

Garden River First Nation **HOUSING DEPARTMENT** *Newsletter* **FALL 2021**



Housing is an essential component of the GRFN and encourages tenants/homeowners to assume greater responsibility and pride in their homes. As well, the GRFN Housing Department's objective is to ensure all housing related matters are in place, including but not limited to rent collection, which will safeguard the long-term sustainability of housing programs and services.



In Loving Memory of Charlotte Boissoneau "Sunshine"

It is our honour to write this in memory of an amazing warrior woman with a beaming personality, that shone above and beyond. Her laugh was contagious that it would be heard throughout the building, her smile was infectious that even on "bad" days, her smile made you smile and her voice so calming. They say life isn't fair and things will never be the same.

Charlotte was an integral staff member of our Housing Team and our "ray of sunshine". No one worked harder than Sunshine in every aspect of Housing assisting her community and citizens. Her selfless generosity, uncompromising belief in all this is good and her unwavering commitment to her family and friends and our community, will be cherished forever. Sunshine played a unique and special roles in our lives. Rest in Paradise Sunshine, you will be deeply missed.

SHE WILL BE REMEMBERED BY HER WHITTY ONE-LINERS!

"I think it was 2017 when Charlotte and I entered the builders challenge at the annual housing conference in Thunder Bay. That for both of us was a very happy moment as she was elbows deep in the task of stair construction under my team lead and we placed first out of 5 other groups and the picture is on one of our posters"

"That's it, do I have to put on the referee shirt" Every time I remember Sunshine saying this, a smile comes to my face. At times our team meetings would get so intense and full of excitement, especially working with your sibling, that Sunshine would throw up her hands, in a time-out fashion, saying those words". When I began working in Housing, I was very nervous, but somehow Sunshine had a calming nature to her, that she said "it's OK, honey, you got this". And in all the tomorrows we'll feel you – gone in some ways, but your presence ever near. It has been an honour to work alongside you.

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:

- Housing Updates
- Transition with Tenant Accounts
- After Hours Housing Emergency
- Our Inspiration and Ability to Grow and Move Forward Comes from Our Mission, Vision and Values
- Maintenance of Your Home
- Home Maintenance Checklist

Life is but a stopping place,
 A pause in what's to be,
 A resting place along the road,
 To sweet eternity
 We all have different journeys,
 Different paths along the way,
 We all were meant to learn some things,
 But never mean to stay...
 Our destination is a place,
 Far greater than we know.
 For some the journey's quicker,
 For some the journey's slow.
 And when the journey finally ends,
 We'll make a great step forward,
 And find an everlasting peace,
 As our special reward.

Housing Updates:

NEW EMPLOYEE WELCOME:

The Garden River First Nation Housing Department is pleased to welcome Tricia Pine as the Housing Officer. The Housing Officer is responsible for assisting in maintenance calls/issues and arranging Inspector visits; maintain and update tenant files and assist with financial records and provides assistance to all tenants with requests for maintenance.

WELCOME BACK STEVIE NOLAN, MORTGAGE AND LOANS OFFICER

The Mortgage and Loans Officer is responsible for maintaining and assisting Housing Programs such as HASI, RRAP, Renovation Loans, and Bank Loan Mortgages. Also, provides information and assistance to the community regarding these programs. Responsible for the communication between homeowners and service providers.

CONGRATULATIONS TO ANNE HEADRICK, EXECUTIVE DIRECTOR/HOUSING MANAGER

The Housing Team would like to congratulate Anne Headrick on her new adventure with the First Nation as the Executive Director, we wish you much success on your new role.

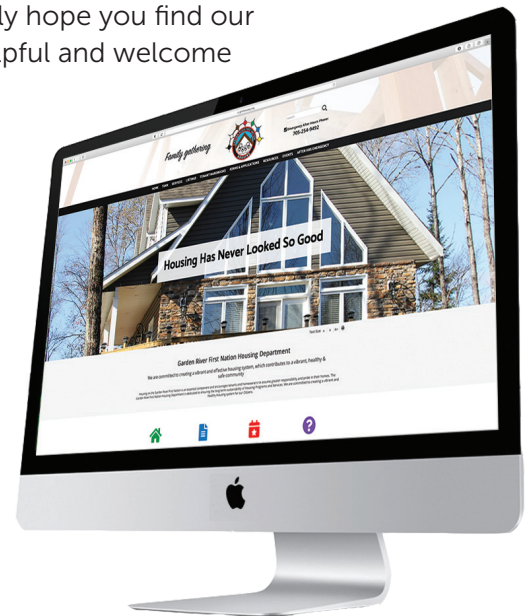


**OUR WEBSITE IS NOW LIVE! CHECK US OUT
 AT: grfnhousing.org**

The Housing Team is pleased to announce, we have launched our website! Thank you to Carmen Misasi Design for the development of our website. On our website, you will find:

- Who We are
- Housing Team
- Vacant Units
- Housing Programs and Services
- Tenant Handbooks
- How to Video's
- Manager's Report
- After Hours Emergency – How to Contact our Housing Team
- Resources

We sincerely hope you find our website helpful and welcome feedback.



2022 Home Maintenance Calendar

Once again, the GRFN Housing Team is very excited to be able to provide our community with our annual "Home Maintenance Calendar" for the 2022 calendar year. You will find this calendar very informative and helpful for monthly maintenance in your home. As well, we will be including our "family home favourite" recipes and if you would like to submit your family favourite recipes to be used in our resources within our Department such as: Quarterly Newsletters, Annual Maintenance Calendar and Website. Please send your recipe electronically along with a photo to: Carrie L. Zeppa, Tenant Relations Officer at czeppa@gardenriver.org.



Tenant Handbook

We are pleased to provide our tenants (previous and new) with a "tenant guide to a successful tenancy". These Handbooks are provided upon move-in to our new tenants to guide them through a successful tenant/management relationship. We are confident this Guide will provide you with answers you may have with regards to tenant and band obligations, rental payment collections and green energy/savings tips.

Transition with Tenant Accounts

Since 2011, our Housing Team has been using the software, Aboriginal Information System (AIS) for all our Housing needs, such as:

- Tracking rental payments
- Tracking all maintenance requests
- Tracking all service requests
- Tracking all property management data

We are pleased to announce that our Housing Team has been diligently working on converting our previous tenant accounts to our new and improved Tenant Property Management (TPM) which will greatly assist our Team much better with all related tenant information, as identified above. Be advised that during this transition, late notices of non-payment of rent and rental receipts will not be issued until our newly improved database system is fully transitioned. We thank you for your patience and understanding.

After-Hours Housing Emergency

What do I do if I have a Housing Maintenance Emergency After Hours?

The GRFN Housing Team is on call 24 hours, 7 days a week and can be reached at 705.254.9492 with any "after-hours" Housing Emergency, such as:

- No Heat
- Plumbing Issues
- Electrical Issues



For any other issues, our Housing Team can be reached at: 705.946.6300 as our Team is available Monday to Friday, 8:30 a.m. to 4:30 p.m. in the Administration Office. During the "Stay at Home Order" implemented by the Government of Ontario, our Housing Team continues to work from the office and remotely however, our messages and emails are checked daily and we return these calls within 24 hours.

Continued on next page...

After-hours housing emergency...continued from previous page

Be advised that our Housing Team abides by the GRFN Human Resources Policy for Co-Vid 19 to prevent from spreading in the workplace, and to ensure health and safety of employees, visitors

and community members. If our Housing Team and/or contractors are to attend your unit, be assured we follow the guidelines set out by the First Nation and will practice safety at all times.

SUMMARY OF AFTER-HOURS EMERGENCY CALLS (JULY TO SEPTEMBER 2021)

MONTH	NO HEAT	PLUMBING ISSUES	ELECTRICAL
JULY 2021	1	0	0
AUGUST 2021	0	4	0
SEPTEMBER 2021	0	0	0

Our Inspiration and Ability to Grow and Move Forward Comes from Our Mission, Vision and Values



- We are committed to creating a vibrant and effective housing system which will contribute to the health and well-being of all our community members
- We aim to offer a wide range of programs which will enable and encourage tenants and homeowners to take responsibility of their dwelling to maximize their comfort and home enjoyment

The GRFN Housing Department operates the First Nations largest asset and the vision for the next 10 years and beyond is to:

- Provide affordable self-sustaining Housing System
- Locate our offices within the community among our homeowners and tenants
- Implement a permitting system
- Provide quality long-lasting housing units
- Continue to develop and implement enforceable policies and procedures as our housing needs change

- Transparency
- Fairness in selection of homes
- Relationship driven between Management, Chief & Council and Membership
- The Housing teams goals and objectives is to ensure a successful management relationship between Chief & Council and Membership

Maintenance of your Home!

Routine maintenance is extremely important to avoid issues that occur before they happen as you can fix small, minor problems before they become larger issues. Below are some tips to follow for home maintenance on your own:

How to Maintain your Sump Pump:

1. Open the sump pit cover. The pit may contain mold. Wear goggles and dust mask as a basic safety precaution.
2. Inspect the pit and inlet lines. Remove any debris or obstructions. Check the inlet screen at the pump base to ensure that it is clear.
3. Check the breaker and electrical connection to ensure that the pump should be operational.
4. Use a hose or bucket to pour water into the pit. Make sure that the float switch starts and stops the pump at an appropriate water level. If the start and stop water levels are not appropriate, adjust the float level and try the test again.
5. If the pump does not work at all, re-check the electrical connection. If that seems fine, the pump switch or pump may need replacement.
6. Check the discharge line for leaks. Ensure that any hose clamps are tight and fittings are secure.
7. Check where the end of the discharge line empties outside the house. If the line is not sloped so that it drains quickly, it may freeze and be inoperable when needed most.
8. Adjust slope as required. If the line terminates just outside the wall of the house, make sure that splash blocks direct water away from the foundation.
9. Replace the sump pit cover. Make sure that it fits tightly to prevent entry of moisture, mold spores and soil gases into the house. Tape slots or holes in the cover, as required. If necessary, make a new cover from plywood sealed in heavy polyethylene.
10. If power failure during emergencies is a concern, consider purchasing a sump pump system with battery back-up.

As a homeowner, you may have a long list of things to do every fall before winter creeps in. Cleaning gutters to remove leaves, sticks, and debris should be a top priority on your fall checklist (if it isn't already). Keeping leaves out of gutters is crucial for protecting the structure of your home and preventing (sometimes) costly inconveniences in the future. There are a number of reasons why cleaning your gutters is important, and we've outlined five of them below.

Cleaning your gutters will help:

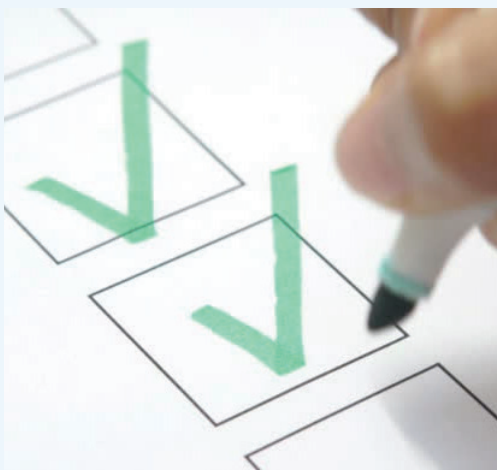
1. Prevent water damage. When gutters and downspouts are blocked with leaves and debris, rainwater may not drain properly. As water overflows from gutters, it can cause water damage on both the interior and exterior of your home.
2. Protect your roof. Clogged gutters give rainwater nowhere to run. When water continues to flood over, it can leave rotten or a leaky roof in its wake.
3. Keep pests from causing trouble. Gutters clogged with leaves can make desirable homes for rodents, birds, and insects. The last thing you want is a pest infestation in your home!
4. Reduce the risk of a cracked foundation. When water is blocked from traveling away from your home, it can pool around the foundation of your house. This water can crack your foundation when it expands and freezes in the winter months.
5. Save you money. Gutter and downspout cleaning can help prevent unexpected and expensive projects down the road. Taking preventive measures now can help minimize the likelihood of having to repair or replace your roof.

Now that you're familiar with the importance of gutter cleaning, what's next? While there's no simple answer for how often you should clean your gutters, clearing gutters every fall and spring can help alleviate the risk of a potential homeowner headache.

Continued on next page...

HOME MAINTENANCE CHECKLIST

SEPTEMBER	Check exterior finishes
	Check caulking
	Check chimney
	Check oil tank
	Clean range hood filter
	Check basements or crawlspaces
OCTOBER	Service furnace and humidifier and turn on
	Check window and screens
	Drain exterior water lines
	Check roof
	Check weather-stripping
	Check doors
	Check septic system
	Clean range hood filter
	Winterize landscaping
	Replace/clean furnace filter
NOVEMBER	Check water heater
	Check for condensation and humidity
	Check attic
	Inspect floor drains
	Clean range hood filter
	Replace/clean furnace filter
	Check teleposts
	Check for condensation and humidity



Maintenance of your home...continued from previous page

Don't hesitate to call a professional roofing company if you have any questions or doubt about the condition of your roof. Experienced roofers, like our team at Wobig Construction, are qualified to determine the safety and stability of your home.

Local
Gutter
Cleaners:
Gutter Guyz SSM:
call or text
705.297.4146

Indoor Air Quality - Mould

Reducing indoor moisture is key to reducing potential health risks from moulds.

TIPS – WHAT CAN YOU DO?

- Turn on fans that vent to the outdoors or open windows where moisture can collect such as when showering or boiling water on the stove.
- When drying clothes, either on racks or in a dryer, make sure the moisture can escape outdoors
- Be sure to clean up spills and leaks right away
- Dry out the area and dispose of wet materials that may promote mould growth such as paper, cardboard or fabric. Fix the source of moisture to avoid mould re-growth
- Do not store items in your home that may allow mould to grow if they become wet, such as paper products, cardboard, leather, old clothes or fabric, especially items stored in the basement and closets

If you discover mould on hard surfaces in your home:

- Clean up small areas of mould with soapy water and dry the surface completely

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. Why should water pipes be fixed promptly?
2. Why should frozen pipes be thawed slowly?
3. What can you use to help a window slide easily?

See answers on back side of newsletter



Chicken Marsala

INGREDIENTS

CHICKEN:

- 1/2 cup all-purpose flour (plain flour)
- 1 teaspoon kosher salt
- 1 teaspoon garlic powder
- 1/2 teaspoon black cracked pepper
- 2 large boneless skinless chicken breasts, halved horizontally to make 4 fillets*
- 2 tablespoons olive oil, divided
- 4 tablespoons unsalted butter, divided

Marsala Sauce:

- 1 tablespoon unsalted butter as needed
- 8 ounces (250g) brown or Cremini mushrooms, sliced
- 4-5 cloves garlic, minced
- 3/4 cup dry Marsala wine
- 1 1/4 cup low-sodium chicken broth (or stock)
- 3/4 cup heavy cream (thickened cream, evaporated milk or half and half may also be used)**
- 2 tablespoons fresh chopped parsley

INSTRUCTIONS

1. Mix the flour, salt, garlic powder and pepper in a shallow bowl. Dredge the chicken in the flour mixture and shake off excess.
2. Heat 1 tablespoon oil and 2 tablespoons butter in a 12-inch pan or skillet over medium-high heat until shimmering. Fry 2 of the chicken breasts until golden-brown on both sides (about 3 to 4 minutes per side). Transfer to warm plate, tent with foil and keep warm. Repeat the same with the remaining 2 chicken breasts.
3. In the same pan with remaining pan grease leftover from the chicken, melt 1 tablespoon of butter. Add the mushrooms and for 2-3 minutes until browned, scraping away at any of the leftover chicken bits off the bottom of the pan.
4. Add the garlic and cook until fragrant, about 1 minute.
5. Pour in the Marsala and the broth and simmer until reduced by half and starting to thicken, (about 10-15 minutes).
6. Pour in the cream and return the chicken back into the sauce. Cook until the sauce thickens (about 3 minutes). Garnish with chopped parsley and serve immediately. (The sauce will continue to thicken off the heat.)
7. Serve over cooked angel hair pasta (or pasta of choice), rice, potatoes, cauliflower rice or zucchini noodles, if desired.



**WE WANT TO
HEAR FROM
YOU!**

Do you have a family favorite recipe you would like to share? Please contact Carrie Zeppa, Tenant Relations Officer at 705.946.6300 ext. 240

Tenant Communication

REGULAR OFFICE HOURS:

Mon-Fri: 8:30 a.m. to 12:00 p.m.
1:00 p.m. to 4:30 p.m.
Closed during lunch

SUMMER HOURS

(effective Jun 1st to Sep 1st):

Mon-Fri: 8:00 a.m. to 12:00 p.m.
12:30 pm. To 4:15 p.m.
Fri: 8:00 a.m. to 12:00 p.m.
Closed during lunch

HOUSING TEAM CONTACT:

Carrie Zeppa

Tenant Relations Officer
ext. 240 czeppa@gardenriver.org

Tricia Pine

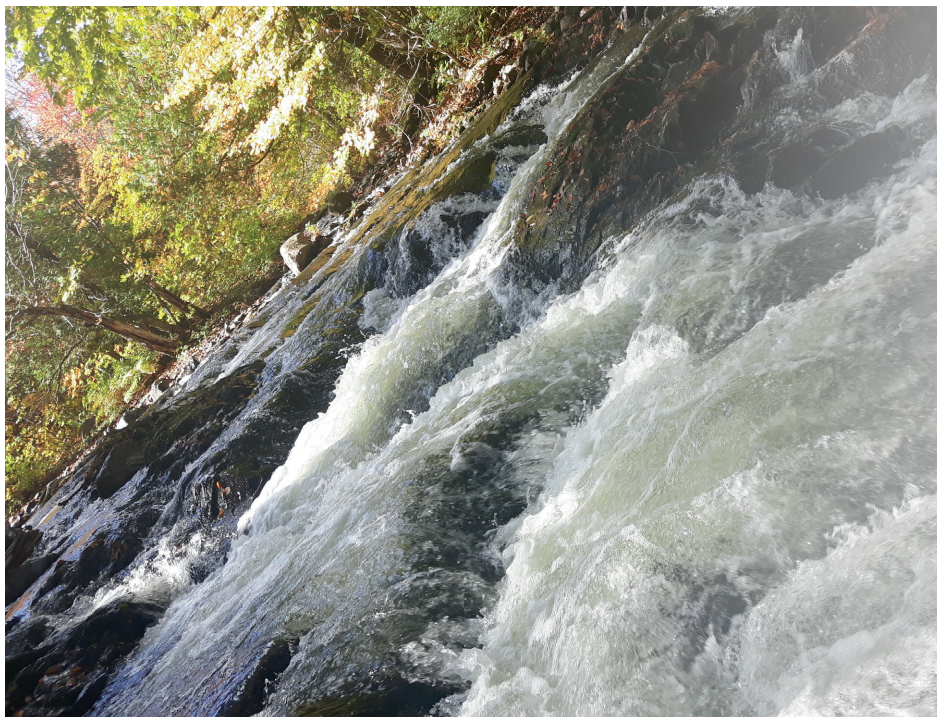
Housing Officer
ext. 249 tpine@gardenriver.org

Greg Solomon

Construction Maintenance Coordinator,
ext. 289 gsolomon@gardenriver.org

Rayeann Williams-Jones

Administrative Assistant
ext. 252 rwilliams@gardenriver.org



QUIZ

Answers:

1. The condition that causes noisy pipes may be accompanied by vibration that can cause fittings to loosen and leak.
2. Frozen pipes should be thawed slowly to prevent formation of steam, which could cause the pipes to burst.
3. Rub the channel with a piece of paraffin wax.



**Emergency
Services**

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

705-254-9492

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

FIRE DEPARTMENT 705-253-1870

WELLNESS CENTRE 705-946-5710