

Newsletter

Garden River First Nation

HOUSING DEPARTMENT

SUMMER 2019



It is our pleasure to welcome Richard A. Pine as our new tenant! We sincerely hope you find your new home comfortable and enjoyable and thank you for allowing the Garden River First Nation Housing Department to capture this wonderful moment!



"I'm blessed to be here in this unit. It seems to have all come together very nicely in my new place. The Housing Supervisor and Tenant Relations Officer went above and beyond to assist me and ensure my safety and peace of mind. Words cannot describe how grateful I am." Richard A. Pine

What's inside:

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

Who We Are...

The GRFN Housing Department is responsible for ensuring our homes are affordable and safe. We are committed to creating a vibrant and healthy housing system for all our Citizens and we follow The 7 Grandfather Teachings:



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.

Housing is a community asset that affects everyone!

What is the Energy Program?

This is a new program which provides awareness and education to Garden River First Nation community members and organizations. The goal is to better assist our community to engage in energy saving opportunities and help to contribute to cleaner more energy efficient future.

Programs Available:

If you or someone you know can benefit from the programs listed below, call for an appointment. Your information and applications are kept secure and confidential.

Home Assistance Program — Offered through Save on Energy. You receive a free home energy assessment. You may qualify for energy efficient upgrades

Ontario Electricity Support Program — A program from the Ontario Energy Board to help low-income customers with their electricity bill by providing monthly credits to reduce the amount of their bill.

Affordability Fund — This program through the Ontario Government will offer a free assessment from a home energy advisor with possible energy efficient upgrades.

Low-Income Energy Assistance Program — A program offered from the Ontario Energy Board. If your behind on electricity or gas bills or facing your service disconnected you may qualify for financial help.

Home Reno Rebate — If you are planning on doing renovations this program through Union Gas offers rebates and savings.

Home Weatherization — A program from Union Gas which offers a free energy assessment. You may be eligible to receive free insulation, smart programmable thermostat and other offers.

"Keeping a vision of the seven grandfather teachings, to further develop and empower our members to create a green environment and reduce our carbon footprint" I look forward to connecting with our community.

Tricia Pine, Energy Coordinator

Tips for Home Owners

Understanding Mildew:

There are things you can do to prevent mildew from growing on your vinyl siding. The following tips will help you prevent mildew from forming on your home:

TIP 1 – UNDERSTANDING MILDEW

To prevent mold or mildew on the exterior of your vinyl, it's important you understand why and where it is likely to grow:

- Mildew forms in shady, moist areas where the sun takes time to dry
- Mildew will form in shaded areas where vinyl is exposed to moisture on an on-going basis as pollen collects

TIP 2 – SCHEDULE REGULAR INSPECTIONS

Perform regularly scheduled inspections on your siding:

- Inspections of vinyl siding that's in the shade
- Mold is fairly easy to detect; it will look powdery, either gray or white with tiny black spots

TIP 3 – REMOVE DIRT FROM YOUR SIDING

- Spray wash your siding to remove dirt and grime
- When using a power washer/hose, it's important you spray in a downward direction

TIP 4 – CHECK VENTILATION DUCTS

- Check the moisture from your clothes dryer exhaust hose will produce steam that can cause mildew to form

TIP 5 – REMOVE MILDEW QUICKLY

- Remove as quickly as possible to prevent mildew
- Mildew can be removed by wiping it off with a sponge or a cloth
- Use a mixture of 25% dish soap and 75% water and remove with a garden hose

Tips for Being a Good Tenant:

- Pay your rent on time and in full
- Don't disturb others

- Look after your place and ensure cleanliness
- Be respectful of noise
- Clean up after your pets

Tips for Having a Good Landlord/ Tenant Relationship:

- Communicate effectively
- Let the GRFN Housing Department know about issues when they happen – don't wait!
- Abide by your tenancy agreement

Cost-Saving Tips for the Home:

DECK CLEANING:

What is the best homemade deck cleaner?

1. Mix together 1 gallon of water, 1 quart of bleach (ensure it is inexpensive laundry bleach), 1 pint of rubbing alcohol and 2 tablespoons of Murphy's (or another ammonia-free detergent).
2. After the ingredients are mixed, simply brush it onto your deck and rinse very thoroughly with hose water.

Deck Maintenance Tips:

(Bob Vila - How To: DIY and Apply Your Own Deck Cleaner)

- Banish mildew with borax. If your deck has visible mildew stains, add 1 cup of powdered borax to the solution at the same time you add the oxygen bleach. Borax is a natural mineral compound that won't damage nearby landscaping plants. Apply the solution as instructed above.
- Treat stains with oxygen bleach paste. To treat a stubborn stain, mix just enough warm water with a small amount of powdered oxygen bleach to make a paste. Apply directly on the stain with a stiff-bristle brush and leave it on for 30 minutes, then rinse.
- Sweep away dirt promptly. A light sweeping—daily, ideally—will free your deck of loose dirt, leaves, and other debris before it can be ground into the wood surface. If you don't like to sweep (who can blame you?), consider using a cordless blower. Essentially, this is a lightweight, easy-to-use leaf blower that makes quick work of clearing twigs, dirt, and the natural debris. We recommend those made by Black & Decker, such

as the 20V Max Lithium Cordless Sweeper.

- Apply a penetrating sealer once a year. Wood is a product of nature, and even pressure-treated decks will eventually succumb to harsh UV rays, wet/dry cycles, and temperature fluctuations. To add years of useful life to your deck, treat it annually with a good penetrating sealer. The best time to apply a sealer is after a thorough deck cleaning!

Did you Know?

The Housing Team have concluded their "How to Video's" on Healthy Homes and these will be made available to our tenants at our Workshops. We would like to send a big thank you to Karen Williams, Elder for the teachings and translations to Ojibway and to Ross Lariviere, tenant for the use of his home while shooting these videos. We are very pleased and excited to embark on such a great endeavour and look forward to delivering these.

We will be showcasing these video's at our August Workshop. Our August Workshop will be held on: August 7th at the GRFN Community Centre from 5:00 p.m. to 7:00 p.m. You will have a chance to meet and greet our Housing Team and the newly appointed Energy Coordinator, Tricia Pine. The GRFN Housing Team will be hosting our first annual "BBQ with our Tenants" Please watch for postings as dates may change

Q U I Z

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. What tools can you use to unclog a toilet?
2. What faucet part needs to be cleaned every 3 to 4 months?
3. What is the best polish for vinyl floors?

See next page for answers.

HOME MAINTENANCE CHECKLIST

July

- Air out damp basements on dry sunny days
- Clean air conditioner
- Check exhaust fans
- Clean range hood filter
- Check water heater

August

- Clean air conditioning filter
- Check ground slope
- Air out damp basements on dry sunny days
- Clean range hood filter
- Inspect driveways and walkways
- Inspect doors and locks

September

- Check exterior finishes
- Check caulking
- Check chimney
- Check oil tank
- Clean range hood filter
- Check basements or crawlspaces
- Service furnace and humidifier and turn on

Home Maintenance

TENANT RESPONSIBILITIES *(Summarized)*

Basic Tenant Responsibilities	Basic Home Maintenance	Tenant Obligations
<ul style="list-style-type: none"> • Pay rent on time • Purchase tenant content insurance • Maintain the unit in a clean manner • Minor repair or wear and tear items 	<ul style="list-style-type: none"> • Replacement and cleaning of furnace filters • Repairing damage caused by tenants or visitors • To be liable for costs to repair or replace broken windows or doors 	<ul style="list-style-type: none"> • Inform the Housing Department of any deficiencies immediately • Not to tamper or disconnect any fire alarms, smoke detectors or carbon monoxide detectors

FIRST NATION RESPONSIBILITIES *(Summarized)*

Preventative Maintenance	Major Repairs	Major Repairs
<ul style="list-style-type: none"> • Repair normal wear and tear of roofs • Repairs to doors and cupboards (as needed) 	<ul style="list-style-type: none"> • Plumbing leaks, water line repairs • Hot water tank repair or replacement 	<ul style="list-style-type: none"> • Electrical work • Replacement broken windows (not intentional or tenant damage)

Cornflake Chicken Tenders with Potatoes and Peas

INGREDIENTS

1/3 c. plain Greek yogurt
 1 tbsp. lemon pepper seasoning
 1 1/4 lb. chicken tenders
 2 c. finely crushed cornflakes
 1/3 c. grated Parmesan
 2 tbsp. olive oil
 1 chopped shallot
 2 tbsp. butter

1 1/2 c. thawed frozen green peas
 1 (16-oz.) package cooked microwavable baby Idaho potatoes
 1/4 c. torn fresh mint leaves
 1 tbsp. fresh lemon zest
 Kosher salt and black pepper
 Lemon wedges, for serving

DIRECTIONS

1. Preheat oven to 450°F. Stir together Greek yogurt and lemon pepper seasoning. Toss in chicken tenders until coated. Stir together crushed cornflakes, Parmesan, and olive oil. Coat each tender in crumb mixture and place on a lightly greased wire rack set in a baking sheet. Bake until cooked through, 12 to 15 minutes.
2. Meanwhile, cook shallot in butter over medium heat in a saucepan until tender, 2 to 4 minutes. Stir in peas and cook 1 to 2 minutes. Stir in baby Idaho potatoes. Stir in mint leaves and lemon zest. Season with kosher salt and black pepper. Serve peas and potatoes with chicken tenders and lemon wedges alongside.

QUIZ

ANSWERS:

1. Coil spring-steel auger and plunger
2. Aerator – the screen on the inside of the faucet
3. Water emulsion wax



WORKSHOPS

The GRFN Housing Department has developed a series of workshops that will be delivered on a monthly basis. We are excited to announce new Workshops for the 2019/2020 fiscal year. The workshops will be information sessions related to Housing, which will include general home maintenance, budgeting and tenant/landlord responsibilities.

Each workshop will have light snacks, coffee and water as well as a door prize. All 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".

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

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

All tenants/citizens are required to pre-register for the workshops. For each tenant/citizen who pre-registers and attends the workshops, you will receive two entry ballots for the door prizes of each session. You must pre-register with Carrie Zeppa, Tenant Relations Officer.

Summary of comments the Housing Department received from our "Dinner with our Tenants" for Workshops are as follows:

- Information on contacts – who work's on the homes
- Winter Maintenance Tips
- Housing Issues – Who to Contact
- Repairs and Maintenance – What is available for assistance
- Rental Information

All Workshops are advertised throughout the community as well as social media sites through the GRFN Resource Department. Each tenant will receive invitations in the mail (please ensure you check your mail). If you wish to receive email notifications, please contact the Tenant Relations Officer.

Workshop Dates (tentative dates and may change):

All Workshops will be held at the Community Centre unless otherwise posted and will be from 5:00 p.m. to 7:00 p.m. and will include door prize and snacks. We will be hosting our first annual "BBQ with Our Tenants". Below is a list of Workshops that the GRFN Housing Department will be hosting throughout the year.

SHOWCASING OF OUR "HOW TO" VIDEO'S

- Meet your Housing Team
- Meet your Newly Appointed Energy Coordinator

BASIC HOME MAINTENANCE – SERIES 1

- Exterior Care and Maintenance
- Interior Care and Maintenance

FINANCIAL LITERACY

RBC – "MONEY MATTERS"

- Risks – Credit and Borrowing
- Budgets – Importance
- Budgeting Tips

BASIC HOME MAINTENANCE – SERIES 2

- Mold in Your Home
- Health and Safety of Mold
- HRV and Furnace
 - Maintenance

Christmas Celebration

BASIC HOME MAINTENANCE – SERIES 3 SIMPLE STEP BY STEP HOME DYI

HOUSING ADMINISTRATION – SERIES 2 "TENANT AND LANDLORD RESPONSIBILITIES"

BASIC HOME MAINTENANCE – SERIES 1 INTRODUCTION TO BASIC HOME MAINTENANCE - SEPTICS

HOW TO VIDEO "TOILETS, P-TRAPS, AND SEPTIC FIELD"

Please note: Topics and dates are subject to change.

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 Assistant
ext. 249 cboissoneau@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



HOUSING DEPARTMENT

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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



**Emergency
Services**

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

705-254-9492

