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COC dedicates new Westwood residential community

On October 20, 2011, Mayor Michael Pavia and special guests from U.S. Department of Housing and Urban Development, the Connecticut Housing Finance Authority, the Connecticut Department of Economic and Community Development, Stamford Hospital, and Viking Construction joined Charter Oak Communities (COC) in the formal dedication of its newest residential community, *Westwood*.

Construction is now complete for this attractive new community located at 58 Progress Drive on Stamford's West Side. COC is overseeing its development, project management and marketing, and residents started moving in earlier this summer. The property is now 100 percent occupied. *Westwood* is one of several mixed-income developments replacing Vidal Court, an out-of-date 216-unit subsidized-housing facility.

Westwood features 95 mixed-income residences. The new community has been architecturally designed to resemble a New England village, with the homes arranged around a town square, and will feature a variety of attractive extras to enhance comfort, quality, appeal and safety. Features include 1-, 2- and 3-bedroom townhouse and ranch-style apartments with designer kitchens, hardwood floors, as well as an on-site fitness room.

The new community at *Westwood* reflects years of planning with a long-term vision. *Westwood* will create a self-sufficient housing resource for working families in Stamford. Most importantly, it reflects another significant step in helping us realize the COC mission of providing desirable, affordable housing opportunities for Stamford residents. (See more photos on page 4.)



Above: Natalie Coard, Regional Property Manger, COC, State Representative Patricia Billie Miller and Jacqueline Figueroa, Housing Choice Voucher Manager at COC, share a moment after touring one of the beautiful new units at the recent dedication of *Westwood*.



Remaining Board Meetings for 2011:

- Wednesday, November 16th
- Wednesday, December 14th

All meetings are held at Post House, 40 Clinton Avenue in the first floor meeting room unless otherwise noticed.



From left to right: Anthony Gaglio, President, Viking Construction; Susan Whetstone, Interim President - Executive Director, Connecticut Housing Finance Authority; Julie B. Fagan, Hartford Field Office Director, U.S. Department of Housing and Urban Development; Michael Pavia, Mayor, City of Stamford; Vincent J. Tufo, Executive Director and CEO, Charter Oak Communities; Patricia Billie Miller, State Representative, 145th Assembly District; Courtney A. Nelthropp, Chairman, Charter Oak Communities; Kathleen Silard, Executive Vice President and Chief Operating Officer, Stamford Hospital; Nathan B. Karnes, Development Manager, Connecticut Department of Economic and Community Development.



COC Employee Profile



Frank Benavides joined Charter Oak Communities in July 2011 as Manager of Information Technology. Frank has a Master's Degree in Business Administration from the University of New Haven, and a Bachelor's Degree in Exercise and Sports Science from the University of Florida where he studied anatomy, physiology and kinesiology. He also has an Associate's Degree in System Analysis with Networking Technologies from Santa Fe Community College in Gainesville, FL.

Prior to joining COC, Frank worked as a Senior Technical Support Specialist at BIC Corporation in Shelton, CT where he provided computer and telecommunications technical support to over 500 local and 80 remote users. Frank has over 11 years of experience in the information technology (IT) field.

Born in Key West, Florida, Frank grew up on a house boat. Frank has also lived in Annapolis and Baltimore City/Baltimore County, MD as well as Gainesville and Tallahassee, FL. More recently Frank lived in Costa Rica for a brief time where his daughter, Sofia, resides. While in college, Frank was a lifeguard and taught water safety classes. He received the PADI (Professional Association of Diving Instructors) certification in scuba diving.

In addition to his IT skills, Frank enjoys martial arts – Karate, Brazilian Jiu-Jitsu (a self-defense system that focuses on grappling and ground fighting) and Maui Thai (a form of kickboxing). He has taught self defense classes.

Frank has managed a hands-on phone system and would like to get more involved in networking and data centers where he can program routers and switches. Frank enjoys the variety involved in his position at Charter Oak Communities along with the challenges.

Update on COC Projects

This latest update on the Capital Projects brings to a close a couple of initiatives that Charter Oak Communities has been working on over the past several months. These include the elevator replacement at Glenbrook Manor and the entry door replacement at Czescik Homes. The first phase of the masonry and concrete restoration work at Stamford Manor is anticipating completion with only the slate window sills on the front of the building still needing to be replaced. All other repair work to the front of that building is complete. Stamford Manor now has a new fresh and clean look with new railings and a lighter color coating. The contractor will now be turning his attention to the rear of the building where similar work will be taking place.

Additionally, two other projects have been commenced that are similar in nature to the Stamford Manor project. These are the exterior façade repairs to the EIFS (Exterior Insulation Finish System) at both Rippowam Manor and Glenbrook Manor. Both jobs are well underway and consist of the repairing and patching of damaged surfaces to the building as well as the recoating of Glenbrook Manor. This work should be completed by early December.

Also slated to start in the near future is the elevator replacement at Stamford Manor. Material is being ordered, and upon delivery, this work will begin. The estimated start date for this work is January/February 2012 with completion expected by mid-2012.

Wash Hands to Stay Healthy



Teaching kids about hand washing is not just important to keep them healthier in childhood but all through life. The best way to teach

anything to young children is by making it fun and by teaching and modeling what to do through your own behavior.

Have the hand-washing area set up for comfort and provide a child safe stool or low wash basin. Be sure to have fun soaps and scrubbers. Create an appealing environment through kid-friendly décor like Sponge Bob or Little Mermaid. Have a child sing a fun song while washing to help mark the time so he/she knows just how long to wash (15 to 20 seconds).

Always wash hands before eating and after using the bathroom, blowing your nose, coughing or sneezing into our hands, touching animals, handling garbage or changing a diaper.

Keeping your hands clean is one of the most important steps to stay healthy, avoid getting sick and not spread germs. Remember to wash with soap and clean running water (preferably warm). Rub hands together, lather and scrub all surfaces. Rinse hands well under running water and then dry hands. If soap and water are unavailable, antimicrobial wipes or towelettes are just as effective but aren't as good as alcohol-based sanitizers. Hand washing should be automatic because cleaner hands make for healthier kids and adults.

Updated Resident Charges

Recently letters were mailed to all residents informing them that, effective January 1, 2012, Charter Oak Communities (COC) expects to implement an updated price list of tenant charges. This revised list reflects the actual cost COC incurs in providing special repair services. Please keep in mind that charges will only be incurred when damage to COC property is a result of resident or resident's visitor abuse or neglect. A resident will be charged if an item is

damaged beyond normal wear-and-tear. If a resident disputes the charge, a grievance process is available as stated in COC's Admissions and Continued Occupancy Policy (ACOP). These new charges will be voted on at the December 14th Board Meeting. If you have any questions about the charges, please contact the property manager for your development.



Palmer Square Photo Update

(Photos courtesy of Azad Kareem.)



Palmer Square



Resident Corner

Yvonne Campbell was born in Washington, DC and moved to Stamford, CT when she was a young girl. She is the oldest of four children and has two sisters and one brother. She is 71 years young and stays active on a regular basis. She has two daughters, Teresa in Norwalk and Sharon in Washington, DC. She has eleven grandchildren ranging in age from 14 to 38. All are located in the Norwalk and Stamford area so she sees them often. In addition, Yvonne has eleven great-grandchildren age 18 and below.

Yvonne previously participated in Patchworks Adult Day Services in Stamford for approximately 11 years. Now she attends ElderHouse, Inc. in Norwalk, CT. She is picked up in the morning and goes there four days a week from 8:30 AM to 4:30 PM and then is brought home in the afternoon. She loves the activities at this facility, including Bible Study, putting together puzzles, joining in various craft projects, playing games and singing. The ability to socialize is a big plus as well.

In her earlier years, Yvonne was a busy homemaker raising three children. Her son has since passed away. She takes pleasure in traveling to visit her family in Ashforth, CT or Washington, DC. She also did a lot of cooking when she was younger – all different kinds of foods. Yvonne enjoys movies and going out to dinner. Her favorite restaurant is Red Lobster where she often goes with her brother.

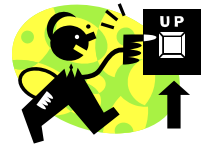
Except for typical ailments you get through the normal aging process, Yvonne is quite healthy and has an obvious zest for life. Everyone looks out for each other on her floor. Vivian Paramore, the Floor Captain on the 11th floor, checks in on her neighbors if she doesn't see or hear from them. If someone goes away, they better tell Vivian! This "Buddy System" is a big help to the seniors at Clinton Manor. Residents are thrilled to have Santana Letts as their Resident Service Coordinator. Santana works for Family Centers and is able to connect seniors to services that can assist or benefit them.



Yvonne Campbell of Clinton Manor



Elevator Safety Tips



- *When you approach the elevator, stand aside for exiting passengers.*
- *Wait for the next car if the elevator is full.*
- *Take the stairs if there is a fire.*
- *Don't try to stop a closing door. Wait for the next elevator.*
- *Step up or down if the elevator floor and hall floor are not level.*
- *Stand clear of the doors—keep clothes and any carry-on belongings away from the opening.*
- *Pay attention to the floor indications.*
- *If the doors do not open when the elevator stops, push the DOOR OPEN button.*



Top left: Courtney Nelthropp, Chairman of the COC Board, addresses the group on October 20th. Top right: Roberto Rulli, Rommel Saona, Carlos Nieves and Azad Kareem chat during the event. Bottom right: Brian Robinson, Manager, Marketing at Housing Authority Insurance Group, visits with Vincent Tufo, Executive Director & CEO. Bottom left: Courtney Nelthropp (center) speaks with the Family Centers Team—Jessica Herlihy, Terrell Dais, Kimberley Jackson, Jean Vaccaro and Sam Ambroise.



Westwood Dedication

