



Newsletter of the Chateau, Franklin, Marcy Park, Marshall, and 4th Street Co-ops and Cole Townhomes

Fall 2005

The Scoop is Back!

After a long break, the Scoop newsletter is making its return! The quarterly newsletter will give you useful information about upcoming meetings, inspections, staff and board updates, and interesting articles. If you have any ideas, suggestions, or feedback about the Scoop, please contact Lindsey Gunstad at 612-331-3911 or lindsey.gunstad@riverton.org.

NEW Office Hours at Riverton

Effective October 24, there will be new office hours in an effort to better serve our residents.

- Monday: 10 am - 5 pm
- Tuesday: 10 am - 7 pm
- Wednesday: 10 am - 5 pm
- Thursday: 10 am - 5 pm
- Friday: 10 am - 3 pm

Cole Caretaker Needed!

Cole Townhomes is looking for a caretaker to maintain the grounds. You will be compensated in the form of a rent credit. Please contact Jim Lanore at 612-331-3911 or jim.lanore@riverton.org if you would like to find out more about the position.

Welcome, 4th Street Co-op!

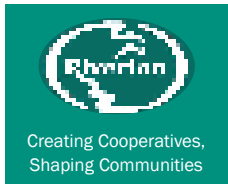
Everyone here at Riverton is pleased to announce the addition of our sixth property, 4th Street Co-op! Riverton took ownership of the building at the beginning of September. 4th Street Co-op is located at the corner of 4th Street and 13th Avenue, right next to the Chateau. Riverton plans to convert the building into a co-op which will stabilize rents and give the residents a voice in their community. The purchase of this new property further illustrates Riverton's dedication to affordable, quality housing.

It's time for Annual Inspections!

Riverton staff members will enter each apartment throughout the next few months to take inventory of carpet, appliances, and cupboards, and assess general cleanliness of the apartments. We have scheduled Cole, Marshall, and 4th Street Co-op. Dates for Franklin, Chateau and Marcy Park will be posted soon.

All inspections will take place between 10 am- 3 pm.

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|------------------|------------------|
| Cole 2400: 10/24 | Marshall: 11/7 |
| Cole 2500: 10/25 | |
| Cole 2600: 10/26 | 4th Street: 11/8 |



Riverton Community Housing Mission:
To develop and maintain quality student-oriented housing communities operating on a non-profit, democratic basis.



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ANNOUNCEMENTS!

Consider Donating Your Old Stuff

Before you toss it out, ask yourself- could someone else use this? There are many students and families that could use your old stuff, so please consider donating it to the Goodwill, Salvation Army, local thrift store, shelter, etc. If you need the phone numbers and addresses for a local charity, please contact Jill Johnson at 612-338-457 or jill.johnson@riverton.org.

Attention Cole Residents!

Parking continues to be a problem at Cole Townhomes. When you park illegally, you make it very difficult for your neighbors to maneuver around the parking lot. It is against Cole policies to double park in your space, park on the grass, in front of the detached garages and curbs, or in the middle of the parking lot where there aren't spaces. Parking in these areas will result in a very sticky sticker to be placed directly on your windshield (which believe us, is no fun to scrape off your car, especially if you're in a hurry) or worse yet, for your car to be towed at your expense. This applies to guests as well as residents. We don't want to have to resort to this, but it is important for everyone to be able to park and get around. Please alert Lindsey Gunstad at 612-331-3911 or lindsey.gunstad@riverton.org of any parking troubles you encounter or if you have any questions about where you should park. Also, please make sure that the vehicle that you park in the lot the majority of the time has a sticker displayed. If you don't have a parking sticker, please let the office know. We thank you in advance for your cooperation on this important matter.

Attention Chateau Residents!

It has come to our attention that the storage areas at the Chateau have not been kept clean by the residents. It is important that you only store things in your storage lockers and not to block the hallway or door of the storage area. Items found in these areas will be thrown away without notice. If you have large items to dispose of, please alert the office and we will make proper arrangements.

Chateau Board Donates to Hurricane Relief

The Chateau Board of Directors voted to donate \$1000 to the Salvation Army to help with the hurricane relief effort.

Riverton Staff

Maintenance Staff Rodney Banks
Maintenance Staff Randy Clepper
Director of Housing and Member Services LoAnn Crepeau
Executive Director Gary Ellis
Riverton Property Manager Lindsey Gunstad
Maintenance Staff Rick James
Member Services VISTA Jill Johnson
Maintenance Supervisor Jim LaNore
Franklin Office Coordinator Crystal Myslajek
Riverton Office Coordinator Xia Moua
Maintenance Staff Andre McDonald
Maintenance Staff Mark Rindfleisch
Accountant Julie Schmit
Maintenance Staff Dale Schmidtke
Franklin Site Manager Dianna Tyson
Marcy Park Caretaker Cristiane Zampieri

Contact Information

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Riverton Web: www.riverton.org
Franklin Office Phone: 612.338.4574
Franklin Office Fax: 612.338.4579

The Scoop is published quarterly for Riverton's properties. Please address correspondence to 612-331-3911 or lindsey.gunstad@riverton.org.



DO'S AND DON'TS

From the Shop



DO:

Pay your rent by the 1st of every month and remember to fill out a rent receipt.

Call in work orders to the office so we can log your request and put it on maintenance's schedule.

Keep your stoves and oven clean and free of grease. This helps the appliance work better, and also, a dirty stove attracts unwanted pests. Also, do not put foil on your stovetop. This can catch fire and is also a place for pests to live.

Always call the office immediately if you see unwanted pests in your apartment and we will arrange for a professional to visit your apartment right away.

Alert the office if a washer or dryer isn't working. Also, put a note on the machine that isn't working so other residents won't waste their money trying to use it.

Check the bulletin boards in your building for notices about current and important information.

Check with the office before getting a pet. You need to fill out the appropriate paperwork and pay a fee before getting a pet. Please see the office with questions about our pet policy.

Remember that you are responsible for the actions of your guests.

Remember that the staff is here to help! Always call us if you have questions or concerns about anything.

DON'T:

Don't throw your trash on the ground. Use the dumpsters and trash cans. This has especially been a problem at Cole.

Don't put food down your drain if you don't have a garbage disposal.

Don't prop doors open or let people in your building that you don't know. If the office catches you propping a door open, you and your entire apartment is subject to a fine and/or eviction!

Don't park in parking spaces that aren't assigned to you. And don't let your guests park in those spaces either. Vehicles parked illegally will be towed at the owner's expense!

Don't leave candles or incense burning unattended in your apartment or on balconies/decks/patios.

Don't use barbecues on your deck or balcony. This is a policy put into place by the City of Minneapolis.

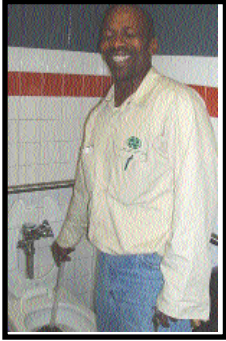
Don't smoke in the common areas of your building.

Don't overload the elevators with too many people. This will lead to a breakdown and could result in being trapped in the elevator until service people can get out to help you.

Don't do your laundry in your bathtub. This has led to flooding and leaks in apartments. Use the laundry rooms rather than your bathtub.

Meet the Riverton Staff!

Read on to find out who's who on the Riverton staff, what they do, and how long they've been here. If you have any questions for any of us, please call the Riverton office at 612-331-3911 or the Franklin office at 612-338-4574.



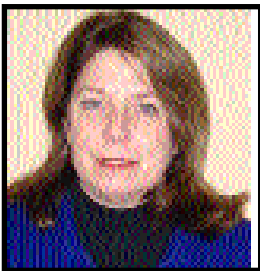
Rodney Banks
Maintenance Technician

Employee since July 2005



Randy Clepper
Maintenance Technician

Employee since July 2005



LoAnn Crepeau
*Director of Housing and
Member Services*

Employee since December 2002



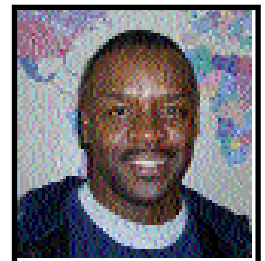
Gary Ellis
Executive Director

Employee since July 1991



Lindsey Gunstad
Riverton Property Manager

Employee since October 2000



Rick James
Maintenance Technician

Employee since February 2002

Jill Johnson
Americorps VISTA Volunteer
Member Services

Volunteer since August 2005



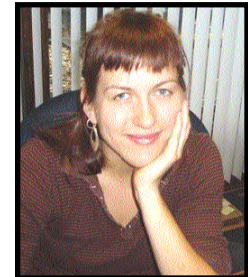
Jim LaNore
Director of Facilites

Employee since December 2004



Crystal Myslajek
Franklin Office Coordinator

Employee since January 2005



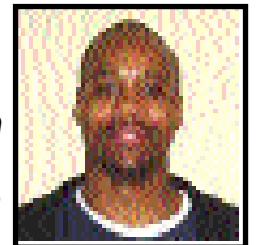
Xia Moua
Riverton Office Coordinator

Employee since June 2005



Andre MacDonald
Custodian

Employee since October 2002



Julie Schmit
Accountant

Employee since January 2002



Dale Schmidtke
Maintenance Technician

Employee since March 2003



Dianna Tyson
Franklin Site Manager

Employee since December 2000

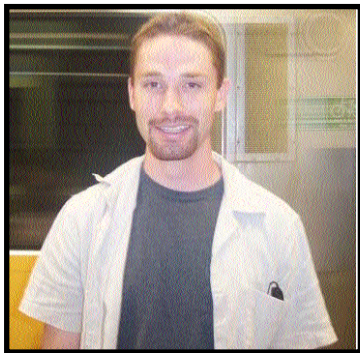


Who the heck is Jill Johnson?

Hi! My name is Jill Johnson, and I am the new AmeriCorps VISTA Volunteer here at Riverton Community Housing. I just moved into the Marcy Park Co-op, and although I haven't met my neighbors yet, I really enjoy the location and great apartment. I will be working primarily with the boards at each co-op, and also doing some community organizing among the members. I'm very excited to get a sense of each co-op's sense of community and the primary activities that occur in each building. I will be meeting all of the board members soon, but I look forward to meeting more of you, whether as volunteers, concerned members, or otherwise.

To allow you to get to know who I am and where I came from a bit better, I'll give you the abbreviated version of my 23-year-old life histo-

ry. I grew up on a farm in southern Minnesota, where I was very active in my high school and community, including three sports, student government, and 4-H. I graduated from St Olaf College in May 2004 with a major in political science and minor in women's studies. After graduation, I was the assistant volleyball coach at Bethany Lutheran College in Mankato, and then I went on to Uzbekistan as a Peace Corps Volunteer. I loved Uzbekistan, the people, and the culture so much, and I really enjoyed Teaching English as a Foreign Language. I had hoped to serve the full 27 months of required service, but political unrest and extenuating circumstances caused the Peace Corps to terminate their program in Uzbekistan. Now I am here, ready to help, listen, learn, and get involved. Come over and meet me at the Franklin office!



Meet Franklin board member Matt Cain. Matt grew up south of Chicago, and studied at the University of Iowa. After he graduated in 1999, he moved to Minnesota, but he didn't move into the Franklin Co-op until

2003. He now attends Bethel Seminary, and also works with software companies. When he finishes seminary, he would like to pursue a doctorate in either Hebrew or Linguistics.

Matt was initially attracted to Franklin Co-op because he had many friends living in the building and likes the people and atmosphere of the Seward neighborhood. He really enjoys living in the co-op and finds it very interesting because members can choose how much input they can have in affecting the building and the community as a whole. His favorite part about living here is the large amount of opportunities to serve fellow members and to be involved with the community as a whole. He relishes in the concept that by helping members of the co-op, he has the ability to impact the home countries of some of the members through what he calls the "domino effect."

Meet Matt Cain *franklin board member*

As well as being a board member, Matt also teaches English and Amharic, the official language of Ethiopia, to fellow members. He was encouraged to become a board member by LoAnn in the office and had a strong interest to teach English and made that happen. He fell into the position of teaching Amharic through another Amharic teacher in the building. Matt learned Amharic through his friends in the Seward and Phillips neighborhoods, and is also quite adept at Greek and Hebrew.

Matt's advice to other members of the co-op is to get involved with the board. There are other opportunities than actually being a standing member of the board, because one can just come and observe and find other ways to get involved in the co-op. If he could improve something here, he would like to see more educational opportunities for people available here, and thinks that the co-op has the potential to make more of an impact on the community. However, Matt enjoys living at Franklin and being part of the cooperative community.

Party Time!

Franklin Garden Party August 13, 2005



Chateau Fall BBQ and Moondeck Party September 17, 2005



October and November 2005

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
16	17	18	19	20 Marcy Park Orientation 6 PM Marcy Park Board Mtg 7 PM	21	22
23 Franklin Board Mtg 5 PM Franklin Orientation 6 PM Marshall Orientation 7 PM Chateau Orientation 7 PM	24 Cole 2400 Inspections 10-3 Marcy Park Orientation 7 PM	25 Cole 2500 Inspections 10-3 Chateau Orientation 7 PM	26 Cole 2600 Inspections 10 am-3 pm	27	28	29
30	31	1	2	3	4	5
6 Marshall Inspections 10 am-3 pm	7	8 4th St Co-op Inspections 10-3 Riverton Board Mtg 5:30 PM	9	10	11 NASCO Institute	12
13	14	15	16	17	18	19
20 Chateau Comm Mtg 7,8,9 PM Chateau Board Mtg to follow	21	22	23	24	25	26
27	28	29	30			

Be sure to check the bulletin boards in your building for updates to the meeting and orientation times. Not all of the meeting dates are posted here because the November dates have not been determined yet. If you have not attended an orientation session yet, make sure you go in order to avoid the fine. Please call the office at 612-331-3911 or 612-338-4574 if you have any questions.

