

# Garden River First Nation HOUSING DEPARTMENT Newsletter

SPRING 2020



## IMPORTANT NOTICE

### RENTAL PAYMENTS

Rental payments are still required during COVID-19. Our Housing Team would like to work with you to make rental payments effortlessly and remain consistent with societies social distancing policies, as well as our Housing Policies and Procedures.

### EFFECTIVE MONDAY, JUNE 15TH

**Mandatory Pre-Authorized Payments** will be required from tenants who are currently using cash and/or debit methods. To complete the required paperwork for Pre-Authorized Payments, you will require the following information:

- Void and/or cancelled cheque (these can be printed from your on-line banking account)
- Completed Pre-Authorized Payment Form indicating the date of withdrawal (either the 1st of the month or the 20th of the month)

**Those tenants who have not signed up for Pre-Authorized Payments will be subject to a \$25.00 administration fee until the paperwork is completed and dropped off at the GRFN Housing Department.**

**E-transfer payments:** E-transfer payments can be made through your financial institution. It can be set up online or by calling your financial institution directly. The email address to use is [payments@gardenriver.org](mailto:payments@gardenriver.org). In the notes, please indicate your name and address for the house where the rental payment is for. We kindly ask that you send a separate email to Anne Headrick, Manager or Carrie Zeppa, Tenant Relations Officer to indicate that you are aying your rent this way.

Although we will not be sending out collection notices for May, we want to remind our tenants that it is your responsibility to pay rent as outlined in your rental agreements. If you cannot make your rental payments, please email Anne Headrick, Housing Manager or Carrie Zeppa, Tenant Relations Officer and we will discuss your options.

### The Housing Department Contact Information:

Anne Headrick, Housing Manager: [aheadrick@gardenriver.org](mailto:aheadrick@gardenriver.org)

Carrie Zeppa, Tenant Relations Officer: [czeppa@gardenriver.org](mailto:czeppa@gardenriver.org)

### *Family Gathering*

A place where families come together and support each other.

Seven Grand fathers – Love, Respect, Honesty, Courage, Wisdom, Humility and Truth.

The Four Colours – earth, sky and water colours.

### What's inside:

- What's Energy
- Tips for Home Owners
- Home Maintenance Checklist
- Home Maintenance
- Workshops

## *Rental Arrears and the Affects on Housing Programs and Services*

### WHAT IT COSTS TO NOT MANAGE A HOME

The cost of NOT effectively managing a home to the First Nation, is beyond the financial aspects and may include:

- Using other revenues to cover housing expenses – resulting on unavailable funds to assist with home renovations
- Increased Housing deficit when revenues are exceeded
- Homes may not be maintained to an acceptable standard
- Lack of maintenance – increase of costly repairs
- Increased frustrations for our tenants
- Possible limitations for the First Nation to build in the future

If you are in rental arrears, it is imperative that you contact the Tenant Relations Officer to discuss your options and enter into a "arrears repayment agreement". Successful arrears management means the First Nation is working to manage the Housing programs and services which benefit the Community. The GRFN Housing Department has developed policies (approved by Chief and Council) that fits the needs of the Community and is applied consistently without exception.

Arrears refers to an unpaid debt or liability which may include:

- Rental payments
- Renovation loan payments
- Mortgage payments
- Minor repairs – tenant responsibility
- NSF fees

An account is considered in arrears, when:

- When the account is one day late
- The amount due is not paid in full or only a partial payment is made
- The tenant vacates the unit without notifying the Housing Department

### PER CAPITA DISTRIBUTION (PCD) – WESTERN BOUNDARY AND DEDUCTIONS

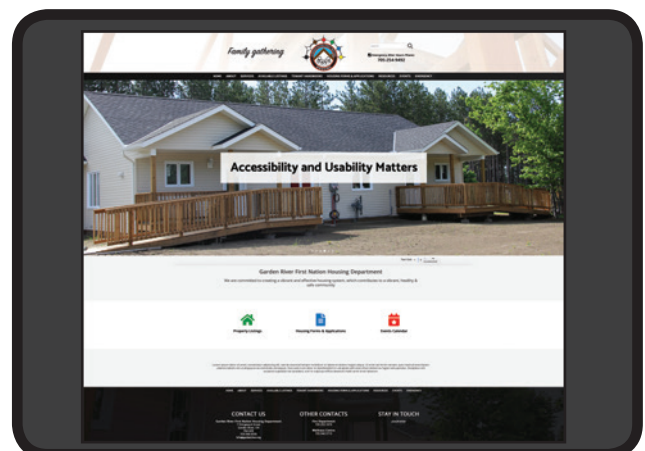
At a Chief and Council meeting held on November 2, 2019 supported deductions of up to 35% of the PCD for outstanding arrears accounts (deductions of \$1050.00). The Housing Department has issued all updated account summaries the week of February 17, 2020. If you have any questions, please contact either Carrie Zeppa, Tenant Relations Officer or Anne Headrick, Housing Manager.

## *Did you Know?*

The GRFN Housing Department is in the development stages of launching our **Website!** We are very excited to offer our tenants and homeowners the opportunity to learn more about Housing and our mission to our Citizens.

The website will contain information such as:

- Services and programs
  - o Residential Rehabilitation Assistance Program (RRAP)
  - o Home Adaptation for Senior Independence Program (HASI)
  - o Emergency Renovation Loan – (GRFN Housing Department)
  - o On Reserve Mortgage Program
- Vacant Unit Listings
- Tenant Handbooks
- Housing Application Forms
- Resources for Caring for Your Home



## Tenant Workshops

The GRFN Housing Department has developed a series of workshops that will be delivered on a monthly basis. Throughout 2019, we delivered many different Workshops and from the tenant surveys, we are excited to announce new

Workshops for the 2020/2021 fiscal year will be geared to "hands-on" training. The workshops will be information sessions related to Housing and Energy, which will include general home maintenance, budgeting and tenant/landlord responsibilities, programs and services available through the Housing and Energy Programs.

Each workshop will have dinner and prizes. All

*Attend three or more workshops for your chance to win the "Grand" prize!*

workshops will be held at the Community Centre, unless otherwise noted. As an incentive to attend as many workshops as you can, we have included a "grand prize".

Each workshop attended after the 3rd workshop the tenant/citizen will receive an extra ballot for the "grand" prize!

### **NEW TO OUR WORKSHOPS!**

Pre-register for identified workshops, attend the confirmed workshop and receive a gift card as incentive. For each tenant/citizen who pre-registers and attends the workshops, you will receive two entry ballots for the door prizes for each session. You must pre-register with Carrie Zeppa, Tenant Relations Officer.

## WORKSHOPS

**All Tenant Workshops have been postponed until further notice due to COVID-19**

## 2020 Home Maintenance Calendar

Our 2020 Home Maintenance Calendars were issued in January. If you've not received your copy, please contact Carrie Zeppa, Tenant Relations Officer at 705.946.6300 ext. 240. Once again, we have included family favourite recipes that we hope you enjoy preparing for you and your family. Each meal should cost you under \$25.00 for your family. We would like to hear from you! If you wish to share your family favorite recipe to be shared in 2021 Calendar, please send to the GRFN Housing Department.

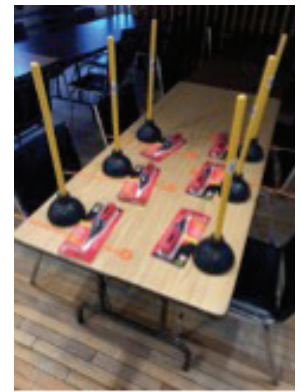




## Home Maintenance:

What are some of the benefits of good home maintenance?

- ✓ **Safer, healthier home**
- ✓ **Homes look and last longer**
- ✓ **Increased pride and satisfaction**
- ✓ **Your home will continue to operate efficiently**



## Why Should I Maintain My Septic System?

Did you know that septic systems are the responsibility of the tenant? It is up to you to keep your system working properly to protect your environment and your health.

If you take good care of your system, you will save yourself the time, money and worries involved in replacing a failed system. Failed systems can be hazardous to your health, the environment and your pocketbook. It can degrade water supplies and reduce your property value. Below are some "do's and don'ts" tips to ensure the longevity of your system:

### DO:

- familiarize yourself with the location of your system
- keep the tank access lid secured to the riser at all times
- keep accurate records of septic system maintenance and service calls
- have your tank inspected for sludge and scum buildup on a regular basis (3-5 years) and clean out when a third of the depth of your tank is full of sludge and scum
- have your effluent filter checked and cleaned every year; if you don't have an effluent filter, consider adding one
- divert surface water away from your leaching bed
- conserve water in the house to reduce the amount of wastewater that must be treated
- repair leaky plumbing fixtures
- replace inefficient toilets with low-flush models
- consider installing a lint filter on your washing machine's discharge pipe
- spread the number of loads of laundry throughout the week

### DON'T:

- enter a tank — gases and lack of oxygen can be fatal
- put cooking oils or food waste down the drain
- flush hazardous chemicals, pharmaceuticals, cigarette butts or sanitary products
- use special additives that are claimed to enhance the performance of your tank or system — you don't need them!
- dig without knowing the location of your leaching bed
- drive or park over your tank or leaching bed
- pave over your leaching bed
- allow livestock on the leaching bed
- plant trees or shrubs too close to the septic tank or leaching bed
- connect rain gutters, storm drains, sump pumps or allow surface water to drain into a septic system
- connect leaching bed or greywater system to agricultural field drainage
- discharge water softener backwash to the septic system unless your system has been designed for it
- drain hot tub and spa water to the septic system

## **Spring Maintenance for Your Home (CMHC Website)**

Inspecting your home on a regular basis and following good maintenance practices are the best ways to protect your investment in your home. There is always something to do around the house, especially when the season changes. Spring is the time to assess winter damage, start repairs and prepare for warmer months. Here are 5 tips for you and to properly maintain your homes this spring:

### **EXTERIOR INSPECTION AND REPAIRS**

Take advantage of the spring weather to do an outdoor inspection of your home. Examine the foundation wall to see if it sustained any damage over the winter. Watch for cracks or leaks and repair as required. Look for low spots that may have formed next to the foundation that could trap water.

### **CLEAN OUT THE GUTTERS AND DOWNSPOUTS**

In winter, gutters and downspouts often cease to work as they fill with ice. That winter build-up can damage eavestroughs. Check them every spring for leaks and for sections that are low, or only loosely attached to the roof. Remove debris and use a hose to flush out the eavestroughs, starting at the upper end, clearing away smaller debris and at the same time checking for leaks and pooling.

Hosing will also show if all the downspouts and their extensions are working right: this is important because, if the extensions are detached or leak, water will soak into the ground right at the foundation leading to a damp basement.

### **LOOK FOR MOISTURE**

When warm, moist air comes into contact with a surface that is too cold, moisture condenses. Over time, if the air in your house is too humid, the result may be damage to the house structure, your possessions and possibly your health. You can keep your basement dry by ensuring the surrounding landscaping, driveways and walkways slope away from the house.

Adequate ventilation to deal with kitchen and bathroom moisture, good air circulation and maintaining adequate heat throughout your house are important and effective methods to help prevent moisture problems.

## **MAINTAIN YOUR HEAT RECOVERY VENTILATOR (HRV) AND OTHER VENTILATION EQUIPMENT**

Help keep your house a clean, healthy living environment by maintaining your ventilation system whether it is a simple exhaust fan or HRV. For HRVs, check your HRV owner's manual for instructions on cleaning the heat exchange core. Vacuuming the filters and core and washing it with soap and water will reduce dust that can build up inside the core. Vacuum exhaust grilles and clean the fan blades of bathroom fans to help ensure good airflow.

### **BEGIN SPRING LANDSCAPING**

Once the snow has completely melted, undertake spring landscape maintenance and, if necessary, fertilize young trees. To encourage a lush lawn, fertilize the grass before the summer and re-sow to replace dead patches of grass.

By following these tips, you will be able to better protect your investment and keep your home a safe and healthy place to live.

## **QUIZ**

Your home may be one of the biggest investments you will make and taking good care of it is necessary to maintain its value and ensure you will provide a comfortable, safe shelter for you and your family for a long time.

### **QUESTIONS:**

1. How often do forced-air furnace filters need to be changed?
2. What tools can you use to unclog drains?
3. What faucet part needs to be changed every 3 to 4 months?
4. What can you use for traction on icy steps and driveways?
5. Why should noisy water pipes be fixed promptly?

*See answers on next page*



# After Hours Housing Emergency

The Housing Team is on call after hours daily. What constitutes an Emergency?

- ✓ **No Heat**
- ✓ **Plumbing Issues**
- ✓ **Electrical Issues**

TYPE OF EMERGENCY CALL	January	February
NO HEAT		2
PLUMBING ISSUES	2	
ELECTRICAL ISSUES		



## QUIZ

### ANSWERS:

1. At least every three months during the heating season
2. A plunger and/or a plumber's snake
3. Aerator – the screen inside the faucet
4. Cat litter or sand
5. Noisy pipes may be accompanied by vibration which may cause the fittings to loosen and leak

## Chicken Alfredo Bake

- 1 lb. penne
- 4 tbsp. butter, plus more for greasing baking dish
- 2 tbsp. extra-virgin olive oil
- 1 lb. boneless skinless chicken breasts
- 1 tsp. Italian seasoning
- Kosher salt
- Freshly ground black pepper
- 2 cloves garlic, minced
- 4 tbsp. all-purpose flour
- 3 c. half-and-half
- 1/2 c. freshly grated Parmesan
- 1 c. shredded mozzarella
- 1/4 c. freshly chopped parsley



1. In a large pot of salted boiling water, cook pasta according to package directions until al dente. Drain immediately and set aside.
2. Preheat oven to 350° and butter a large 9"-x-13" baking dish. In a large skillet over medium heat, heat oil. Season both sides of chicken with Italian seasoning, salt, and pepper. Add to skillet and cook until chicken is cooked through, 8 minutes per side. Remove chicken and wipe the skillet clean. Let chicken rest for 5 minutes before slicing crosswise.
3. Make sauce: Return skillet over medium heat and melt butter. Add garlic and cook until garlic is fragrant, about 30 seconds. Whisk in flour and cook until the mixture is bubbling and golden, 1 minute more. Gradually pour in half-and-half, whisking constantly.
4. Bring mixture to a simmer and stir in Parmesan. Let simmer until sauce thickens, 1 minute, then season with salt and pepper.
5. In a large bowl, combine pasta, chicken, and alfredo sauce. Spread about half of the pasta mixture on the bottom of the baking dish, then sprinkle with half of the mozzarella. Add the remaining pasta mixture and top with more mozzarella. Bake until cheese is melty, about 15 minutes.
6. Garnish with parsley before serving.





*Take time to understand how  
to integrate recycling into  
your lifestyle!*

**PLEASE  
RECYCLE!**

**Do you know what  
cannot be recycled?  
HERE IS A LIST:**

NO Plastics that are easy to crumble  
such as bags or ziplock bags  
NO strawberry containers  
NO bottle caps and detergent caps.  
NO pizza boxes that are saturated in  
grease or  
NO debris or liners left inside boxes.  
NO broken glass  
NO styrofoam

**FOR MORE INFORMATION CALL  
ENERGY ADVISOR TRICIA PINE  
705-946-6300 EXT. 241**

**3 Tips for recycling:**

1. Take baby steps if you are new to recycling. This will start you in the right direction to integrate recycling into your lifestyle permanently.
2. Limit the amount of objects that need to be thrown out in your bins, bring your own shopping bags, don't use plastic bags when buying fresh produce.
3. If you are recycling to minimize your carbon footprint, buy items that are made from recycled materials.

## *Tenant Communication*

### **REGULAR OFFICE HOURS:**

Monday to Friday: 8:30 a.m. to 12:00 p.m. (noon)

1:00 p.m. to 4:30 p.m.

*Closed during lunch*

### **SUMMER HOURS**

*(effective June 1st to September 1st):*

Monday to Friday: 8:00 a.m. to 12:00 p.m. (noon)

12:30 pm. To 4:15 p.m.

Friday: 8:00 a.m. to 12:00 p.m.

*Closed during lunch*

### **HOUSING TEAM CONTACT:**

**Anne Headrick**, Housing Supervisor  
ext. 248 aheadrick@gardenriver.org

**Carrie Zeppa**, Tenant Relations Officer  
ext. 240 czeppa@gardenriver.org

**Charlotte Boissoneau**, Housing Officer  
ext. 249 cboissoneau@gardenriver.org  
(on leave)

**Stevie Nolan**, Housing Officer  
ext. 249 stevienolan@gardenriver.org

**Greg Solomon**, Construction Maintenance Coordinator,  
ext. 289 gsolomon@gardenriver.org

**WE WANT TO  
HEAR FROM  
YOU!**

Do you have a favourite family recipe you would like to share with other tenants? The GRFN Housing Department would like to hear from you. Your family recipes will be shared in our Quarterly Newsletters and our Annual Housing Calendars. Please send your recipes to Carrie Zeppa, Tenant Relations Officer either by mail, drop off or email at [czeppa@gardenriver.org](mailto:czeppa@gardenriver.org)

### **HOUSING DEPARTMENT**

7 Shingwauk Street, Garden River, ON P6A 6Z8  
Tel: 705-946-6300

### **BAND OFFICE**

Tel: 705-946-6300  
Toll Free: 1-800-665-0987  
Email: [info@gardenriver.org](mailto:info@gardenriver.org)

### **FIRE DEPARTMENT**

705-253-1870

### **WELLNESS CENTRE**

705-946-5710



**Emergency  
Services**

Should you experience any emergency after hours, please contact the Housing Department After Hours Emergency Cell at:

**705-254-9492**

