

Welcome Winter!

From The Staff

Place Refrigerator Magnet HERE

at Shires Housing



Newsletter

Vol. 3, No. 1
Winter 2016

New Shires Housing director excited to move projects along, seeks to form new partnerships

By Edward Damon, for the Bennington Banner, 12/14/15, used with permission.

BENNINGTON — The new executive director of Shires Housing said she hopes to form new partnerships with community groups and is excited to see future housing projects come to fruition. Stephanie Lane took over as head of the non-profit affordable housing organization on Nov. 7.

"I'm very excited about the future for Shires and think that I'm here at a very critical time in the organization's growth," Lane, a New York resident, told the Banner Monday. As executive director, she will be responsible for Shires' development projects, overseeing the property management activities, fundraising, fostering existing community partnerships and helping to create new ones, she said.

She said that before she took her new job with Shires, she worked with Housing Resources of Columbia County in New York for seven years and served as executive director for five of those years. Lane said the organization, which also focused on affordable housing, was in a good financial position and that she felt it was a good time for her to seek other opportunities.

Lane replaces John Broderick, who was hired in 2009 and left in May for a job with LeadingAge New York, a group that advocates for homecare providers for the elderly. Blair Sebastian served in the interim.

Shires Housing, once known as the Regional Affordable Housing Corporation, is a private, non-profit housing corporation. It's



Stephanie Lane, new executive director for Shires Housing.

describe housing, rental or owner-occupied, that is affordable no matter what one's income is. She said that she has worked in other communities where proposed projects have drawn criticism and acknowledged that, in Bennington, residents have spoken out against Shires projects.

But there's a need in Bennington for the type of housing her organization provides, she said. The town has a high percentage of renters and a home ownership rate that's less than other communities in which she's worked, she said. She also pointed to the town's high poverty rate — 14% of residents live below the poverty line, according to the U.S. Census Bureau.

She said everyone deserves "high quality housing that is affordable."

"Housing is the cornerstone for everything," she said. "It affects education, health, and families."

One project the organization aims at completing is the Monument View Apartments, a \$5.5 million project set to be built off Eden Way between South Street and Silver Street on land once slated for a condominium development. The project, which would create 26 units of housing, is in Act 250 review.

Another project is expected to soon break ground. The "Bennington Historical Rehabilitation Project," a \$5 million project, will upgrade 26 rental units across six properties Shires already owns. The buildings to be renovated are on Carrigan Lane, Safford Street, Pleasant Street, and School Street in Bennington.

IMPORTANT DATES:

FREE Christmas Tree Removal Day - January 13, 2016

IMPORTANT PHONE NUMBERS

Shires Housing Office: 802-442-8139

Regular Maintenance Requests: 802-442-8139 ext. 4

EMERGENCY MAINTENANCE ONLY - 1-844-256-4706

(stoves, refrigerators, and cable hookups are not considered emergencies)

A A C E B J F Y Z B G B O I T
C O A T S Q R S H G I E L S F
E I X G B N E I F U N Y T K B
S V S N W T E Z S K A T I N G
C S Z I R J Z T G K H S S R R
A H E I C F I H T X G O N N S
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BLIZZARD
COAT
FREEZING
FROSTY
FUN
HAT
HOTCHOCOLATE
MITTENS
NOSCHOOL
SCARF
SHIRESHOUSING
SHOVEL
SKATING
SKIING
SLEDDING

SLEIGHS
SNOWBALLS
SNOWMAN
TEMPERATURE



Winter Wonderland Word Search

We Want Your Thoughts & Feedback!

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@shireshousing.org



INSIDE: Love The Place You Live!

Don't Abuse Your Thermostat And Help Save The World!

You might recall from your Resident Handbook that the thermostats are designed to be turned up to a maximum of 70 degrees. Quite simply, this is to help us keep costs low so you can enjoy a great apartment at a fair price. Plus, by keeping your thermostat at a maximum of 70° you are doing your part to reduce your carbon footprint and help out the environment at the same time!

Want to do more to help save the world? Try keeping your thermostat set at 65° and wear a sweater, or turn it down at night for ideal sleeping temperatures. For every degree you reduce the temperature, you are reducing the amount of energy used by 3%. That means by lowering 5° you are reducing your heating "carbon footprint" by 15%. That's an impressive difference you can make.

Whatever you do, don't tamper with the thermostat by trying to go OVER 70°! If you tamper with the thermostat and it breaks, the thermostat will stop working and there will be no heat in your apartment. Even worse, we will be forced to charge you labor and materials to repair the thermostat and get heat back to your apartment. Don't let this be an unnecessary expense you could have avoided.

Complimentary Christmas Tree Removal Service

An after-Christmas gift for you! Shires Housing staff will be taking away Christmas trees — free of charge — for all residents on Wednesday, January 13, 2016, **ONLY**.

While Santa can make it to every house in one night, we can make it to every Shires apartment in one day only with your help! Please support our hard working maintenance staff and keep the area around your building as tidy as possible by placing your tree either behind the dumpster or, if your home does not have a dumpster, please choose a spot within the trash disposal area which is easily accessed by our pick-up truck and we will take it from there.

FREE Pickup For Trees Is: Wednesday January 13, 2016 ONLY

Remember, all tinsel and garland must be removed from your tree before bringing it out to be picked up. Hey, it is a small "price to pay" for an otherwise FREE environmentally friendly and useful service!

Don't miss the date! Regretfully, if your tree is not in

the correct location by the time of pick up you will be responsible for the disposal of your tree.

Did you know recycled trees are most commonly used for mulch, erosion protection, habitat creation and shoreline stabilization? So remember to remove all tinsel, and have your trees ready to be picked up by January 13th!

Refer A Friend and earn \$100!

Do you have a friend or relative that needs a top quality apartment at a rent that fits their budget? Let them know about Shires Housing! Do you know someone who has to live in a poorly maintained building? Someone who wants the security of knowing that all neighbors have had a full background check? Shires Housing does all that and more.

So tell your friends, tell your relatives! Once your referral results in a signed lease with Shires Housing, we will credit you \$100. Simple as that!



Easy Winter Recipe

MONKEY BREAD

INGREDIENTS

- 1 Stick of butter, melted
- 1 Package of frozen dinner rolls (cut into approximately 2" pieces, if not already of that size)
- 1 Cup of sugar, mixed with 4 tablespoons of cinnamon sugar

DIRECTIONS

You do not have to let the rolls thaw before beginning the steps.

- Melt butter in a bowl that can be used for dipping
- Mix cinnamon and sugar together in a separate bowl
- Dip each roll into the butter, coating the piece
- Next, roll each piece around in the cinnamon sugar until fully covered
- Place the pieces in a bundt pan (or pie plate) and bake at 350F for 15-20 minutes



Love The Place You Live!

Helpful Tips to Keep Your Housing Awesome

Winter is finally here! We know it seemed like it was never coming, but just remember last year's severe weather, and you'll be glad to be prepared with these handy tips.

Work With the Snowplow Guy!

It is truly awesome to have housing that includes snow plowing! With more snow coming, remember to move your cars out of the way as much as possible. If possible, MOVE your car after the lot has been partially cleared to a cleared location so they can get to your original spot. That way you will save yourself the trouble of having to dig yourself out of a snowbank!

Watch for Running Water!

This is probably our number one worst enemy in terms of keeping our rents as low as possible. A leaky faucet or a toilet that

runs continually is incredibly expensive and can have a direct impact on the affordable rents that we offer. Got a kitty that loves to play in running water? Fine, there are kitty toys that have a recirculating waterfall. DO NOT simply leave your water running! In addition to being wasteful and expensive, it's terrible for the environment, wasting what is essentially an irreplaceable resource.

Needed Repairs

Whatever repair you need done, contact Shires Housing first. DO NOT CONTACT VENDORS DIRECTLY unless it is for work that you are planning to pay for yourself. All work done on Shires Housing apartments for normal repairs must be done by calling our office maintenance line at 442-8139 ext. 4 or to your property manager. IF YOU HAVE AN EMERGENCY call our hotline at 1-844-256-4706.

FOR EMERGENCY MAINTENANCE CALL: 1-844-256-4706

For all other maintenance & repairs call: 442-8139 ext. 4

The Bulletin Board

Card Design Winners – Congratulations to Tatiana and Maddie for their winning Christmas card designs! Way to go girls – we hope you enjoyed your gift baskets!

Fall newsletter contest winners: "Find the Pumpkin" contest: Mary Buell, \$25 Ramunto's gift certificate

"Guess the candy corn" contest: Kaylee Greene, \$15.00 Stewart's gift certificate

Rental Payments – When you pay by money order, please write clearly so we can be sure to credit the right person! I'm sure your neighbor will appreciate you paying their rent... but maybe you better not!

Put Away Outside Toys and Furniture – All outside toys, furniture etc. needed to be stored by November 1st. Please be sure to do this NOW if not yet done. This is very important to make sure that your property is not destroyed by the weather or hidden by snow and crushed by the snowplow!

Close Windows – All windows must remain closed from now until spring when your heat is on.

Respect The Laundry - Remember that in areas where laundry rooms are shared, cleanliness is very important. Please show respect and leave the laundry room better than you found it! Make sure to clean out the lint traps after each dryer use. This will maximize drying power and get your laundry done quicker!

Winter Newsletter CONTEST

Enter to win 2 Movie Passes to Bennington Cinema

Answer this riddle:

I am a small room,
but no life lives inside,
no matter what weather looms,
very cold my residents reside.

What am I?

YOUR ANSWER TO THE RIDDLE: _____

Name: _____

Address: _____

Phone: _____ Email: _____

RULES – Submit all answers to Shires Housing, P.O. Box 1247, Bennington, VT 05201 by 1/15/16. All correct answers will be entered into a drawing to win 2 movie passes to Bennington Cinema. Good Luck!