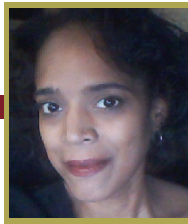


Welcome Jennifer!



Hello. I am Jennifer Gasper, your new Property Manager in the Riverton office. I am very happy to be here at Riverton Community Housing.

My career in Property Management has been long and varied. I have worked at many sites primarily in affordable housing. I began working with Housing Advocacy, specifically helping very young adults move from social service or court supervision to their own apartments in 1992.

Since then I have worked in most facets of housing and find that Property Management really is where I find the most satisfaction.

I started this in this position July 1st and I couldn't be more pleased. In this short time I have met a handful of residents and all of the Riverton Staff. I appreciate the diverse and inventive atmosphere of the company and the community.

I truly believe in the concept providing decent, safe, affordable housing and I work to maintain this with respect and consideration. This is your HOME, after all. I believe housing is a right and a privilege.

If you would like to contact me I can be reached at the office phone number and/or at Jennifer.gasper@riverton.org. Thank you for having me. I hope to meet you all soon.

A Fond Farewell to Kristina

I would like to say thank you to all of the residents and staff throughout Riverton Community Housing who I have come in contact with. You have all made the last four years here a great and fun experience with, of course, some challenges along the way. When I started as the Office Coordinator at the Riverton office, I was nervous about starting a new job, but the residents and staff made me feel welcome and at home very quickly. After a few years, I became the Leasing and Member Services Coordinator. When I started this position, I was able to get to know the members of the boards a little better and work more closely with them, as well as be the first person most renters come in contact with at Riverton. This experience has been invaluable and I leave Riverton with the fondest of memories!

I will be saying farewell to Riverton on Wednesday, September 21 and I will be moving out of state to explore other opportunities. I am very excited for this new door to open in my career, yet sad to say goodbye to so many great residents! I know that I will bring great things to my new job thanks to all of the learning experiences each of you have presented to me! I hope you all will be as welcoming to the person who takes my place as you have been to me. Thank you so much for everything over the last four years, and I wish you all nothing but the best!



Tigger Finds a New Home!

by Bryan Thompson, Franklin Property Manager

At the Franklin Housing Cooperative, longtime resident Dewey enjoyed his beautiful garden courtyard apartment for nearly six years. His roommate was a talkative orange tabby cat named Tigger who loved belly rubs and long naps in the sun. Dewey and Tigger looked out for each other and lived together as the best of friends. A few months ago, Dewey had to relocate to a new home and unfortunately was unable to take Tigger along. After Dewey moved, Tigger continued to live in his one bedroom apartment as a solo kitty but dreamed of a new home. He made a new friend in Property Manager Bryan Thompson who began visiting, feeding, and of course belly rubbing little Tigger nearly every day. Eventually Bryan invited Franklin's current Co-op Board President Marissa and her roommate Margy to meet Tigger in hopes they might be willing to adopt him as a new roommate. Soon the belly rubbing began and it was love at first scratch. Now Tigger has a new family and a new courtyard view, but he is still our Co-op Cat.



How to Put Out a Grease Fire

A few months ago, a resident at Marcy Park had a grease fire in their apartment which caused a great deal of damage to the apartment, but more importantly, injured the resident so seriously that he ended up in the hospital with severe burns.

In the event of a grease fire, remember the following:

1. DO NOT move the pan.
2. DO NOT put water on the fire.
3. ALWAYS make sure you have a working fire extinguisher in your apartment.

Here is a link to a video that goes over what you should do in the event of a grease fire in your apartment.

<http://www.youtube.com/watch?v=6Bvwtr6mdF0&feature=related>



WHAT IF...

My roommate doesn't pay rent?

Your Occupancy Agreement makes you and all of your roommates fully responsible for the rent, so if one does not pay, the rest of you must pay all of the rent or suffer the consequences (late fees, poor rental reference, possible eviction). No excuses! So select your roommates carefully and put all expectations you have for living together in writing! Tell each other and the office if you will be having trouble paying for any reason.

We fail our periodic apartment inspection?

You will be given another opportunity to correct the problems, which will be listed for you in writing. If you fail a second time:

- a. You will need to pay a re-inspection fee of \$50
- b. If the apartment does not pass again for housekeeping reasons, a professional cleaning service will be hired to clean the apartment at your expense.

I want to move?

First and foremost: You need to complete your full lease term. Give the office notice in writing as soon as possible! Check your Occupancy Agreement for the "Notice Period" and make sure you meet the deadline. If you do not give enough notice, you will be responsible for rent for the full month(s) that notice is late. For example, if your notice period is 90 days and you tell us only 75 days before you vacate, you will need to pay rent for an extra month to account for the full 90 day notice period. Apartments must be vacated no later than 8:00 am the last day of the month unless other arrangements are approved by the office.



If you burn your dinner, please do not open your front door!

Instead, open your windows to air out the apartment. If you open the front door, the smoke from your charred meal can set off the smoke detectors for the whole building. The fire department then has to come to shut it off, costing your co-op money.

Opening your door while cooking also releases your cooking smells into the hallways and while it may smell good to you inside your apartment, not everyone wants to smell what you are making for dinner.

Please be aware that Franklin residents will be charged if management finds their door open.

Be respectful of your neighbors and keep your front doors closed while cooking!



Internet Problems?

Call 763.444.2030

Residents of Chateau, Marcy Park, Marshall and 4th Street have internet included in their rent, provided through Velocity Internet. If you ever experience a slow connection or difficulty getting online, please call Velocity and their techs will help you with your problems.

Marcy Park Residents: Please note that this is a new phone number.

Hours of operation: 7 AM - 10 PM

ATTENTION ALL RESIDENTS!

Never pick up furniture that was left near the dumpster, on the side of the road, or even in the hallway.

The furniture could contain BED BUGS, ROACHES, or other disgusting pests that you do not want moving into your apartment.

Please contact the office to make arrangements to dispose of any unwanted furniture, and also to report abandoned furniture in or around the buildings.



Security and Campus Escorts



The Security Monitor Program, a branch of the UMPD, offers free walking and biking security escorts to and from campus locations and nearby adjacent neighborhoods for all students, staff & faculty.

To request an escort from a trained student security monitor, please call 612-624-WALK, or 4-WALK from any campus phone, shortly before your desired departure time.

To see a map of the escort boundaries, click here:

<http://www1.umn.edu/police/escort/mplsbound.jpeg>

Parking Matters

ALWAYS have your parking tag/sticker displayed in your vehicle to avoid being towed. If you lose your parking tag, contact the office right away to get a new one.

Only park your vehicle in parking spaces assigned to you. Parking in "No Parking" areas or parking spaces assigned to vacant units is not acceptable and you will be towed.

Pay attention to the notices from the office (flyers will be posted & emails sent out) alerting you of parking lot plows. We will give you at least a 24 hour notice when we need you to move your vehicle. If you plan to go out of town, please make arrangements with a friend or family member to check on your car and move it if necessary. The office cannot move residents' vehicles.

If you get a new vehicle, register it with the office right away. If you have to park a temporary vehicle in your space, let the office know and pick up a temporary parking pass.

Cole Residents: Make sure to keep your garage doors CLOSED & LOCKED. This increases safety for all residents. If you don't have keys for your garage, please contact the office right away and we will get them for you.

September 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
	4	5	6	7	8	9 10 Marcy Park BBQ 1-4 PM
11 Chateau Board Mtg 7 PM	12	13	14	15 Marshall Board Mtg 6:30 PM	16	17 Chateau BBQ 5-7 PM
18 Franklin Board Mtg 7 PM	19	20	21	22	23	24
	25 4th Street Board Mtg 6 PM	26	27	28	29	30 31

Riverton Staff

Leasing & Member Services Coordinator

Kristina Björnson

Maintenance Staff

Randy Clepper

Director of Housing and Member Services

LoAnn Crepeau

Maintenance Staff

Charlie Davis

Executive Director

Gary Ellis

Riverton Property Manager

Jennifer Gasper

Accountant

Diane Gavere

Marketing & Leasing

Lindsey Gunstad

Maintenance Staff

Rick James

Maintenance Staff

Chris Jungerberg

Facilities Manager

Larry Lutz

Maintenance Staff

Andre McDonald

Franklin Asst. Property Mgr.

Melody Oaks

Franklin Property Manager

Bryan Thompson

Riverton Asst. Property Mgr.

Cana Yang

Contact Information

Riverton Office Phone

612.331.3911

Riverton E-mail

office@riverton.org

Franklin Office Phone

612.338.4574

Franklin Office E-mail

franklin@riverton.org

Refer a friend to Cole Townhomes and receive a \$200 rent credit!

Contact the office for details.