admission & Continued Occupancy Policy

See page 6 for additional information on these events.

Separate notices will be sent for all events will all the information including time and location.

*Be safe and enjoy the summer!!!*

**Brenda M. Gray**

## Note to the Residents from the Executive Director

The summer has begun. It is a time when residents will spend a lot of time outdoors in the parks, playgrounds and streets in or near our developments. The Authority wants all of its residents to have a safe and enjoyable summer. We have provided for a summer recreation program for the young people that hopefully will keep them active and happy. This year the program will again end with the traditional Family Day event in War Memorial Park, but the event will have a new twist. With the assistance of the Westchester County Department of Health and African-American Men of Westchester we are holding a "Health Jam" at the same time. Residents will have the opportunity to be tested for a number of diseases and conditions, receive valuable information about good health care and experience the benefit of a healthy diet. MHACY is involved in this initiative because the good health of the residents is an important component of a healthy community. I look forward to seeing you at Family Day.

Another part of our focus on the health of our residents is a new initiative we will be beginning with the Family Service Society of Yonkers. Using HUD funds we will be receiving through a ROSS grant, FSSY will be hiring both a full-time social case worker and a nurse half-time to provide assistance to the seniors living in public housing, both at the senior facilities and at the family sites. Once the program is operational, we will be reaching out to all seniors to inform them of the available services.

The Authority recently opened a central Admissions Office located in Building #10 at Cottage Place Gardens. This office will process all applications for both the public housing and Section 8 voucher programs. In this time of limited resources, it is imperative that we ensure that all of our public housing units and vouchers are being used to house eligible households. We believe that having a staff dedicated to this one function is the best way to achieve that result. Further, locating the office at Cottage Place Gardens demonstrates our commitment to the community in general and Cottage Place Gardens in particular.

We are still working on revising our lease and the Admissions and Continued Occupancy Plan that control it. As you know, after a long time we have had to raise some of our fees, especially those related to utility costs like air conditioning and washer/dryers. Most of these increases are minimal and do not cover the major increases the Authority has in heating, gas, electricity and water charges. In addition, for the sixth straight year, HUD has given us almost \$2 million less a year than we are supposed to receive. As a result, we are struggling financially. In fact the Authority had operating deficits in 2005, 2006 and 2007. As you know, your rent is set by statute at 30% of your adjusted income. But some of you, about 245 or 12%, are paying less than 30% and are paying flat rents. It is our intention to raise flat rents a minimum amount each of the next several years. In no case will anyone need to pay rent in excess of 30% of their adjusted income.

At its June 12, 2007 meeting, the Authority Board of Commissioners approved a policy to support our use of security cameras and authorized the implementation of a bar-out policy under which the Authority can create a list of non-resident persons who are not welcomed on to Authority property. While the actual threshold for being placed on this list has not been finalized, it will include people who have committed crimes in the developments or have otherwise created problems for and interfered with the right to quiet enjoyment of the residents. This is just another step, along with security cameras, gates, security guards and police to provide you with the safest environment possible. It is unfortunate that we live in a society where some of these restrictions are necessary, but security and the feeling of security are very important parts of a desirable living environment.

I want to make special mention of Mike Taurisano whose quick thinking contributed to saving the life of our Commissioner Agnes Scott. When Ms. Scott suffered a stroke at Curran Court, Mr. Taurisano immediately administered oxygen from his wife, Rose's, unit until the paramedics arrived. Thank you Mike!!

Again, I wish all of you a wonderful summer, and I hope to see many of you at the Family Day "Health Jam" event.

*Joseph Shuldiner*



## JobSTAR

At

### Westchester Community College

WCC is searching for TANF or TANF eligible Employed, underemployed or unemployed Westchester County Resident with child(ren) under 18 custodial/non-custodial parent or living in a household with children under 18 to joint the following FREE Self- sufficiency programs:

- ⇒ Permanent Job Search
- ⇒ Academic Prep
- ⇒ 2-4-1 Academic Credit Program
- ⇒ Computer Skill Enhancement
- ⇒ Computer training & Office Skills
- ⇒ Food Preparation/Sanitation Certification
- ⇒ Culinary Art Skills
- ⇒ Weekend Academy

For additional information contact Brian Rush at 914 606-6445 or visit:

[www.sunywcc.edu/programs/community\\_outreach/jobstar/index.htm](http://www.sunywcc.edu/programs/community_outreach/jobstar/index.htm)

### JOB SEARCH

#### 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 Pantry**

963-1222

**Nepperhan Comm. Center**

965-0203

**CLUSTER**

963-6440

**Westchester Disabled on the Move**

968-6440



**Publications Assistant** Patrick Hennessey of Westchester Community College (WCC) is looking for a PUBLICATIONS ASSISTANT. To apply, send resume by August 15, 2008 to Human Resources Westchester Community College 75 Grasslands Road, Valhalla, NY 10595, email [humanresources@sunywcc.edu](mailto:humanresources@sunywcc.edu) or fax 914-606-7838

**Director of YMCA—Yonkers—** Send Resume to email: [infor@yoymca.org](mailto:infor@yoymca.org), or mail to 17 Riverdale Ave, Yonkers, NY 10701 or call 914 963-0183

CITY OF WHITE PLAINS YOUTH BUREAU:21ST CENTURY COMMUNITY LEARNING CENTER  
EXCEL PROGRAM FULL TIME STAFF POTIONS

Youth specialist 1

Youth Services Aide—Site Director

Youth Services aide

If interested, please forward your resume via email, specifying the position of interest to Linda Puoplo, Deputy Director, at [1puplo@ci.white-plains.ny.us](mailto:1puplo@ci.white-plains.ny.us)

***A good childhood lasts a lifetime!***

## Tips to Help Senior Citizens Safety

### DO YOU WASTE FOOD!!

Food that goes to waste means money down the drain, and you may be wasting more than you think: Research studies have indicated that American households throw away about 14 percent of the food—and about 25 percent of the produce—they purchase. To protect your investment, consider buying a few money-saving devices.

### SEAL SOME DEALS

Gizmos that vacuum-seal leftovers can extend their freshness up to fivefold. Check out stores like Target or Sears for top sellers such as Food Saver and Seal-a-Meal; prices start at around \$50.

### PROTECT YOUR PRODUCE

Produce spoils quickly under the best of conditions, and storage mistakes can age it even faster: those plastic bags you grab in the produce aisle can actually *speed* decay. To keep produce fresh three to ten times longer, try storing it in reusable Evert-Fresh Green Bags (call 800-822-8141 for a retailer near you).

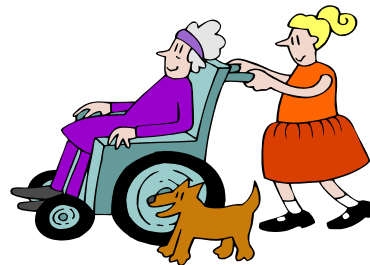
### KEEP TRACK OF TIME

Guess wrong about the days those leftovers sat in your fridge and you risk getting sick—so smart eaters toss them for safety's sake. But a Days Ago digital counter takes away the guesswork—just affix to storage containers and it'll display the elapsed time for you; \$10 per pair at The Container Store or Whole Foods.

## NOT FEELING WELL?

### Visit

**St. Joseph's Medical Center Satellite Office**  
**Located in the Lobby of**  
**5 Schroeder Street**  
**Receive preliminary health evaluation.**



## STAYING HEALTHY

Working with your doctor to stay healthy is as important as getting the right treatment when you're sick. Preventive care, or care to prevent illness and disease, includes health tests/screenings, vaccines, and health counseling. Regular preventive care can help you stay healthy and live longer.

Exercise, eating right, and other things you do to keep healthy are considered preventive care. **Talk to your doctor about which tests and vaccines you need and how often.** Keep a record of all the tests you have and when, as well as the results. Mark the dates you need to get tested again on your calendar.

Some tests can help find problems or diseases before you start to have symptoms. Treating a health problem sooner rather than later improves your chances of getting better - it even can save your life. Your doctor will recommend tests — and how often you should have them — based on your: age and gender, current health, medical history, and family history.

## MHACY RESIDENT COUNCIL

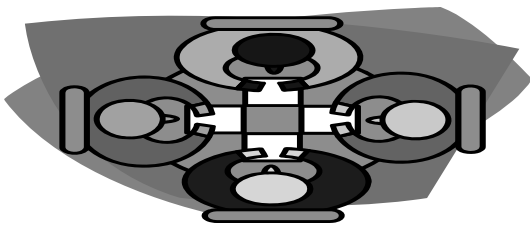
## THE 2008 RESIDENT COUNCIL REPRESENTATIVES

## FOR YOUR HOUSING SITE ARE:

**James E. Hall Homes****Schlobohm Houses****Walsh Road****Calgagno Homes****Curran Court****Kris Kristensen****Flynn Manor****Cottage Place Gardens****Martinelli Manor****Troy Manor****Scattered (Townhouses) houses***Senior Site Commissioner**Family Site Commissioner**Margaret Jessup**Elizabeth Owens, Deborah Smith, Valerie Marshall**George Turner**Beverly Blagmon, Valerie Barnett, Vanessa Hampton**Mary L. Kochetta, Amelia Pupchyk, Charles F. Reese**Walter Astapczyk**Jitinder K. Anand, Mary Wilson, Michael Lim**Cena Scott**Patricia Potenza**Ethel Scarpulla, Joan Corbalis**Leona Nelson**Agnes Scott**Roberta Allen***ARE YOU A LEADER???**

**All** adult residents of each MHACY public housing site are automatically members of the Resident Council for the site where you live. There is dues. The Councils meet monthly and sponsor a number of activities and programs for residents of their complexes.

**MHACY** supports the Resident Councils and provides limited funding, meeting space, and staff assistance as needed.



**SCREENING COMMITTEE NEWS:** *The Screening Committee recently completed re-certification training. Graduation and a reception were held on Thursday, June 26th. The participants receiving diplomas for their outstanding service and efforts were Elizabeth Owens, Jacqueline Anderson, Barbara McDonald, Donna M. Clark, Lauren West, Yvonne Boyd, Roberta Allen, Ruth Guthrie, Beverly Blagmon, Jitinder K. Anand, Sandra Ivey, Agnes Scott, and Michael Achter.*



### **Neighborhood Computer Network Center Opens!**

MHACY has a Computer Center at Cottage Gardens. It will serve the interests and needs of Cottage Gardens and all former Mulford Gardens' residents. As space allows, residents of other MHACY sites will be welcomed. The Neighborhood Network Center (NNC) is located in Building 2N (BACK ENTRANCE), and can be accessed off the North Broadway entrance into Cottage Gardens. The NNC is open Monday - Friday, 9AM to 4PM. The Center will have blocks of time for different activities for different age groups. Free classes and training opportunities will be offered in the evenings and Saturdays. *Your use of the NNC is what will make it a success.* Whether you want to learn how to use a computer, get information on any topic, research employment opportunities, get your GED, or learn English, you will be able to do it and much, much more!

## MHACY Children

Some of our Children have been creating posters that are entered in the Housing Authority Insurance Group Playground Safety Contest. Children from Public Housing Authorities all over the country participate in this contest. Although all of the posters were wonderful there could only be three winners. The following is a list of all the Children from MHACY that submitted a poster and the winners:

#### **AGE GROUP 6-8.**

Kasean Tuthill  
Germania Andujar  
Antonio Copeland

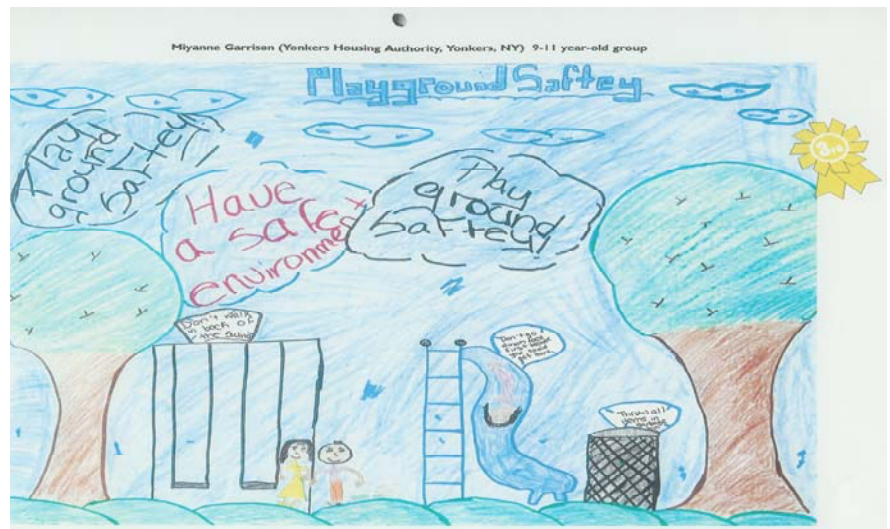
#### **AGE GROUP 12-14**

**Monasia Wright - 3rd Place**  
**Tyasia LeFever - 1st Place**  
Tyree Smith  
Destiny Simmons

#### **AGE GROUP 9-11**

Brent Tucker  
DeAndre Banks  
Dontae Nelson  
Anahi Garcia  
Jordon Rowe  
Genesis Soto  
Miasia Bruce  
**Anequa LeFever 2nd Place**

Congratulations to all and please keep submitting your wonderful posters. The poster below was done by Miyanna Garrison, a former winner and calendar page of the Housing Authority Insurance Group.



## LIST OF EVENTS

MONDAY—FRIDAY, NOW UNTIL—AUGUST 21, 2008—8:30 AM- 3:30 PM- MHACY SUMMER DAY PROGRAM  
LOCATED AT EACH SITE

WEDNESDAY, JULY 16—AUGUST 20, 2008—6:00PM—7:00PM—FREE YOUTH GOLF CAMP AT DUNWOODE GOLF  
COURSE 1 WASYLENKO LANE, YONKERS, INFORMATION CONTACT: BILL CARTER 914 995-8609

SATURDAY, JULY 19, 2008—10:00 AM—12:00 NOON -SECURITY FORUM @ SCHLOBOHM HOUSES

WEDNESDAY, JULY 30, 2008—1:00 PM—MANAGING A HOSPITAL STAY @ WALSH RD COMMUNITY ROOM

THURSDAY, AUGUST 21, 2008—10:00 AM—3:00 PM- MHACY FAMILY DAY/YONKERS HEALTH JAM @ WAR  
MEMORY PARK (RAIN DATE-FRIDAY, AUGUST 22, 2008)

TUESDAY, AUGUST 26, 2008—PUBLIC HEARING @ 2:00 PM- CURRAN COURT COMMUNITY ROOM

PUBLIC HEARING @ 6:00 PM CALCAGNO HOMES 10 BROOKS ST. GYM

EACH SITE REPRESENTATIVE SHOULD MEET WITH THEIR SITE MANAGER TO SCHEDULE SITE EVENTS

## What is considered Good Housekeeping?

MHACY expects you to keep a neat and clean home. A clean house helps keep your family healthy, sets a good example for children, keeps household pests away, makes it easier to find things, helps prevent fires and increases overall home safety.

You are expected to:

- ◆ Clean grease and spilled food from your oven and stovetop after cooking.
- ◆ Clean your dishes and clothes regularly so they don't pile up in your apartment.
- ◆ Keep your floors, windows, counters and cabinets clean.
- ◆ Keep the inside and outside of your refrigerator clean by wiping it with a damp cloth regularly.
- ◆ Scrub your tub, shower, and toilet as needed to keep them clean.
- ◆ Throw away your kitchen garbage and household trash ever day.

## What if I am a Poor Housekeeper?

If your home is dirty, cluttered, or otherwise shows poor housekeeping, you will be warned to correct the problems right away. You may also be required to go to special classes to learn better housekeeping habits.

If the problem is not corrected, you may be evicted under your lease agreement for failure to maintain your unit in a sanitary condition.

If your unit has been damaged or abused you will be charged for repairs and may be evicted.

## BATHROOM CLEAN TIPS

### CERAMIC TILES

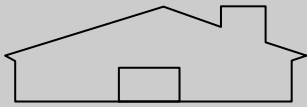
Before you start cleaning the walls or tiles, run your shower a while with the hottest tap water available—dirt loosened by steam will come off faster.

For light jobs wash with a solution of 1/2 cup of ammonia, 1/2 cup white vinegar, 1/4 cup washing soap and 1 gallon warm water.

For extensive stains, make a paste of baking soda and bleach, then scrub with a small brush. Rinse thoroughly.

### HEAVY SHOWER STALL FILM

Rub lightly with a plain piece of dirty fine steel wool (not the soap filled variety). Try patch first to be sure it isn't scratching your tile. If it is, you should use a finer piece of steel wool. As you scour the tile, you will see the scum coming right off. Wash down after the job is completed



Municipal Housing Authority  
for the City of Yonkers  
PO Box 39  
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)

## Policing Your Site

MHACY, The Yonkers Police Department and the contracted Security Agencies are working to make your environment a safer place to live. However, we need your help. As residents and citizens of Yonkers if you become a victim, witness any crimes or incidents it is really important to report it. We know that sometimes it is not easy to decide to come forward and report the crime or incident, but if no one reports a crime, it is as if it never happened. If no one reports the crime, the criminal is free to commit more crimes.

It is good to report incidents to your site manager, however all criminal activities must be reported to the your local YPD or YPD's Housing Unit. The Housing Unit operates 3:00pm—1:00am, # 377-7270, fax #377-7271.

## STAFF SITE RELOCATION

## TELEPHONE #

### Wm. A Schlobohm Houses (Schroeder Street)

Ebony Jefferson -Site Manager -----793-8430

Judith Hicks -----793-8443

**Work Center # -----793-8442**

### Calcagno Homes (School Street)

Angela Hemmings-Site Manager -----793-8452

**Work Center # -----793-8451**

### Cottage Place Gardens

Lakisha Collins -Site Manager -----793-8491

AnnMarie Bowling -**Work Center # -----793-8495**

### Walsh Road Homes/Kris Kristensen (Seymour Street)

Timothy Terry-Site Manager -----793-8787

Lucia Kannas- **Work Center # -----793-8471**

### Flynn Manor/Loehr Court (Western Ave)

### Monsignor Troy Manor (Willow St)

Veronica Torres -Site Manager -----793-8480

Jayna Rivera - **Work Center # -----793-8425**

### Curran Court Homes/Martinelli Manor (Palmer Road)

Paula Kubicek -Site Manager -----793-8421

Anthony Cuomo-**Work Center # -----793-8431**

### James E. Hall Homes/Scattered Sites (Townhouses)

Dawn Maron-Site Manager -----793-8433

LaChonne Clark—**Work Center # -----793-8432**

**Please leave a message for maintenance issues on**

**the site's Work Center#**

Emergencies Only Maintenance Work Center

4:30 pm—8-30 am 476-5800

**MHACY's Attorney: Nicholas Leo— 423-0505**

## NEW MHACY LEASING OFFICE.

The new MHACY Leasing Office is located in the rear of 10 Cottage Place Gardens. All potential residents of MHACY will conduct his or her admission processing at the new office.

### MHACY's Outreach coordinators:

**Mary Tobin ———964-0459**

334 Riverdale Ave 1M

**Ana Hernandez — 964-0445**

95 Walsh Road LC

