

Hello Summer!

From The Staff

Place
Refrigerator
Magnet
HERE

at Shires Housing

IMPORTANT PHONE NUMBERS

Shires Housing Office: 802-442-8139

Maintenance Requests: 802-442-8139 ext. 4

EMERGENCY MAINTENANCE - Call the office, if closed call pager below:

EMERGENCY MAINTENANCE PAGER: 802-742-6530

(stoves and refrigerators not included)



Thank You Rodney Hall

This summer, we say good bye to maintenance technician Rodney Hall as he retires after 6.5 years with Shires Housing. He will be missed by all!



Congratulations Priscilla Maxon

Priscilla Maxon is now a certified Tax Credit Specialist through the National Center for Housing Management. This means that Priscilla is now certified to officially complete tenant income certifications.

We Want Your Thoughts & Feedback!

Our mission is simple. We provide top-quality apartments at prices that fit the budgets of regular working folks. Anything we can do as a community to improve the quiet enjoyment of your home, to keep costs low, and to improve our environment to be safe and welcoming for everyone is what we want to hear from you.

Stop by, call, write, or e-mail us!

Our Shires Housing office is located at 302A South Street.
Mail: Shires Housing, P.O. Box 1247 • Bennington, VT 05201
Phone: 802-442-8139 • Fax 802-442-5125
www.shireshousing.org • info@benningtonhousing.org



You Deserve A Great Place To Live!



Newsletter

Vol. 1, No. 3
Summer
2014



The Uninvited Guest

What is an "Unauthorized Occupant"?

Here is the situation... your friend, boy/girl friend, relative, or long lost school chum drops by for a visit. They end up staying the night. That goes well, so they stay the next night. And the next. And the next. At what point does a guest become an unauthorized occupant? And at what point is this a problem for you and your housing?

The Unauthorized Occupant

Simply put, an unauthorized occupant is anyone living in an apartment that is not included on the lease as a member of the household. Anyone staying in your apartment for more than fourteen nights in a year fits into this category.

This is an extremely important part of the lease that you agreed to and signed when you chose to live in Shires Housing! Here is why...

The Short Term Guest

The basic idea is that of course you can have guests visit you and stay over. In fact, you can have an individual stay over at your apartment for up to fourteen nights per year with no problems whatsoever. Anyone who is visiting you for this amount of time or less over the course of the year is a short term guest.

In some ways you can be grateful for this rule; it's a great way to get rid of a guest who has overstayed their welcome without having to feel bad about it! Simply let them know that your lease is very strict and you have no way to get around it. They will be on their way, and you have your problem solved without guilt.

**Allowing
unauthorized
occupants to live
in your apartment
will result in you
losing your
housing!**

Your Low Rent Depends On it!

In order to give you the best possible housing at the lowest possible rent, we have to track exactly who lives in each apartment and how much everyone earns. This is a legal requirement that we are forced to follow to the letter of the law! If there is an unauthorized occupant living in an apartment, that means that Shires Housing is not in compliance with the law, and that will mean no more housing that fits your budget.

Summer
is here!

Inside:

Tell Your Friends
And Earn \$100!

Stop Ants

All Creatures
Great and Small

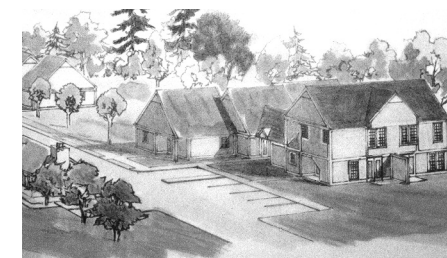
Keep the
"Wonder Years"
Wonderful

How to Schedule
Maintenance

PLUS:
Summer
Reminders



New On-site Property Manager for Manchester Common & Manchester Knoll



To serve you better, we have hired a new on-site property manager for Manchester Commons/Manchester Knoll. Mark Wade begins July 1st — he and his family reside in Manchester Knoll.

Welcome Mark Wade!

Tell Your Friends!

Do you have a friend or a relative who wishes they had a nicer place to live? A more affordable place to live? You should let them know about Shires Housing – and have them tell us that you referred them!

If you refer a friend or relative, and they end up signing a lease with us, we'd like to thank you by giving you \$100 off your next month's rent.* There is no limit to the number of friends and relatives you can refer, so feel free to earn as many referral fees as you can!

Refer a Friend
to Shires Housing
and get
\$100 OFF
Your Next
Month's Rent!*

*Available after your referral results in a signed lease with Shires Housing.

Moving On!

Our mission is to provide top quality housing that fits the budgets of regular working folks. People live in our housing for many reasons, but one of the most satisfying is when people use our housing to save money for a house of their own... and we'd like to congratulate Danyella Strobel for doing just that!

A long time resident of our Manchester Commons community, Danyella worked and saved money for seven years and successfully purchased her own home in 2013. We will miss you... but a heartfelt congratulations on your achievement!

Stop Ants With this quick and easy recipe!

This is a recipe for getting rid of those pesky ants that come every spring and summer. Mix up the solution, pack cotton balls in a jar cover, put the solution on and they will be gone.

Ingredients:

- 1 cup sugar
- 3 tablespoons boric acid
- 3 cups warm water

Directions:

1. Mix the sugar and boric acid well.
2. Add the warm water slowly; mixing all the while so it won't be too lumpy.
3. Store in a jar until ready to use.

When ready to use, put cotton into the top of a jar lid to fill it and then saturate the cotton to the top. Place it in the location where it is needed.

Note: this solution will keep for a long while. A good technique is to drip a drop or two over the edge of the lid to rest on the counter so the ants will find the solution sooner. It sometimes takes a little while for them to find it, but find it they will. When they do, do not disturb them as they drink. They will hang over the edge of the lid and drink for a while and then take it back to the nest killing the colony. Almost overnight they will be gone.



All Creatures Great and Small Including Smelly!

It is now the time of year when all creatures great and small enjoy all that the season has to offer. While we enjoy picnics and summer sunsets, please keep in mind the following: now is the time of year that wildlife (skunks in particular) are out foraging for food wherever they can find it. Placing any type of food (pet food or human food) outside will attract pests which can cause great discomfort for residents.

One of the biggest potential problems are skunks. Skunks have become very well adapted to life with humans, so it is especially important to take steps to avoid having skunks as neighbors!

About skunks:

Skunks seek a sheltered place to raise their young. They may den under porches,

**Avoid
having skunks
be your new
next door
neighbors!**

decks, foundations, garages, barns, or sheds causing damage to buildings.

Skunks are a mild-mannered, slow-moving, mind-your-own-business kind of animal. If provoked, they may spray people or pets.

Skunks dig in lawns for grubs. They'll sometimes scratch beehives in search of honey and insects, or raid poultry houses for eggs and chickens.

What You Can Do:

Please be a good neighbor by never leaving food outside. And please let us know if you see or smell evidence of skunks or other unwanted critters. We will quickly address the situation to make sure that the problems are resolved. Have a safe and happy summer!

Keep the “Wonder Years” Wonderful for Everyone!

The years of early childhood are often referred to as the “Wonder Years.” It's a time of discovery as kids grow and experience the world. It is also the time when children most need the guidance and supervision from adults to help them learn the behaviors and expectations that will serve them well as they grow.

Now that the weather is warm, it might be a temptation to simply open the door and send the kids off to explore and play. Simply put, this is a bad idea.

Adult Supervision is Required

Children under the age of 11 need to be under adult supervision at all times. Not because they are bad, not because you don't trust them... rather it is because they need you as their guide to how best to experience the world.

Most of the time, this does not mean you have to hover over them, dictating everything they do. On the contrary, stepping back (but being close and available) allows them the space to explore while at the same time having you on hand to smooth out the inevitable conflicts, or to soothe an angry out-

A good rule of thumb is any child under the age of 11 must be under direct adult supervision

Teaching Respect

Ultimately, the goal for every parent is to raise healthy, well adjusted children. Key to this is the most basic lesson of teaching respect. Respect for you as the parent, for other adults, for other children, and for the house and grounds where they live. This life lesson is the most important gift you will bestow on your children and the one that will be the most useful for your children in life.

You Are Responsible!

Kids are kids, and sometimes things happen. When it does, you are responsible for your children's behavior, and if any damage occurs, you are responsible for paying for the damage. It's common sense, and we look forward to a safe and happy summer!

burst, or to bandage a scraped knee from a first experience on a bike.

What About Older Kids?

Responsible kids over the age of 11 obviously can have more freedom. In those cases, a responsible adult just needs to be nearby, and aware of where the children are and what they are doing.

How To Schedule Maintenance

We all know and love Bernie... as our maintenance director it might seem logical to simply go direct to the source and call him direct. Please do NOT do so! All calls to schedule maintenance MUST go through our main office. Here is the proper procedure to follow for both regular maintenance issues and for emergencies.

If you have a general maintenance request, please call Shires Housing at (802) 442-8139 ext. 4 and follow the directions. This will lead you to the designated maintenance

All calls must go through the office. Do not call Bernie's house or cell!

voicemail. You will not receive a call-back. Office personnel are checking these messages multiple times a day. Work orders will be generated accordingly.

If You Have A Maintenance Emergency

An emergency is a problem, which threatens life, health or property and requires immediate action.

Call the Shires office (802) 442-8139, Ext 7) and follow the directions which will activate the on-call paging system.

Summer Reminders

Now that the days of summer are upon us, we wanted to remind you of some of the basic rules to remember.

Why All The Rules?

Frankly, we don't love rules, but when it comes to your safety and peaceful enjoyment of your housing, we will do everything in our power to make your housing a great place to live!

Gardens – Digging is prohibited on lawns. No vegetable gardens are allowed.

Flowers in pots must have all pots located neatly in their area. Walkways sidewalks, etc. will not be allowed to be blocked with any plants or flowerpots.

Hoses – No hoses are allowed.

Water – Please be conscious of excessive water usage.

Windows – Windows are now allowed to be open, provided you have turned down your heat.

Place your **storms up and screens down**. Be sure to remove screens before installing AC units.

BBQ's/Grills – must be in the back yard. BBQ's/grills cannot be within 10 ft of the building.

No clothes lines.

Vehicles must be parked in designated parking areas off all grassy locations.

No tag sales.

Remove toys and clutter. Any flowers mowed over will not be the responsibility of Shires Housing.