



200 Gibson Street • Tonawanda, New York 14150 • (716) 692-3555

The Second Meeting After the Seventy Eighth Annual Meeting of the Tonawanda Housing Authority

April 23, 2024 @ 6:00 pm

Meeting Agenda

Pledge:

Roll Call: In attendance: Chairperson Dale Zuchlewski, Vice Chairperson Jean Harmon, Jerry Frizzell Ralph Abramo, Betty Schaertel, Tenant Rep Lisa Salgot, Tenant Rep Dawn Wells, THA Manager Dale Kokanovich and THA Legal Counsel Diane Tiveron

Minutes of previous meeting:

- Board Meeting Minutes for 3/26/2024

Correspondence:

- NYSLRS Employer Newsletter
- Letter from City of Tonawanda regarding Council Meeting Minutes approving THA 2025 Budget.

New Business

- HAI (insurance group) "dividend" check for \$16,948.98
- Working with Wendel Architects and Engineering to prepare RFP's for parking lot repairs and tree removal.

Old Business:

- Update for Fiscal and Employee Manual. A paper (DRAFT) version of the Employee Manual will be available at the Meeting.
- Gibson Street roofing project update. Prepared to start, Allstate Contracting is waiting on roof seals (vents) which are on backorder.
- Redevelopment project update

Vacancy Report:

- 57 Applicants on the Wait List
- 27 Vacant units. The vacancy rate is 11%.
- HM32 and HM32A provided to Board at the Board Meeting

Managers' Report:

- ERAP income YTD up to \$42,738 (about \$5,000 in the last month or so)
- 14 Late Notices totaling \$10,84 for April. Lowest # and \$ in several years.
- Spring Newsletter 2.0
- Easter Egg hunt was held on April 6th.
- Snow equipment stored away. Mowers made ready with preventive maintenance. Grounds clean up, parking curbing reinstalled, Hinds speed bumps installation.
- 2 Food Pantries will be installed by the end of April. THS students are working with THA to "mange" the pantries.

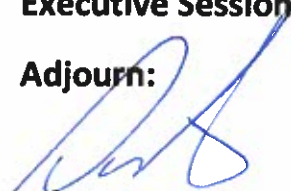
Chairman's Report and / Or Committee Reports:

Bills: Check Register provided to the Board.

Remarks:

Executive Session: If needed

Adjourn:



Dale Kokanovich

Executive Secretary

Tonawanda Housing Authority



200 Gibson Street • Tonawanda, New York 14150 • (716) 692-3555

The First Meeting After the Seventy Eighth Annual Meeting of the Tonawanda Housing Authority

March 26, 2024 @ 6:00 pm

Meeting Minutes

Pledge:

Roll Call: In attendance: Chairperson Dale Zuchlewski, Vice Chairperson Jean Harmon, Jerry Frizzell Ralph Abramo, Betty Schaertel, Tenant Rep Lisa Salgot, THA Manager Dale Kokanovich and THA Legal Counsel Diane Tiveron. Tenant Rep Dawn Wells was excused.

Minutes of previous meeting:

- Special Board Meeting Minutes of 2/13/2024. A Motion was made by Betty Schaertel to accept the Meeting Minutes as presented, 2nd by Jean Harmon. By a vote of 6-0, the Motion was passed.
- Board Meeting Minutes from Board Meeting 2/27/2024. A Motion to accept the Meeting Minutes as presented was made by Lisa Salgot, 2nd by Ralph Abramo. By a vote of 6-0 the Motion passed.

Correspondence:

- NYSLRS Employer Newsletter
-

New Business

- Construction project update. THA was informed that the Hillview Commons construction project was not funded in this round of NYS awards for construction. Our developer is meeting with NYS and the Board to review the application and what our next options may be for construction. A debrief meeting will be held in the future to discuss what improvements can be made to our application.
- City of Tonawanda Comon Council approved the THA Budget on 03/19/2024.
- Vacated accounts. A Board Resolution is needed for the purpose of writing off vacated accounts totaling \$947.57 as unrecoverable due to move out. A Motion to accept the

Vacated Accounts total of \$947.57 was made by Jean Harmon, 2nd by Lisa Salgot. By a vote of 6-0 the Motion was passed.

Old Business:

- Update for Fiscal, Employee and Tenant handbooks. Manager Dale Kokanovich did not have the employee Manual updates submitted by March 31. Mr. Kokanovich stated that he will have a draft version to the Board prior to the next Board Meeting for discussion. Fiscal policies are also a work in progress and our accountants are now in “tax season” and these could be further delayed, with no time frame given.
- Gibson Street roofing project update. Building permits for all 23 buildings are now in place and Contractor is waiting for roof vent boots (upgraded material) to begin work. Manager Dale Kokanovich stated that THA, at this time, has “no active roof leaks that we are aware of”. Weather permitting, work will begin in April.
- ERAP update – Collected \$39,474.22 YTD.

Vacancy Report:

- 66 Applicants on the Wait List
- The vacancy rate is 9%.
- HM32 and HM32A provided to Board at the Board Meeting

Managers’ Report:

- 31 late notices totaling \$22,928 for March
- Spring Newsletter
- Easter Egg hunt April 6th.

Chairman’s Report and / Or Committee Reports: No report

Bills: Check Register provided to the Board. A Motion to pay the Bills was made by Betty Schaertel, 2nd by Jean Harmon. By a vote of 6-0, the Motion was passed.

Remarks:

-
- Senior Tenants asked who would be involved in the NYS Debrief on the Senior project. Chairperson Zuchlewski stated it would be the Developer, Board, THA Manager and NYS.
 - Will THA continue to maintain the existing Senior Buildings? Mr. Kokanovich stated, “yes, new boilers were just installed, and we will continue to make repairs and maintain the buildings”.
 - With the delay in the construction will THA continue to move all Tenants to 30% of income for rent purposes. Mr. Kokanovich stated “yes, we began our transition as a business to Subsidized Housing via the Project Based Vouchers, THA cannot maintain an “current rent structure” and a “Subsidized rent structure” at the same time. NYS allows THA to migrate to the “Subsidized rent structure” over time. Construction doesn’t impact this timeline.

Executive Session: Not needed.

Adjourn: There being no further business before this Board, a Motion to Adjourn was made by Jean Harmon, 2nd by Lisa Salgot. By a vote of 6-0, the Motion was passed and Chairperson Dale Zuchlewski declared the Meeting Adjourned at 6:31pm.

Dale Kokanovich 

Executive Secretary

Tonawanda Housing Authority



189 Commerce Court
PO Box 139
Cheshire, CT 06410-0139

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

March 2024

Dear Member,

I am pleased to inform you that, based on the outstanding performance of Housing Authority Risk Retention Group, Inc., (HARRG) and Housing Authority Property Insurance, A Mutual Company, (HAPI) in fiscal year 2023, HAI Group's Board of Directors has declared \$12 million in policyholder dividends — \$3 million for HARRG and \$9 million for HAPI.

Your dividend check(s) are included. Please note that checks from HARRG are for members who participate in our liability insurance program, while checks from HAPI are for members who participate in our property insurance program.

I'd like to personally thank you for your continued support of HAI Group. Your confidence and trust in our company are critical to our success.

My best,

A handwritten signature in black ink, appearing to read "Ed Malaspina".

Ed Malaspina
President and Chief Executive Officer
HAI Group

DOC. DATE	REFERENCE	DATE	CHECK NUMBER	PAYMENT
3/20/2024	HAPI A Dividend - 126024*27869 - HAPI A Dividend	3/21/2024	004956	\$16,948.98
				\$16,948.98
Vendor ID: C00000924 Affiliate ID: 126024	PAY TO NAME: Tonawanda Housing Authority			CHECK TOTAL: \$16,948.98

DOCUMENT HAS A COLORED BACKGROUND. SECURITY FEATURES LISTED ON BACK.

Housing Authority Property Insurance, A Mutual Company
189 Commerce Court
Cheshire, CT 06410-0189

JPMorgan Chase Bank, N.A.
New York, NY

1-2/210

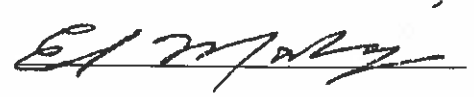
DATE	3/21/2024	CHECK NUMBER	004956
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SIXTEEN THOUSAND NINE HUNDRED FORTY EIGHT AND 98/100 *****

AMOUNT	\$16,948.98
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VOID AFTER 90 DAYS

PAY TO THE ORDER OF
Tonawanda Housing Authority
200 Gibson Street
Tonawanda, NY 14150



⑈0000004956⑈ ⑆021000021⑆ 511732163⑈

57 Manage Applications

Waiting List Name	Active	Hold	Pending	Last Renumber	Last Transfer	Last Purge	Sorting Method	
1 Bedroom Waiting List	0	0	0	04/11/2024	04/11/2024	01/18/2017	Preference, Date, Time	
2 Bedroom Waiting List	11	0	0	04/09/2024	03/20/2024	01/18/2017	Preference, Date, Time	
3 Bedroom Waiting List	21	0	0	04/12/2024	04/11/2024	01/18/2017	Preference, Date, Time	
4 Bedroom Waiting List	5	0	0	02/01/2024	07/18/2023	01/18/2017	Preference, Date, Time	
5 Bedroom Waiting List	3	0	0	11/02/2022		01/18/2017	Preference, Date, Time	

SO Last Refresh: 4/15/2024 4:15:29 AM

0 Pending Requests *57*

0 Applications To Review

Dale Kokanovich

No Filter Applied

PH Unit List

Unit #	Unit Address	City	Building	Status	Current Tenant
D	GIBSON Street 204	Tonawanda	Gibson	Vacant	
C	GIBSON Street 206	Tonawanda	Gibson	Vacant	
A	GIBSON Street 218	Tonawanda	Gibson	Vacant	
D	GIBSON Street 228	Tonawanda	Gibson	Vacant	
D	GIBSON Street 230	Tonawanda	Gibson	Vacant	
C	GIBSON Street 240	Tonawanda	Gibson	Vacant	
C	GIBSON Street 246	Tonawanda	Gibson	Vacant	
B	GIBSON Street 250	Tonawanda	Gibson	Vacant	
	HINDS Street 211	Tonawanda	Hinds	Vacant	
B	GIBSON Street 256	Tonawanda	Gibson	Vacant	
B	GIBSON Street 258	Tonawanda	Gibson	Vacant	
D	GIBSON Street 260	Tonawanda	Gibson	Vacant	
	GIBSON Street 411	Tonawanda	Jacob J. Guzzetta	Vacant	
	GIBSON Street 414	Tonawanda	Jacob J. Guzzetta	Vacant	
	GIBSON Street 418	Tonawanda	Jacob J. Guzzetta	Vacant	
	HINDS Street 241	Tonawanda	Hinds	Vacant	
	Gibson Street 425	Tonawanda	Jacob J. Guzzetta	Vacant	
	GIBSON Street 504	Tonawanda	Jacob J. Guzzetta	Vacant	
	GIBSON Street 506	Tonawanda	Jacob J. Guzzetta	Vacant	
	GIBSON Street 507	Tonawanda	Jacob J. Guzzetta	Vacant	
	GIBSON Street 512	Tonawanda	Jacob J. Guzzetta	Vacant	
	HINDS Street 271	Tonawanda	Hinds	Vacant	
	HINDS Street 299	Tonawanda	Hinds	Vacant	
	HINDS Street 305	Tonawanda	Hinds	Vacant	
	HINDS Street 309	Tonawanda	Hinds	Vacant	
	HINDS Street 261	Tonawanda	Hinds	Vacant	
	HINDS Street 293	Tonawanda	Hinds	Vacant	

27

\$0

Unposted Receivables

Effective as of 4/15/2024

Public Housing >

Work Orders >

Section 8 >

Last Batch Create Receivables: 4/11/2024

No Filter Applied

\$201,896

Outstanding Receivables

Current	\$0.00
Due 1-30	<u>\$27,114.40</u>
Due 31-60	<u>\$12,991.00</u>
Due 61-90	<u>\$18,141.73</u>
Over 90	<u>\$143,648.72</u>
Outstanding	<u>\$201,895.85</u>
Unapplied Credits	<u>\$28,962.88</u>

No Filter Applied



Receive Payment



Create Receivable



Tenant Move-Out



Batch Create Late Fees

TAPS data is analyzed nightly to ensure data integrity. In reviewing your TAPS data it has been determined that a transaction data integrity issue exists and should be reported to HAPPI Support at your earliest convenience for resolution.



New York State Division of Housing and Community Renewal
Housing Management Bureau
25 Beaver Street New York, NY 10004

Marketing Activity Report for Month Ending MARCH 2024

Development Name: Colin Kelly Heights Number: NYS-010

Apartment Size by Number of Bedrooms	0	1	2	3	4	5 or more	Total
1. Number of apartments	0	12	106	32	0	0	150
2. Number of apartments under lease at start of month	0	10	100	28	0	0	138
3. Number of apartments vacated during month	0	0	0	1	0	0	1
4. Number of apartments leased during month	0	0	2	0	0	0	2
5. Number of apartments under lease at end of month (line 2 - line 3) + line 4)	0	10	102	27	0	0	139
6. Number of apartments not under lease at end of month* (line 1 - line 5)	0	2	4	5	0	0	11
7. Number of prospective tenants on waiting list	0	2	20	24	0	0	46

* List all apartments vacant for more than 60 days below or on attached sheet:

Bldg. #	Apt. #	Vacate Date	Reason for Extended Vacancy
	260D	04/30/12	staffing/expense
	250C	06/01/22	staffing/expense
	258B	12/01/22	staffing/expense
	230D	04/01/23	staffing/expense
	218A	10/02/23	staffing/expense
	264A	0/06/23	staffing/expense
	250B	11/01/23	" "
	228D	01/01/24	" "
	246C	01/01/24	" "

Remarks: none

Prepared by: Karen Kisloski Date: 04/09/24 Telephone: (716) 692-3555



New York State Division of Housing and Community Renewal
Housing Management Bureau, 641 Lexington Avenue, New York, N.Y. 10022

Report on Tenant Arrears for Month Ending MARCH 20 24

Development Name: COLIN KELLY HEIGHTS Number: NYS- 010

Date Submitted: 04/09/2024 Prepared by: KAREN KISLOSKI

Total Residential Units 150 Total Commercial Units 0

I. Analysis of Tenant Arrears

In arrears for-	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Due	Number of Tenants	Amount Due
a. Less than one month	6	866.79	0	0.00
b. One month but less than two	2	1223.70	0	0
c. Two months but less than three	1	284.90	0	0
d. Three months or more	26	35306.22	0	0
Totals	35	37,681.61	0	0.00
Gross Rent Potential this month:	\$ 107,193.00		\$ 0.00	
Rent Collected Amount:	\$ 99,885.15		\$ 0.00	
 Rent Collected Amount/ Gross Rent Potential 	93.18%		0.00%	

Remarks: Gross rent potential includes water charges and now PBV charges/payments

II. Analysis of Vacated Tenant Arrears

Period since departure-	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Owing	Number of Tenants	Amount Owing
a. Less than two months	1	645.66	0	0
b. Two months but less than four	0	0.00	0	0
c. Four months but less than six	2	9410.63	0	0
d. Six months but less than a year	5	18685.28	0	0
e. One year but less than two	7	23635.95	0	0
f. Two years or more	3	3459.01	0	0
Totals	18	55,836.53	0	0.00



New York State Division of Housing and Community Renewal
 Housing Management Bureau
 25 Beaver Street New York, NY 10004

Marketing Activity Report for Month Ending MARCH 2024

Development Name: Arthur Albright Courts Number: NYS-091

Apartment Size by Number of Bedrooms	0	1	2	3	4	5 or more	Total
1. Number of apartments	0	12	2	28	16	4	62
2. Number of apartments under lease at start of month	0	9	2	20	12	3	46
3. Number of apartments vacated during month	0	0	0	0	0	0	0
4. Number of apartments leased during month	0	0	0	1	1	0	2
5. Number of apartments under lease at end of month (line 2 - line 3) + line 4)	0	9	2	21	13	3	48
6. Number of apartments not under lease at end of month* (line 1 - line 5)	0	3	0	7	3	1	14
7. Number of prospective tenants on waiting list	0	2	20	24	5	3	54

* List all apartments vacant for more than 60 days below or on attached sheet:

Bldg. #	Apt. #	Vacate Date	Reason for Extended Vacancy
	229	03/31/23	staffing/expense
	323	08/01/22	staffing/expense
	299	11/28/22	staffing/expense
	271	01/01/23	staffing/expense
	329	02/15/23	staffing/expense
	253	03/31/23	staffing/expense
	255	03/31/23	" "
	235	07/01/23	" "
	261	07/31/23	" "
Remarks:	none 293	06/29/23	" "

Prepared by: Karen Kisloski Date: 04/09/24 Telephone: (716) 692-3555



New York State Division of Housing and Community Renewal
Housing Management Bureau, 641 Lexington Avenue, New York, N.Y. 10022

Report on Tenant Arrears for Month Ending MARCH 20 24

Development Name: ARTHUR ALBRIGHT COURTS Number: NYS- 091

Date Submitted: 04/09/2024 Prepared by: KAREN KISLOSKI

Total Residential Units 62 Total Commercial Units 0

I. Analysis of Tenant Arrears

In arrears for-	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Due	Number of Tenants	Amount Due
a. Less than one month	4	912.51	0	0.00
b. One month but less than two	3	661.56	0	0
c. Two months but less than three	0	0.00	0	0
d. Three months or more	10	4081.18	0	0
Totals	17	5,655.25	0	0.00
Gross Rent Potential this month:	\$ 40,581.00		\$	
Rent Collected Amount:	\$ 35,353.20		\$	
 Rent Collected Amount / Gross Rent Potential 	87.12%		0.00%	

Remarks: Gross rent potential includes water charges and now PBV charges/payments

II. Analysis of Vacated Tenant Arrears

Period since departure-	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Owing	Number of Tenants	Amount Owing
a. Less than two months	0		0	0
b. Two months but less than four	2	10083.96	0	0
c. Four months but less than six	0	0.00	0	0
d. Six months but less than a year	2	31293.00	0	0
e. One year but less than two	2	7821.15	0	0
f. Two years or more	0	0	0	0
Totals	6	49,198.11	0	0.00



New York State Division of Housing and Community Renewal
 Housing Management Bureau
 25 Beaver Street New York, NY 10004

Marketing Activity Report for Month Ending MARCH 2024

Development Name: Jacob J. Guzzetta- Senior Citizens Number: NYS-151

Apartment Size by Number of Bedrooms	0	1	2	3	4	5 or more	Total
1. Number of apartments	9	24	8	0	0	0	41
2. Number of apartments under lease at start of month	6	19	8	0	0	0	33
3. Number of apartments vacated during month	1	1	0	0	0	0	2
4. Number of apartments leased during month	0	0	0	0	0	0	0
5. Number of apartments under lease at end of month (line 2 - line 3) + line 4)	5	18	8	0	0	0	31
6. Number of apartments not under lease at end of month* (line 1 - line 5)	4	6	0	0	0	0	10
7. Number of prospective tenants on waiting list	17	17	17	0	0	0	51

* List all apartments vacant for more than 60 days below or on attached sheet:

<u>Bldg. #</u>	<u>Apt. #</u>	<u>Vacate Date</u>	<u>Reason for Extended Vacancy</u>
	504	08/30/01	staffing/expense
	519	08/01/16	floor
	522	06/30/21	staffing/expense
	414	05/01/22	staffing/expense
	418	10/07/22	staffing/expense
	425	04/01/23	staffing/expense
	507	06/01/23	" "
	411	06/07/23	" "
	525	11/01/23	" "

Remarks: none

Prepared by: Karen Kisloski Date: 04/09/24 Telephone: (716) 692-3555



New York State Division of Housing and Community Renewal
Housing Management Bureau, 641 Lexington Avenue, New York, N.Y. 10022

Report on Tenant Arrears for Month Ending MARCH 20 24

Development Name: JACOB J. GUZZETTA- SENIOR CITIZENS Number: NYS- 151

Date Submitted: 04/09/2024 Prepared by: KAREN KISLOSKI

Total Residential Units 41 Total Commercial Units 0

I. Analysis of Tenant Arrears

In arrears for-	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Due	Number of Tenants	Amount Due
a. Less than one month	1	67.00	0	0.00
b. One month but less than two	0	0.00	0	0
c. Two months but less than three	0	0.00	0	0
d. Three months or more	1	474.00	0	0
Totals	2	541.00	0	0.00
Gross Rent Potential this month:	\$ 15,046.00		\$	
Rent Collected Amount:	\$ 10,158.28		\$	
[Rent Collected Amount / Gross Rent Potential]	67.51%		0.00%	

Remarks: Gross rent potential includes water charges.

II. Analysis of Vacated Tenant Arrears

Period since departure-	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Owing	Number of Tenants	Amount Owing
a. Less than two months	0	0	0	0
b. Two months but less than four	0	0	0	0
c. Four months but less than six	0	0	0	0
d. Six months but less than a year	0	0	0	0
e. One year but less than two	1	750.58	0	0
f. Two years or more	0	0	0	0
Totals	1	750.58	0	0.00

Name	Address	App #	ERAP's record total arrears	Amt Paid	Date Paid	Pynt Status	THA Balance @ time of submission	Date of Application	Balance at end of eviction moratorium 1/15/2022	Currently owes	12 months	15 months	C.A.L.M. \$ received
Briana Ranney	228 Gibson st, Tonawanda, NY 14150	4QQ14	\$1,866.00	\$3,076.00	1/10/2024	sent	\$ 3,076.00	11/2/2021	\$ 3,698.00	\$ (1,433.90)			
Shannon Haynes	235 Hinds St, Tonawanda, NY 14150	HYJE4	\$18,095.00	\$1,067.00	12/27/2023	sent	\$ 1,377.00	12/7/2021	\$ 2,503.00	n/a			
Patty Taylor	262 Gibson Street, APT C, Tonawanda, NY 14150	ESVUU	\$900.00	\$900.00	1/18/2024	sent	\$ 900.00	10/19/2021	\$ 2,400.00	\$ 7,991.00			
Janine Anderson	209 Hinds St, Tonawanda, NY 14150	4481E	\$80.00	\$1,324.00	12/20/2023	sent	\$ 1,324.00	9/3/52021	\$ 1,316.00	\$ (450.00)			
Kaya D salvo & Kyle Augustine	291 Hinds street, Tonawanda, NY 14150	HN19H	\$998.00	\$0.00			\$ 2,037.78	10/21/2021	\$ 0.78	\$ 57.00			\$ 4,246.78
Leah Helpert	249 Hinds Street, Tonawanda, NY 14150	A9914	\$6,620.00	\$3,264.00	3/24/2024	sent	\$ 8,533.00	9/15/2021	\$ 5,535.00	\$ (1,900.00)			\$ 10,000.00
Erik Reed & Brittany Augustine	222 gibson st D, Tonawanda, NY 14150	ESUUN	\$500.00	\$1,895.50	1/23/2024	sent	\$ 2,208.50	10/19/2021	\$ 3,723.50	\$ (833.50)			\$ 9,841.50
Candice Cornelius	244 Gibson Street, Unit F, Tonawanda, NY 14150	J1NE1	\$3,926.00	\$4,750.00	2/26/2024	sent	\$ 4,842.00	10/26/2021	\$ 6,132.00	\$ 10,453.00			\$ 5,160.00
Jamie Anderson	252 Gibson St, Apt F, Tonawanda, NY 14150	A1AUY	\$3,000.00	\$3,500.00	12/27/2023	sent	\$ 3,500.00	12/1/2021	\$ 3,729.00	n/a			\$ 6,450.00
Nichole Briggs-Rowe	229 hinds street, Tonawanda, NY 14150	4NEVY	\$3,503.00	\$0.00			\$ 8,345.00	1/1/2022	\$ 8,345.00	\$ 18,969.40			\$ 9,684.00
Michael Butsch	293 Hinds Street, Tonawanda, NY 14150	0NH95	\$5,400.00	\$0.00			\$ 6,125.00	1/14/2022	\$ 6,125.00	\$ 13,002.60			\$ 10,590.00
Robert Zeller	238 Gibson street, Apt a, Tonawanda, NY 14150	A500A	\$3,800.00	\$5,224.99	12/20/2023	sent	\$ 5,224.99	10/19/2021	\$ 6,724.99	\$ (4,335.00)			
Lisa Salgot	252 Gibson Street, Apt E, Tonawanda, NY 14150	HAUQQ	\$764.00	\$482.00	1/10/2024	sent	\$ 783.00	9/23/2021	\$ 779.00	\$ (482.00)			
Michelle Ferrminino	250 Gibson St, A, Tonawanda, NY 14150	EVAVK	\$1,860.00	\$2,551.00	1/23/2024	sent	\$ 1,929.00	11/3/2021	\$ 3,167.00	\$ (2,789.00)			\$ 3,623.00
Briana Pingrey	202 gibson street apt f, Tonawanda, ny 14150	N59H5	\$3,856.00	\$0.00			\$ 2,075.00	11/2/2021	\$ 3,045.00	\$ 8,942.51			\$ 5,820.00
Patrick Finnegan	307 hinds st, Tonawanda, NY 14150	40YVH	\$1,650.00	\$3,059.00	10/13/2021	sent	\$ 2,019.00	10/11/2021	\$ (127.00)	\$ (726.94)			\$ 7,275.00
Jenna Piscitello	218 Gibson Street, AptA, Tonawanda, NY 14150	VNU9H	\$142,935.00	\$0.00			\$ 4,795.66	9/16/2022	\$ 1,241.33	\$ 8,186.66			\$ 6,000.00
Ziad Al Mohamad	210 Gibson St, apt a, tonawanda, NY 14150	UOH93	\$622.00	\$0.00			\$ 34.00	10/12/2021	\$ 34.00	\$			\$ 7,500.00
James Wells	252 Gibson St, A, Tonawanda, NY 14150	E941Y	\$7,100.00	\$0.00			\$ 2,460.00	10/28/2021	\$ 1,760.00	\$ 261.00			
Corey Sanders	262F Gibson St, Mantissa	9VUQQ	\$ 229.00	\$ 229.00	10/12/2021	sent	\$ 356.00	9/23/2021	\$ (9.00)	\$ 566.00			
Vincent	202E Gibson St, Joe Deluca & Alyssa Midzinski	41AEN	\$ 45,000.00	\$ 6,083.00	3/11/2024	sent	\$ 9,594.85	8/10/2021	\$ 8,525.00	\$ 3,511.85			
	295 Hinds St, Tonawanda NY 14150	BYOOK	\$5,367.73	\$5,332.73	2/21/2024	sent	\$ 5,367.73	10/22/2021	\$7,485.73	\$1,281.24			\$ 9,603.73

TOTAL \$42,738.22

Spring Newsletter 2.0

(April 2024)

Grass Cutting – As we move into Spring THA will be performing grass cutting operations. To keep everyone safe, we ask you to leave the area when our mowers approach and remove children from the area. Our mowers will stop cutting and turn off their engines if you do not leave the area. This is an indicator to you that you need to move away from that area until we finish cutting. THA does send text alerts when we are cutting grass to give tenants notice that we are going to be cutting the grass. Residents are expected to move ANY furniture while grass cutting is underway.

Text Alert – Sign up by giving the office your cell phone number. THA uses this method to alert tenants to issues such as grass cutting, snow plowing, power outages and office closures.

Outdoor Storage – A reminder of what you can/ cannot do regarding storage of items on the outside of your apartment. All storage that is allowed needs to be always kept in an orderly fashion.

- No fire pits of any kind.
- No pools, of any kind and size, are ever allowed on the THA property due to our insurance liability cost. A sprinkler is allowed, and Tonawanda does have Kohler pool in the summer months.
- No gazebo's, screen tents, regular tents. No permanent structures of any kind and nothing left up overnight. THA does not allow exterior modifications to the buildings. Umbrellas and pop-up tent / awnings are allowed but must be stored each night.
- Playground equipment – Nothing that a child can climb on (liability insurance) such as jungle gyms, slides, playhouses. *Do not install swings on the laundry poles! Those poles were installed in 1942 and were never designed to handle the weight of a child swinging on them.*
- **Rental tents, ball pits, inflatable slides are not allowed on THA property. If you have questions on the use of these rental items, please contact the office for clarification. Non-compliance with this regulation will result in a fine.**
- Gas grills only, no charcoal or wood as fuel. **When in use, the grill needs to be at least 10 Feet from any structure per City of Tonawanda Fire Regulations.**
- You must not store “returnable” bottles and cans outside your apartment. Residue in the containers (even if washed) will attract bugs and rodents. THA spends thousands of dollars a year on pest control and requires tenants to comply. Return them more frequently to avoid outdoor storage.
- Garbage and recycle totes – Your garbage tote should go to the curb for pick up every week. Do not leave garbage in your tote especially in the Spring – early Fall as this attracts bugs and rodents (to include squirrels). In the warmer weather **THA does look for garbage totes that have NOT been taken out and will take your tote to the curb and charge you a fee for doing so.** Recycle schedules are on the City of Tonawanda website. Recycle totes go to the curb every 2 weeks.
- **Please do not feed the animals!** – Do not leave food outside for what you think are stray cats and squirrels. This food ends up feeding every other animal and rodent in the area. And then, they keep coming back because they found food! THA spends thousands of dollars with exterminators every year to control pests on the property.
- **Outdoor storage for apartments that are located (or face) on Gibson and Hinds Streets. You must not store anything in your yard facing the street. Toys, chairs or outdoor furniture, bicycles, grills, etc. must be stored in the rear (NOT on the side) of your apartment / building when not in use.**

Annual Inspections – THA is conducting Apartment Inspections in 2024. We will notify the tenant 1 week in advance and we will be using the HUD standard for the inspection. A copy of that inspection list will be provided to the tenant in their notification. Please, if you have missing or inoperable smoke detectors, notify the Office NOW so we can repair / replace them.

Sewer reminder – THA is constantly challenged by inappropriate items being flushed down toilets and into our sewer system. It results in expensive repairs, the cost of which is passed on to tenants in the form of rent increases and service fees. Baby/ adult wipes should NEVER be flushed down a toilet. It doesn't matter what the packaging on the wipes says, they do not break down and create plugs in the THA system and the Municipal sewer systems. Google it! ***“No Wipes in the Pipes”***

Tenant Rep question for Tenants - If there is interest in NARCAN training THA is willing to set up another training day. Reach out to your Tenant Reps Lisa and Dawn to let them know there is interest in this training.

Property Safety – Did you know that most if not all Gibson Street apartments have Dusk to Dawn light bulbs installed in your exterior porch lights? All you must do is leave your porch light switch turned on and the bulb will automatically turn itself on and off at sunset and sunrise. If you don't have them, or they are not working, call the Office and place a Work Order for THA to install the bulbs. There is no charge for this Security enhancement. Hinds Street apartments have a fixture that doesn't allow for these types of bulbs currently. But Hinds Street Tenant can leave their porch lights on overnight.

Electric scooters and bikes – THA and City of Tonawanda does not have any specific rules / regulations for the use of scooters and E-Bikes. Riders should follow all rules and regulations that pertain to bicycle use. Speed on sidewalks is a concern, and pedestrians have the right of way. Bicycle helmets should be worn when operating a scooter or E-Bike. There is No Riding in the Parking Lots. The operator of the scooter or E-Bike has the responsibility to always operate the device in a safe and courteous manner on the THA property.
