

January 2008

Aurora Military Housing Newsletter

BAH RATE CHANGES

SAFETY CORNER

When using extension cords in Aurora Housing units, tenants must ensure they are being used according to the manufacturers instructions.

If using cords outside, ensure cords are rated for exterior use. Do not use interior only rated cords outside.

NEVER run extension cords through windows or doors!

Effective January 1st 2008 the Basic Allowance for Housing (BAH) has changed for most military members residing in Aurora Housing.

Based on their Lease Agreements, Aurora Housing residents pay rent based on the 'With Dependant BAH rate' for the ranking member of the household.

For the ranks whose corresponding BAH w/dependant rate increased, the members rent also increased accordingly. This is regardless of whether the members are mil to mil and draw the without dependant rate.

The reduction in BAH for the E1-E4 military members **only**

effects individuals who arrive on Elmendorf/Ft Richardson during 2008. All members who were stationed at Elmendorf/Ft Richardson during 2007 will continue to receive the 2007 rate and will continue to pay rent at the higher 2007 rate.

For members enrolled in the Military Assistance Company (MAC) system, any changes to your allotment will be automatic. The member will not have to make updates to the rent allotment.

For members still paying their rent allotment via the My Pay system, the member is responsible for making the change to their allotment

NLT January 18th. This will ensure Aurora receives the correct amount on February 1st (for January's rent). If individuals do not process the allotment change in time, they will need to ensure payment is made to Aurora to cover the difference in the 2007/2008 rent rates.

Any Aurora Housing residents who are not currently enrolled in the MAC system are encouraged to contact the Aurora Housing Office to convert to MAC. If you have any questions in regards to your BAH, please contact the Aurora Housing Office at 753-1023.

TOWN HALL MEETINGS

The 3rd Wing Commander, in conjunction with Aurora Military Housing will be conducting the quarterly town hall style meeting at:

Wednesday January 23rd @ 7:00pm
Dallas Community Center

Thursday January 24th @ 1:30pm
Moose Crossing Community Center

Elmendorf tenants are encouraged to attend the meetings to help the 3rd Wing Commander and Aurora understand tenant's pertinent information pertaining to living in privatized housing as well as the ability to pass on concerns and solutions to resolve tenant matters.

COLD WEATHER ISSUES

Extreme COLD weather could cause possible maintenance problems. To AVOID problems, tenants are encouraged to take the following preventive measures when COLD weather prevails

below freezing.

- 1) OPEN kitchen and bathroom cabinet doors allowing the homes interior heated air to circulate around those pipes which tend to be on an exterior wall of the home.
- 2) Turn ON kitchen and bathroom

faucets to allow to run to help keep the pipes from freezing (water flow should be the size of a pencil).

- 3) DO NOT leave windows, doors, garage doors, etc.....open for more than 10min. This will cause pipes to freeze and burst creating a huge mess!

IMPORTANT CABLE UPDATES

Federal Communication Commission/GCI Upgrade

Do you CURRENTLY have a cable box? Yes..... see # 1 No... see # 2

1) GOOD NEWS! You do not need to do anything! Your Aurora Cable package rate will remain the same, \$45 per month. Please pay Aurora monthly for the service.

2) NOT SO GOOD NEWS! For those tenants that do not have cable boxes and wish to continue to receive Cable service will need to stop into one of GCI's customer service stores and pick-up cable boxes for your continued viewing pleasure. The Aurora Cable package for the service is \$45 per month which includes two DVT cable boxes and remotes and 102 channels.

ALL tenants will need to continue their monthly payment to the AURORA office. Individual invoices for the service will not be mailed. AURORA encourages all those tenants receiving cable to take advantage of the MAC system for BAH payments, and use the MY PAY to set up an allotment to pay for their cable.

Disconnection and reconnection will NOW be processed through GCI. Any Aurora cable customer whose account becomes delinquent will be subject to disconnection. Reconnection fee will be assessed by GCI per occurrence and could take up to 72 hours to re-activate. PAST DUE AURORA ACCOUNTS will need to be made current to avoid cable shut off and associated disconnect/re-connect penalties.

For further information contact the Aurora Housing office at 753-1023.

Pay your cable by allotment and never worry about a delinquent account again!

“TAMING OF THE SHREWS”

Anchorage which includes Elmendorf and Aurora living quarters are having a very bad SHREW problem this year. These pesky critters are invading a noticeable number of homes. American Pest Management informed Aurora they are receiving in excess of 100+ phone calls a day about the pests. Shrews native to Alaska, are primarily carnivores and eat insects, although they will consume seeds, nuts, dog/cat food, and any other type of food they can find especially during the winter months. They are very active animals, with voracious appetites and unusually high metabolic rates. Shrews must eat 80-90 per cent of their own body weight in food daily. They are not able to hibernate and will reproduce every 20-25 days. Tenants who are faced with these pesky critters need to diligently clean their homes continuously until the problem stops. Auroras U-FIX-IT offers free non-toxic/non-poisons traps and steel wool (to block holes) to help assist you with the problem. Use the traps continuously (several each day) for a minimum of two weeks and the critters should reduce substantially. If you have further questions please feel to call the Aurora office and we will be happy to assist you.

Have you checked out the Aurora Housing website?

You can log on to www.auroramilitaryhousing.com and read the latest newsletter, access printable versions of several Aurora forms-Work Order Evaluations, 5 Day Notice of Absence, Self Help forms, etc. These can be filled out at home and faxed into the Aurora Office (fax-753-1095) to help you save time and energy! The website also contains printable floor plans for all the housing and much more.

Check it out today!

