

NEWSLETTER

The Aurora Housing Office will be open on
Saturday March 29th from 1pm-4pm only.

2008 BASIC ALLOWANCE FOR HOUSING

Aurora Housing residents still enrolled in the MyPay system for their rent allotment need to ensure that Aurora Housing is receiving the correct rent allotment amount. Residents can verify that the allot-

ment amount in the right side column on their LES, matches the BAH entitlement for the with Dependant rate for their rank. If the allotment is a lesser amount than the BAH with dependant entitle-

ment, the resident will need to log onto MyPay and increase their allotment, and ensure that any rent owed to Aurora Housing has been paid.

SPRING BREAK-UP is coming!

It's March, and that means 'Break-Up' is just around the corner! This means messy back yards for many residents! **Please** pay special attention to the melting snow which exposes the 'deposits' left by pets over the snowy months, and pick up waste at clean. Your neighbors will appreciate it! by usage of ice melt and by animal that these areas of lawn (adjacent to areas) are given ample water to help which will not only kill existing grass, grass in those areas. This needs to be thaw. Residents can flush the areas garden hose. Additionally, lime can be wet to help neutralize the chemicals.

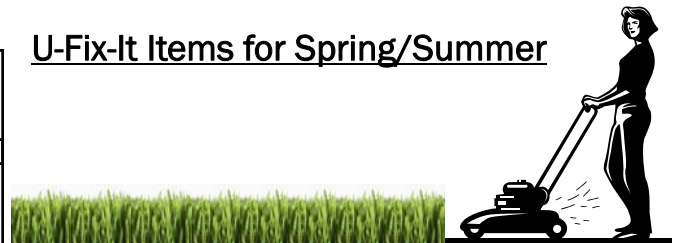


least once a day to keep your yard To avoid excessive 'grass kill' caused urine, residents will need to ensure the driveway and sidewalks, and pet 'flush' out and dilute the chemicals but make it difficult to grow new done as soon as the ground starts to daily with a good soaking from the applied after the areas are good and

MAINTENANCE WORK

Aurora Housing Maintenance has switched to a new system of scheduling work orders! Now when residents call in a work order request and speak directly to a Work Order Clerk they will be given an appointment day and time, at the time of their call in. If residents turn the work request in to an Office Staff member, they will receive a call before the end of the next business day by a Work Order clerk to set up the appointment time and date. A permission to enter (PTE) can still be given using this new scheduling system **To call in a work order you may call 753-1091 or 753-1051.**

U-Fix-It Items for Spring/Summer



Aurora U-Fix-It SPRING SEASONAL items will be available in May of 2008. SPRING items are: Grass seed, Fertilizer, Lime, Round-up, & Landscape Timbers. In addition, AMH provides some equipment check-out such as hand spreaders, rakes, shovels, wheel barrows, and Garage Sale Signs. For additional U-Fix-It Store information call 743-9070.

MARCH 2008 NEWSLETTER

UTILITY ALLOWANCE UPDATE

The monthly utility allowances are undergoing a big change effective January 1st, 2008. This change will benefit all residents whose utility usage is metered. Each housing unit's yearly allowance is based on the past 5 years overall utility usage for that housing area, divided by the number of housing units in that housing area, with an additional 10% added. Previous to 2008, yearly usage was divided by 12 months to provide the monthly allowances. This resulted in many residents having to pay utility costs in the higher usage periods of winter, and getting reimbursements during the lower usage periods of spring/summer. Under the 'new' flexible allowance system, the yearly allowance is figured the same, but then is divided into quarterly allowances—larger in the darker winter months, and lower during the lighter spring/summer. This should result in very few tenants ever facing having to pay any out of pocket utility costs, as long as they practice basic energy conservation. Residents utility usage allowances have not been reduced. The price for electricity and natural gas has dropped from the 2007 rate. This in turn makes the \$\$\$ amount figure less for the same amount of energy usage for 2008. In fact, with the lower rates, residents who do go over usage averages, will pay less for that energy in 2008!

1st Quarter-Jan, Feb, & Mar			2nd Quarter-Apr, May, & June		
Area	Gas	Electricity	Area	Gas	Electricity
Chugach		\$34.81	Chugach		\$29.56
Sunflower		\$31.07	Sunflower		\$26.84
Silver Run	\$171.32	\$33.64	Silver Run	\$91.96	\$26.60
Dallas	\$168.67	\$39.95	Dallas	\$91.07	\$30.97

3rd Quarter-Jul, Aug, & Sept			4th Quarter-Oct, Nov, & Dec		
Area	Gas	Electricity	Area	Gas	Electricity
Chugach		\$27.91	Chugach		\$35.87
Sunflower		\$25.73	Sunflower		\$30.34
Silver Run	\$46.98	\$24.95	Silver Run	\$124.58	\$35.19
Dallas	\$47.87	\$28.83	Dallas	\$123.70	\$40.82

Do you want to save time?
 Do you sometimes forget to pay for your cable?
 Set up an allotment on MyPay to automatically pay your cable each month! It's easy to do and makes your life easier too!

Wells Fargo Routing Number- #125200057
Bank account # for Phase 1 tenants- #1102226653
 (Chugach, Silver Run, Dallas, Sunflower on Fairchild Ave)
Bank account # for Phase 2 tenants- #7380516463
 (Cherry Hill, Dayton, Denver, Fo/Co, Houston, Moose Crossing and N.Sunflower on Bullard Ave)

NEW! PRE-FINAL MAINTENANCE INSPECTIONS

Effective March 1st, all Aurora Housing residents who turn in a 30 Day Notice to Vacate will now be required to have a Maintenance Pre-Final Inspection (at the housing unit) in addition to the Pre-Final Briefing (in the Aurora Office). The maintenance inspection will be scheduled for a time/date within 48 business hours of scheduling the 30 Day Notice. This maintenance inspection will help Aurora Housing to allow adequate time for the Change of Occupancy Maintenance (COM). An Inspector will do a walk through of the unit for maintenance issues, and take any measurements of doors, mini-blinds, etc that may need to be replaced prior to the incoming tenant. Residents will still be required to attend a Pre-Final briefing which will cover cleaning, financial and other topics.

Renters Insurance Policy

Reimbursements on renter's insurance policies will be processed bi-annually, for the prior 6 month period. To be eligible for reimbursement for the current period of October 1st thru March 30th tenants must meet the following requirements-

1. **Maintained continuous coverage, at levels equal to, or greater than- \$23,000 on personal property (contents), and \$100,000 liability coverage.**
2. **Tenants did not activate the Aurora provided Allstate policy during the period.**
3. **Submit the Declarations Page for the appropriate time frame to Aurora NLT April 15th.**

The current reimbursement is \$8.67 per each month of eligible coverage. Credit will be applied to the tenants ledger.

If you do not have renters insurance and have not signed up for your free renter's Insurance policy; call Allstate @ 279-9000 right away!

Please note! ALL holiday decorations, multi-colored AND clear lights can no longer be lit up, and must be removed from the housing units.