

Resources

RENTER'S INSURANCE BHP recommends that all residents purchase renter's insurance to cover the personal items in your apartment (bicycle, clothes, electronics, etc.) from theft, damage, or other losses. Renter's insurance is very affordable and is offered by most insurance companies, often by the same company that insures your car.

LOST OR REPLACEMENT KEYS If you need extra or replacement keys to your apartment, mailbox, laundry room or building entry, you will need to come to our main office at 4800 Broadway and order them at the front desk. Payment is required at the time of the order — check or money order only, no cash. The keys will be delivered to your home within three business days. All keys except the building entrance keys are \$5.00 each. Building entrance key costs are substantially higher due to security reasons and are based on how many you have had replaced in the past or if they are for family or caregivers. Please contact your leasing manager for exact costs to you.

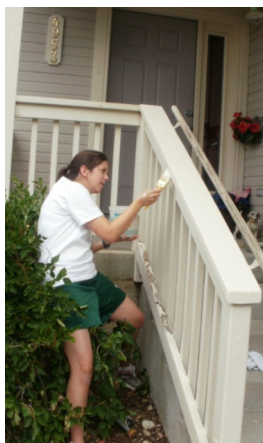
ENGLISH CLASSES If you are interested in taking English classes, please contact Karin Stayton at 720-532-7356.



IN CASE OF EMERGENCY (ICE) We recommend putting in the word *ICE* in your contacts list in your cell phone or home phone with your emergency contact information. Emergency personnel nationwide recognize this and will look for *ICE* in your contacts list in emergency situations.

Volunteer Recognition

Twenty one volunteers from Amgen company painted the porches and stained the decks at the Dakota Ridge Community on August 19th. This event marked the fifth year that BHP has participated in the Day of Caring with United Way. Additional volunteer activities include a family of five painting the western fence at Canyon Pointe on August 12th. The Kids and Cakes group delivered five free birthday cakes to seniors at the senior sites. Finally, a group of Ball Aerospace employees in partnership with the "I Have A Dream" program painted the community room at the Broadway East Community Center. A hearty thank you goes out to these volunteers for their time and effort!



Dakota Ridge painting

BHP News



RED OAK PARK GRAND OPENING Red Oak Park, the newest affordable housing community in Boulder located at 2637 Valmont, celebrated its grand opening on August 10. Previously known as Boulder Mobile Manor, Red Oak Park has 59 new single family, duplex, and triplex rental homes in a neighborhood-oriented setting that is close to bike lanes and bus routes. The development includes a community center for youth programs and neighborhood events and a playground for young families. All the units are classified as 100% affordable, with rents approximately 20 to 50% less than similar units in Boulder. City of Boulder residents earning up to 50% of the area median income are eligible to apply to rent at this site through our Boulder Affordable Rentals program.

CONSTRUCTION NEWS Boulder Housing Partners continues to work to improve its assets with many properties undergoing interior and/or exterior renovations. Many thanks to all the residents who have been so patient with us during construction; we greatly appreciate your cooperation! Some of the work also included implementing energy efficiency and water saving measures on our properties, as well as solar. Please contact Betsy Failey (FaileyB@boulderhousingpartners.org) if you would like more information regarding specific projects.

- **Arapahoe Court** – Winter/Spring 2011 – Energy efficiency and water management improvements as well as new bathrooms, flooring and exterior paint.
- **Arapahoe East** – Winter 2010/11 – Exterior renovation including new siding, energy efficient windows and a new roof. Interior renovations occurring upon vacancy.
- **Bridgewalk** – Summer 2011/Winter 2012 – Complete interior and exterior renovation with a new playground, landscaping and energy efficiency improvements.
- **Diagonal Court** – Winter/Spring 2011 – Energy efficiency and water management improvements.
- **Hayden Place** – Fall 2011 – Complete interior renovation and new energy efficient windows and sliding doors.
- **Manhattan** – Summer 2011 – Exterior renovation including new siding and energy efficient windows as well as new landscaping.
- **Northport** – Winter/Summer 2011 – Energy efficiency and water management improvements as well as rooftop solar.
- **Sanitas Place** – Fall 2011 – Complete interior and exterior renovation with new landscaping and energy efficiency improvements.

CONSTRUCTION NEWS CONTINUED:

- **Walnut Place** – Winter/Summer 2011 – Energy efficiency improvements and rooftop solar.
- **Woodlands** – Fall 2011 – Exterior renovation including new energy efficient windows.

Neighborhood News

GET INVOLVED IN YOUR COMMUNITY WITH THE RRC The Resident Representative Council (RRC) is an organization of Public Housing residents and Section 8 voucher holders who live at BHP properties. The RRC enables channels of communication between the residents and the BHP Board of Commissioners, and it supports residents in developing community leadership. This group meets at one of the senior sites every second Wednesday of the month from 12:30-2 p.m. Interested participants should feel free to attend the meetings or call Anna Kay for more info: 720-564-4648.

Meeting Dates: 1) September 14th; 2) October 12th; 3) November 9th; and 4) December 14th . The group will meet at Northport 1133 Portland Place for all of the meeting dates listed.

SUCCESSFUL FSS GRADUATE

BHP congratulates former Woodlands resident, Jaymee Repetto, for her successful graduation from HUD’s Family Self-Sufficiency (FSS) program, which helped her save \$14,000 in an escrow account. Upon graduation from the FSS program, Repetto has moved to a townhome in Boulder County where she continues to save money for a down payment on a house.



Jaymee Repetto and her son

NOTES FROM MAINTENANCE If you have a maintenance work order request, please call the BHP maintenance phone number at **720-564-4620**.

Emergency calls will be transferred to a maintenance technician who is on call 7 days a week 24 hours a day. After a short pause you will be connected to the maintenance technician. Only emergency calls will be accepted at this option. If you are unable to reach them the technician may be on another emergency call. Please try again. If it is a fire or medical emergency, please call 911.

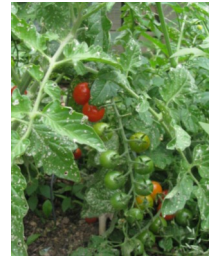
Routine maintenance you will be asked to leave your name, phone number, address and a description of the work needed. Your request will be entered prioritized with all other requests received for the day based on the urgency of the repair. We try to complete all work orders within three days of the request, but some days, due to the total number of requests, it takes a little longer.

Other calls to maintenance are accepted on the maintenance work order phone line if you have questions for anyone in maintenance, need to schedule a pest control check or have questions about your maintenance billing.

By requesting a repair on our phone system you have given us permission to enter your unit without further notice. If you have a special need in scheduling, please leave this information in your message and how to contact you. An example would be if you have a pet that we need to pay special attention to while in your home, or if you may feel the need to be there when we come. However, these situations may extend the time it will take to respond to your repair. The maintenance technician will leave a note for you in your absence. He will let you know when he was there, if the work is completed, or if a follow-up is necessary.

Community Gardening

Volunteers have helped create and maintain beautiful gardens at their communities. Thanks to all the residents who participated in growing flowers or vegetables and adding such beauty to your homes.



Glen Willow and Canyon Pointe Gardens

Please Keep In Mind

NO-SMOKING POLICY In our on-going efforts to provide safe, comfortable and energy efficient housing for all of our residents, the Boulder Housing Partners Board of Commissioners adopted a no-smoking policy in March 2010. Effective **September 30, 2011**, all BHP properties will be entirely no-smoking. The no-smoking policy went into effect as of April 1, 2010 for all **new** residents moving into our properties. Current residents were asked to sign a no-smoking addendum at their next renewal. All residents are required to sign the no-smoking policy as of September 30, 2011. The no-smoking policy includes everything that produces smoke, including incense.

We understand that there are some residents who will be more affected by this decision than others. We will work with all residents to make the implementation of this new policy go as smoothly as possible. We hope this new policy will help everyone breathe a bit easier. If you have any questions or concerns, please feel free to contact your property manager.

ANIMAL CARE The City of Boulder has an ordinance that prohibits tying up of dogs or pets on public property. Please support this ordinance in your community (Boulder City Code Title 6, Section 6-1-16; Ordinance 7744). Picking up after your pet also helps keep your neighborhood safe and clean.

PATIOS As we move into fall it’s time to check porches and patios and remember to keep the exterior areas of your home neat and tidy. Among the items not permitted on your patio, porch or balconies are: indoor furniture, tires, appliances and trash.