



The Housing Management Update

April 26, 2011

Spring home maintenance tips

Right now is the perfect time to start your annual home repairs, projects, and other routine maintenance.

To get started, take corrective action on issues that you encountered last year such as frozen or broken pipes, a malfunctioning furnace, drafty windows and doors or anything else that needs to be repaired.

Next, focus on energy conservation. When was the last time you cleaned your dryer vent? If you don't remember cleaning the vent within the last two years, it's probably due. By cleaning the lint out of your dryer vent your clothes will dry in less time, you will reduce your risk of a dryer fire, and you will save energy and money. While you're at it, be sure to clean and remove debris from your refrigerator coils. Caked on "gunk" or dust that has collected on coils does not allow heat to dissipate as quickly and your fridge will run longer and more frequently, resulting in higher energy use. Consider the benefits of replacing incandescent light bulbs with the new, energy saving compact florescent bulbs.

Do you use a woodstove to heat your home? If so, your chimney needs maintenance too. It is easier to clean and inspect your chimney now, rather than in the fall when weather changes and this service is in higher demand. When heating with wood, the byproducts of combustion such as smoke, water vapor, unburned wood particles, minerals, and volatile hydrocarbon flow up into the cooler part of your chimney and stick to the inner chimney wall forming highly combustible creosote. The more creosote that builds up in your chimney, the longer and hotter a chimney fire will burn. And as you know, a chimney fire can lead to a house fire.

While we are talking about fire, don't forget to check the expiration date, condition, and location of your fire extinguishers. If you do not know how to use the extinguisher in the event of a fire, contact your local fire department.

Spring is also a good time to clean up your yard, remove old holiday lights, trim the trees and brush around your home, and wash the exterior windows!



Mark your calendars !

May 1	Rent payment is due
May 30	Memorial Day - Office closed
May 31	THRHA Summer Hours Begin M-TH 8:00AM - 5:00PM Friday 8:00AM - 1:30PM
June 1	Rent payment is due
July 1	Rent payment is due
July 4	Independence Day - Office closed
August 1	Rent payment is due
August 2	National Night Out
September 1	Rent payment is due
September 6	Labor Day - Office closed
September 7	THRHA resumes regular business hours M-F 8:00AM - 4:30PM

A note about renters insurance

In the June and December 2010 *Housing Management Update* I talked about the importance of purchasing and maintaining renters insurance to cover your personal belongings in the event of fire or theft while in your rented home. I wanted to share some of the other benefits of a renters insurance policy.

Personal Liability—Covers bodily injury and property damage to others caused by your actions and/or negligence.

Loss of Use—Provides reimbursement up to the limit specified on the policy for additional living expenses resulting from being unable to live in your home.

For more information about this important coverage, please contact your insurance agent today!

Norton Gregory is the Housing Programs Manager who oversees the various programs and housing program staff which include the rental staff and occupancy specialists. Norton can be reached by:

Telephone: (907) 780-3125
Fax: (866) 291-9019
Email: ngregory@thrha.org

Jerry Bennett, Sr. is the Occupancy Specialist who handles the New Mutual Help program throughout Southeast Alaska. Jerry can be reached by:

Telephone: (907) 780-3108
Fax: (866) 493-5841
Email: jrbennett@thrha.org

Kari Metz is the Rental Program Supervisor who handles the Elderly rental apartments throughout Southeast Alaska. Kari can be reached by:

Telephone: (907) 780-3114
Fax: (866) 902-3286
Email: kmetz@thrha.org

Please remember that all changes must be submitted to the Housing Management department in writing. This includes changes in jobs, income, adding or removing a family member from your lease, or changes to your automatic monthly bank deduction.

Brian Jackson is the Rental Specialist who handles the rentals in Juneau, Angoon, Craig, Haines, and Saxman. Brian can be reached by:

Telephone: (907) 780-3160
Fax: (866) 684-5856
Email: bjackson@thrha.org

Bert Bennett, Jr. is the Rental Specialist who handles the HOAP program in Juneau, Petersburg, and Wrangell, as well as the rentals in Hoonah, Klukwan, and Wrangell. Bert can be reached by:

Telephone: (907) 780-3124
Fax: (866) 898-5418
Email: bbennett@thrha.org

Tlingit-Haida Regional Housing Authority

Telephone: (907) 780-6868
Fax: (907) 780-6895
Web: www.thrha.org
USPS: PO BOX 32237
Juneau, AK 99803



Business Hours Monday through Friday 8:00AM to 4:30PM

Effective May 31, 2011 we will be operating on Summer Hours

Monday Through Thursday 8:00AM to 5:00PM Friday 8:00AM to 1:30PM

