



Its that time of year again....

Spring time means tax time, which also means annual income review time for our tenants. Letters will be going out over the next few weeks to tell you what needs to be done for your income review. Your letter will state what documents you need to bring in, and when your appointment needs to be completed by.

Both your current income and your 2016 income tax (not the notice of assessment) need to be brought with you to your appointment, we will review both in order to set a new rent for the next year. Once you have received your notice of Canada Child Benefit (GST, or Alberta Child Benefit will also do), it must also be submitted. Even if you owe money and do not actually receive it, you must still bring in your notice (from Revenue Canada) which lists your eligible dependents.

Appointments will be done between April 24 and May 31, with a few evening appointments available for those who need them. Your new rent will take effect July 1, 2017. Any tenants not completing their income review by the deadline on their letter will have their rent increased to the maximum rate.

Please also ensure that you have provided updated banking information if your information has changed, and a copy of your current tenant insurance policy with \$2,000,000 liability coverage.

If you are receiving an electricity credit, your cheque will be ready at your income review appointment. If you have a charge for electricity, your balance is due by July 1st, 2017.



**If you are without heat or water
Call 780-618-8395**



Website

www.northpeacehousing.ca



E-mail

generalinquires@northpeacehousing.ca



Facebook

North Peace Housing Foundation



Twitter

@



Phone

780-624-2055

Central Office
Box 7050
9910-102 Street
Peace River, AB
T8S 1S7



NORTH PEACE HOUSING FOUNDATION

HAPPENINGS

Special Days

March 2-3 No School- Teachers Convention for PRSD and HFSD

March 17- St. Patrick's Day

March 12- Daylight Savings Time Begins

March 20- First day of Spring

April 14- Good Friday

April 16- Easter Monday

April 26- Administrative Professionals Day

May 14- Mothers Day

May 22- Victoria Day



Contest Time!!

How many Shamrocks are in this newsletter?
Submit your answer with name, phone number and address to

Generalinquiries@northpeacehousing.ca

Your name will be entered for a \$25.00 Canadian Tire gift certificate.



In this issue...

Picnic in the Park.....Page 2

Getting your Deposit Back.....Page 5

Spring Cleaning Tips.....Page 6

Picnic in the



Paul Hebert and his family have started something wonderful in Peace River. A Picnic in the Park, every Thursday, all summer long.

Paul started this picnic last spring after hearing a sermon one Sunday morning. His pastor spoke of "loving your neighbors" and inviting not only your neighbors for a BBQ but those who walked by as well. Paul said "that was the seed that got planted".

Paul said that since he lives out of town it was hard to invite anyone who walked by, so they had a picnic at Riverfront Park and invited anyone who walked by. His first Picnic had 26 guests.

It was such a great idea that they decided to keep it going. Each Thursday since then they have held a Picnic in the Park. Some weeks they have upward of 250 people participate. Such enthusiasm has been received by the community, with companies such as Dominoes Pizza, McDonalds, and Bridgeview Gardens assisting with the meal, and groups volunteering to help.

The Thursday Picnic in the Park has become a time for the community to get together. Whether it is someone in need of a meal, someone in need of a friend, someone who is new to the community, or someone who just wants to meet new people and hangout, this picnic is a time for everyone in the community to come together.

Picnic in the Park will resume again this spring. It is held at River Front Park in Peace River each Thursday. They are always looking for groups, or people, looking to contribute in any way.

We would love to hear from you!

Do you have something you would like us to add to the newsletter? A community event, kind words about a staff member that went the extra mile, or a program or resource that others would benefit from?

Email us at

Generalinquiries@northpeacehousing.ca



667

The number of units the North Peace Housing Foundation Manages.

162 Family Housing Units

263 Seniors Lodge Rooms

130 Seniors Apartment Units

63 Affordable Seniors Apartment Units

8 Sustainable Remote Housing Units

41 Rent Supplement Clients

A Tip from the Maintenance Department

If your electrical breaker has been tripped, it needs to be reset in order to work again. In order to reset it, make sure to first turn the breaker all the way off. Then turn it on again. Sometimes when the breaker trips it does not fully turn off. If you try to turn it on without it turning all the way off, it may not work.



April Showers Bring May Flowers....



With warmer weather, comes melting snow..

As the temperatures get warmer and the sun is out longer, the snow melts causing puddles and ground water. This water does not always evaporate or absorb into the ground right away.

If you find water in your basement, check your downspouts to make sure they are properly connected. This will help the water flow away from your house., and help prevent it from going into your basement.

It is always a good idea to keep valuables off the floor. Having shelving to store items on, or containers to put valuables in can protect them if there was an accident.



Some Great Spring Cleaning Tips!

Wash Window Screens: Using warm water and a mild dishwashing liquid, scrub each screen with a brush; rinse thoroughly. This can easily be done in the tub, or outside with the hose. Just don't forget to put them back, missing screens can be an expensive charge when you move out.

Bathroom Fan : The cover on your bathroom fan can be vacuumed or removed and cleaned with mild soap and water. Ensuring that the cover is clean will allow moisture to escape and prevent mold and mildew in the bathroom.

Fridge and Stove : Spring is a great time to clean out the fridge and stove. Remember to pull them out and clean the floor under them and wipe any dust from behind. This is also a good time to clean the filter on the range hood above the stove. Remove the filter and soak it in hot soapy water.

Windows : Spring is a great time to get rid of the dust and dirt built up on your windows from the winter. Don't forget the outside of the window. Many small sliding windows will lift out so that you can clean both sides.



In your Community

Community Volunteer Income Tax Program

Fairview

March 1– April 15, 2017

Contact the Town of Fairview for more information. @ 780-835-5471

Parade of Programs

Peace River

April 6, 2017 6:30-8pm

Chateau Nova

Easter Egg-Stravaganza

Peace River

Free Event for children 10 and under

Saturday April 15, 2017

1:30– 3:30

Alberta Pond Hockey

March 10-12 at Lac Cardinal

Free Family Fun Night

@ the Grimshaw Multiplex

Friday March 10, 2017

7-9 Pm

Free After School Youth Fun!

Tuesdays from 4-6 at the Grimshaw Multiplex

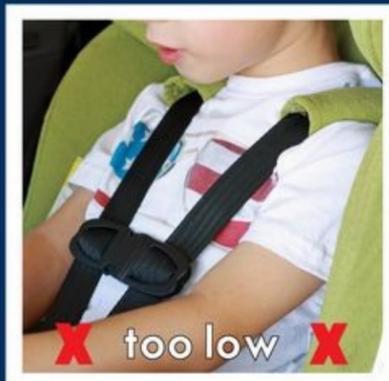
Northern Sunrise County Annual Residents Meeting

April 6 7-9 pm

At the New Harmon Valley hall



Car Seat Chest Clip Placement



The chest clip should be placed on the strongest part of the chest, even with the armpits.

www.seatsafe.org

Do you need assistance for your children's activities?



As a tenant of the North Peace Housing Foundation you may be eligible for supports such as Jump Start, to assist with the costs of activities for your children. Many communities may also have programs through Community Services or FCSS that can also assist with these expenses.

Contact your Housing Manager for a letter of reference for these programs.



Did You Know?



The North Peace Housing Foundation also has Seniors Housing and Lodge Accommodation.

We have apartments and lodges in Fairview, Manning, Hines Creek, Berwyn, and Peace River. In addition we have seniors apartments in Grimshaw and Nampa.

If you have a senior in your life, whether it is a grandparent, neighbor, or friend, who is in need of housing that is more affordable or that provides additional services to meet their needs, contact one of our Seniors Housing Managers today.

Homesteader Lodge

908-2 Avenue
Hines Creek, AB
(780) 494-3500
For Housing in:
Hines Creek

Heritage Tower Lodge

10123-103 Avenue
Peace River, AB
(780) 624-3919
For Housing in:
Peace River and
Nampa

Autumn Lodge

5024 52 St.
Berwyn, AB
(780) 338-3917
For Housing in:
Berwyn and Grimshaw

Del-Air Lodge

202 1st Avenue SW
Manning, AB
(780) 836-3325
For Housing in:
Manning

Harvest Lodge

10400 108 St.
Fairview, AB
(780) 835-2862
For Housing in:
Fairview



Important Reminders

Some important reminders regarding rent changes, EFT payments, and making payment arrangements.

Sometimes life changes, or unexpected things happen. If you have had changes to your income there are a few things you should know about how to make changes to your rent. Follow the proper process can help you avoid extra fees, eviction notices, or court hearings.

Payment Arrangements : If something has happened and you cannot pay your rent in full, you must contact the Housing Manager. The Housing Manager may ask you to do one of three things. First, they may ask you to come into the office and make written payment arrangements, giving your reasons why your rent is late (Applied for EI, or Income Support) and the date in which it will be paid. Second, they may ask that you make an appointment to see if you are eligible for rent adjustments or changes. Third, the Housing Manager may choose not to make payment arrangements, if the reason for your rent not being paid is about budgeting, or there has been a history of late rent. In which case you will be given an eviction notice and will need to have your rent paid by the deadline on the notice.

Rent Adjustments : If your income has changed you may make an appointment with the Housing Manager to have it reviewed. These appointments are held on preselected days at the beginning of the month. The Housing Manager may give you a new rent amount, or they may make a one time change. If a one time change is made, you may continue to make rent adjustment appointments a few months in a row, if there are still changes to your income. It is expected that your remaining balance be paid at the end of your rent adjustment appointment.

EFT (Direct Withdrawal of Rent payment) : It is suggested that you fill out a form to be removed from EFT for the month you are making the adjustment, or payment arrangements. This will avoid the wrong amount being taken from your account, along with other fees you may be charged. This form must be filled out with the Housing Manager before the 25th of the month, and is only effective for one month. If it is needed again the following month, a new form will need to be filed out.

If adjustments or payment arrangements have not been made with the Housing Manager, you will receive an eviction notice. If the eviction notice is not paid in within the deadline you will be served with a notice of an RTDRS (Residential Tenancy Dispute Resolution Service) court hearing.



Getting your deposit back when you move out....

When you decide that it is time for you to move onto your next journey there are a few things to remember to ensure that you do not receive any additional charges.

Make sure to give proper written notice. As per the Residential Tenancy Act, a tenant must give one full months written notice to vacate. That means that your notice must be given on or before the 1st of the month, and is effective for noon on the last day of the month. If proper written notice is not given, you will be charged the next months rent, as your notice would be effective for the following month.

Once we have received your written notice to vacate, a move out confirmation package will be delivered to you. This package has a cleaning checklist for you to follow. Some things that often get forgotten are; a clean furnace filter, no litter or garbage left outside, cleaning the garbage/ recycling cans, and shoveling the sidewalks or cutting the grass.

Leaving items behind might not seem like a big deal when you are busy trying to move, but taking the time to take all items with you will save you money in the end. North Peace Housing Foundation charges \$300 per load of items that need to be removed after a tenant has left.

Children can sometimes cause damage, whether it is a hole in the wall from a door, or they decided to decorate the walls with crayon. Contact the housing manager for tips on how to make minor repairs and avoid charges.

If in the end you do have charges that your security deposit wont cover, it is best to make payment arrangements with the Housing Manager. This will avoid having your file sent to collections.

Finally, make sure to provide a forwarding address. Your final electricity credits/ charges will still need to be determined. Many tenants receive more than their security deposit back.

