

## Two New Staff Members Join Riverton



Hi, I'm Lori Anderson and I'm the new Assistant Property Manager. I'm very excited to be a part of the Riverton community! My hope is that I will be able to put my degree and experience in interior design and my passion for helping people as well as my other talents to good use here.

In the past I have worked with the homeless, as well as children, among other things. Currently my husband Chad and I have a home in Coon Rapids where we live with our two cats, Jones and Alice. In my spare time I enjoy getting together with friends, going to see the newest movies, or delving into an action packed zombie novel. I look forward to working with new people and learning more about property management. Thank you to everyone who has made me feel at home here at Riverton. I look forward to meeting more of you in the future!

Hi, my name is Joe Goetzke! I am the new Leasing and Member Services Coordinator here at Riverton. As an undergrad I studied Political Science and Sociology and I also have much experience in customer service and sales. Overall, I very much enjoy helping people with their needs.



I also absolutely love the fact that Riverton is a non-profit organization and that most of the properties we manage are student-run cooperatives! Over the past four months at Riverton I have met and worked with a lot of great residents and board members. I really look forward to meeting and working with more of you!

## Marcy Park Collects Huge Haul During Food Drive



In November, volunteers from Marcy Park Co-op distributed flyers to over 1,000 homes in Roseville for their 2011 Winter Food Drive. A week later they drove around those neighborhoods and collected bags of food from the doorsteps of participating homes. They also collected donations from a few local businesses. When the collecting was all said and done, they had hauled in over 2,600 pounds of food!

They gave the food to Keystone Community Services, a community-based human service organization in St. Paul. According to NeighborsMN.org, "Hunger is often invisible but is a prevalent and serious problem in the midst of the Twin Cities communities." The food Marcy Park collected will be used by Keystone to help alleviate the problem of hunger in the Twin Cities.

Jason Schmuck, president of the Marcy Park Co-op Board of Directors, was proud of what they accomplished during the food drive, but still has his sights set high for future community service projects. "If only a few people from one co-op working together can collect over 2,600 pounds of food, imagine what more people from all our co-ops can do together," he said.

If you would like to help out with other service projects that Marcy Park Co-op is planning, email their board at [MarcyParkCoop@gmail.com](mailto:MarcyParkCoop@gmail.com) or visit [www.facebook.com/MarcyParkCoop](http://www.facebook.com/MarcyParkCoop) for more information.

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# New Chateau Package Policy

## Attention Chateau Residents:

Effective February 1st, the location and times for picking up packages will be changing! Packages shipped to residents from the US Postal Service, UPS, FedEx, DHL and any other delivery or shipping service will be delivered to a storage area just opposite the elevators on the 7th Floor. This change is in response to feedback from your Resident Satisfaction Surveys and to office space limitations. We hope it will be more convenient for residents - the space will be open from 7:00 am until 4:30 pm each weekday, except holidays.

Please contact the office if you have any questions!

## Riverton Green Energy Initiatives

Some residents may have noticed measures that Riverton maintenance staff have been taking recently to reduce energy consumption and promote the reduction of unnecessary waste in our buildings. Some of these measures include:

- Replacing old shower heads with new 1.5gpm shower heads,
- Replacing old sink aerators with new 1.5gpm aerators,
- Replacing toilet flush parts with 1.6gpm flush valves,
- Replacing incandescent light bulbs with CFL and LED light bulbs,
- Insulating heating, cooling and domestic hot water pipes,
- We are also working with EnerChange to audit our systems for other energy saving measures.

There are many reasons for these changes. First of all, new shower heads and sink aerators can reduce water waste by up to 2 gallons per minute! For a 15-minute shower, you'd be saving 30 gallons of water. Now imagine that during the span of a month, or even a year! Not only are these green initiatives going to help save the planet by keeping the carbon footprint of our buildings as low as possible, they will also help your co-op's bottom line. This, in turn, will help keep rent prices low. As residents, you can help by making sure to turn off lights and electronics when not in use and to only use as much water as you need. Also, don't forget to recycle, reuse, and reduce! Thank you!

## Cold Weather Is Here!

In order to prevent pipes from freezing and bursting, please follow these important reminders:

### 1. Do not leave windows open during cold weather!

If you find that your apartment is too hot, please call maintenance rather than opening your windows.

### 2. Leave thermostats at 70 or higher when you leave for a weekend or longer.

This will keep hot water running through the pipes and again, keep pipes from bursting in your apartment.

### 3. If you have any heating issues in your apartment, call the office right away, day or night!

Our office staff or after hours answering service will send the work order to the appropriate maintenance staff.

## Elevator Safety Guidelines

If you are in the elevator and it gets stuck, you should push the call button located inside the elevator. This will connect you to the elevator company who will send someone out right away to help.

If you have a cell phone with you, call the office as well:

**Franklin: 612.338.4574**

**Chateau: 612.331.3911**

During office hours you can report the problem directly to the office staff. Outside of office hours, you can be connected to the answering service.

### Chateau Reminder:

Do not hold the elevator doors open. Doing so will cause the elevator to move to the lobby and shut down. In that case the elevator company has to come out to reset it. Until that time, the building will be down to one elevator.

# 2012 is The International Year of Cooperatives!

"The United Nations General Assembly has declared 2012 as the International Year of Cooperatives, highlighting the contribution of cooperatives to socio-economic development, particularly their impact on poverty reduction, employment generation and social integration.

With the theme of 'Cooperative Enterprises Build a Better World', the Year seeks to encourage the growth and establishment of cooperatives all over the world. It also encourages individuals, communities and governments to recognize the agency of cooperatives in helping to achieve internationally agreed upon development goals, such as the Millennium Development Goals

The United Nations General Assembly Resolution A/RES/64/136 encourages all member States, the United Nations and all relevant stakeholders to take advantage of the IYC to promote cooperatives and raise awareness of their contribution to social and economic development and promote the formation and growth of cooperatives."

- <http://social.un.org/coopsyear/about-iy.html>

How can you promote and encourage the growth of you co-op and its members? A good start would be to attend your co-op's next board meeting. Remember, all residents are welcome to attend board meetings and if there are open spots, nominate themselves for a seat on the board!

If you don't have the time to devote to being a member of your co-op board, there are many other ways to get involved. Keep an eye out for announcements from your co-op board regarding volunteer opportunities, community events, and social gatherings. Also, your co-op may throw a party or two during the year where there is usually free food and always good company! Contact Joe Goetzke at the Riverton office if you have questions on how to be more involved.



## New TV in Chateau Lounge!

Members of the Chateau - in case you haven't noticed yet, your co-op board recently purchased a brand new 60" Sharp LED TV for the 18th Floor Lounge! The board has already run two successful movie nights, as well as Food for Finals. There is a Playstation 3 hooked up to it which is equipped with a blu-ray player and Netflix instant streaming! Residents are encouraged to put this equipment to use, but also advised to be careful when using it. Also, any foul play will be captured by the security camera in the room. Other than that, have fun!



## NEW PARKING STICKERS

All residents are reminded that we take illegal parking seriously. Residents are only allowed to park in lots if they have signed a parking lease and their parking tag is displayed. Non-residents are never allowed to park in the lots. If someone has parked in your spot illegally, please call the office for instructions. Also, if you see one of these stickers on your car, you should move it right away before it gets towed at your expense:



# Co-op Annual General Meetings

You may have seen flyers posted around your building or received a few emails advertising your co-op's Annual General Meeting. You might ask, "What is the AGM and why should I care?" Great question. Every co-op worldwide, whether it be a grocery, farming, hardware, or housing co-op will have a meeting at least once a year where all members are expected to attend and vote for next year's board members as well as vote on important issues regarding the cooperative.

This is important for many reasons. First of all, the AGM is the only time when non-board members have an equal vote on issues involving the co-op. Also, the board of directors is elected at the AGM, which will be the group of people who make decisions and run the co-op for the next year. Last, but not least, the Annual Meeting's are fun! There is usually tons of free food, as well as drawings for awesome prizes for people who show up and vote at the meeting!

If you are wondering when your co-op's AGM is, please contact a board representative or Joe Goetzke at the Riverton office.

## Winter Medallion Found!



Two residents of the Chateau, Anton Popa and Alex Schwartz, found the Riverton Medallion on Tuesday, January 10th. For the prize, they have earned their co-op \$200 towards a party for the entire building! Congrats to Anton and Alex and to the Chateau!

This was Riverton's first winter medallion hunt and we hope to make it an annual tradition from here on out!

## Survey Drawing Winners

Thank you to all residents who completed either a paper or online resident satisfaction survey this year. Your input goes a very long way to let Riverton know how you feel about your co-op and building. This in turn allows us to evaluate policies and procedures and, if needed, tweak them based on your feedback. Also, there were five \$20 drawing winners and one grand prize \$100 winner. They are:

\$20- **Alemayehu G. Doxose**, Franklin  
\$20- **Kevin Helander**, Cole  
\$20- **Rohit Baranwal**, Marcy Park  
\$20- **Sarah Stark**, 4th Street  
\$20- **Shuo Chang**, Marshall  
and the \$100 grand prize goes to...

**Xiaoyue Zaho**, Chateau!

Congrats to all the winners!

## RESIDENT SPOTLIGHT



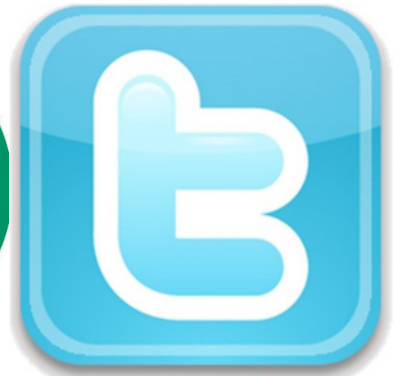
**Heidi Foster** is a resident of 4th Street Co-op and also the treasurer of their board. In addition, she is a transgender community organizer, activist and hip hop artist.

Heidi is developing a career around the idea that there can be both beauty and power in breaking molds, blazing trails and not being afraid to stand out. Under the moniker Heidi Barton Stink, she writes and performs positive hip hop with an emphasis on social justice and trans and queer rights.

Check Heidi out online at:  
[www.facebook.com/bartonstink](http://www.facebook.com/bartonstink) or  
[bartonstink.bandcamp.com!](http://bartonstink.bandcamp.com/)



/Riverton.Housing



@RivertonHousing

We like our residents.  
Why not like us back?  
And follow us too!

Visit our Facebook page and like us!  
Then visit our Twitter page and follow us!  
Then be sure to check back often for  
Riverton news, updates and reminders.

Help spread the word about

**Riverton Community Housing!**

We will be holding a Facebook Recommendation contest in February! Every resident who "likes" us and also writes a positive recommendation on our page will have their name entered in a drawing to win \$50 cash! Please contact the office if you have any questions.

## Randy's Reminders



Randy Clepper is one of Riverton's talented and famous maintenance technicians. Here are some of Randy's friendly reminders for residents:

- Remember to turn off your lights and TVs when you leave your room/apartment.
- Don't overstuff your freezer because this will stop the airflow to the fridge and it will stop working.
- Maintenance will be going into all apartments soon in order to install new shower heads and aerators. This will be done as a measure to conserve water and keep our buildings green! Keep a look out for this notice from the front office.
- Please don't place unwanted items such as old furniture or electronics in the lobby area. We want to keep the common areas nice and clean for everyone to enjoy!



### LATE FEE CHANGES

The Minnesota State Legislation passed a new law regarding requirements for late fees that landlords charge tenants for late rent and parking payments. The new law states the following:

*"In no case may the late fee exceed eight percent of the overdue rent payment. Any late fee charged or collected is not considered to be either interest or liquidated damages."*

As a result, we will now be charging a late fee of no more than 8% on the outstanding balance due on your account after the 5th day of each month, effective January 1, 2012. This late fee charge will not exceed \$50.

# NASCO Institute 2011 Ann Arbor, Michigan

Every November, hundreds of co-ops descend upon the campus of the University of Michigan in Ann Arbor for the annual North American Students of Cooperation Institute to share ideas, learn new skills, and look at issues affecting the cooperative movement worldwide.



Since 1977, NASCO's Cooperative Education & Training Institute has been widely recognized as one of the most important training and networking opportunities available to members, directors, staff and managers of housing cooperatives. The annual NASCO Institute is always a one-of-a-kind opportunity to network with hundreds of cooperative leaders and employers, to caucus about pressing issues, and to work on building an inclusive and accessible cooperative movement.

This year five Riverton co-op members and one staff member attended the NASCO Institute. They include: Runze Du and Luwei Shen from the Chateau, Sarah Sosa and Heidi Foster from 4th Street, Tim Rother from Franklin and Joe Goetzke, Riverton's Leasing and Member Services Coordinator. Each resident was chosen by their respective boards to represent their co-op at NASCO.

Heidi Foster, treasurer of 4th Street Co-op, said this of her NASCO experience: "I was honored to be one of the five Riverton residents at the NASCO Institute in Ann Arbor, Michigan. As someone who is new to the 4th St. Co-op, I was interested to learn more about the democratic principles of cooperative living."

A big highlight of the event was Heidi's performance at Aut Bar in Ann Arbor. In addition to 4th Street's treasurer, she is also a hip hop artist and community activist from Minneapolis. "As a renowned queer hip hop artist and poet, I am no stranger to out-of-town gigs. However, I found the opportunity to perform for politically active and community-oriented folks from all over the country was too much for me to pass up. I was able to present pieces about queer liberation, consent and national and global politics to a new and extremely receptive audience. It was nice to perform in an intimate environment where I could discuss each piece," Heidi said.



Sarah Sosa, secretary of the 4th Street board, is a two-time NASCO attendee. "I was extremely excited to go to the NASCO Institute this year because it is a great opportunity to meet co-ops from around the country and hear about their experiences in cooperative living," she said. To read more about Heidi and Sarah's NASCO experiences, visit [www.facebook.com/Riverton.Housing](http://www.facebook.com/Riverton.Housing). For more information about the NASCO Institute, visit [www.nasco.coop/institute](http://www.nasco.coop/institute).

# FRANKLIN HOUSING CO-OP

**Annual inspections will be taking place soon! See below for dates:**

A Building – Feb. 21st, 23rd, 28th, and March 1st

B Building – Jan. 17th, 19th, 24th, 26th

**Also, while the Franklin office hours haven't changed recently, some new residents might not be fully aware of our open times (including Wed. evening hours):**

Monday – Friday: 9:00 am to 4:00 pm,

Closed Daily for Lunch: 12:00 – 1:00 pm

Wednesday Hours Only: 9:00 am to Noon; Evening Hours: 5:00 – 7:00 pm

In addition, please be aware that there are certain areas of Franklin that are **smoke-free**. These include: common areas, apartments ending in 19-23, A Building west entrance and B Building east entrance. Please refrain from smoking in these areas.

Furthermore, the elevators will be renovated sometime this spring. Please keep an eye out for this notice!

**Don't forget, Franklin Co-op's Annual General Meeting is Sunday, January 22nd at 7:00pm! Be there or be square!**

## Franklin Residents:

There have been some issues as of late with residents leaving trash in the hallways and/or common areas. This is a friendly reminder that trash bags are not allowed in the hallways or common area trash cans. Trash bags must be taken to and placed in the dumpsters outside. Also, please make sure the bags are tightly secured when disposing of them.

Thank you!

## Water conservation tips:

**Below are some tips that can help conserve water and ultimately save you and your co-op money!**

**About 75% of in-home water use takes place in the bathroom:**

- Check regularly for any leaks in your toilet, faucets and water hose bibs and fix them. Water saved: up to 200 gallons per day.
- Take short showers and save the baths for special occasions.
- Never use the toilet to dispose of cleansing tissues, cigarette butts, or other trash.
- When brushing teeth, turn the water off until it is time to rinse.

**About 8% of in-home water use takes place in the kitchen:**

- Don't rinse dishes before loading dishwasher.
- Wash only full loads in the dishwasher. An efficient dishwasher usually uses much less water than washing dishes by hand.

**Around the co-op:**

- Wash only full loads in the clothes washer. Washing small loads uses over twice as much water per pound of laundry.
- Use cold water as often as possible to save energy and to conserve the hot water for uses that cold water cannot serve.

# Noteworthy Co-op Events

**Marcy Park** went to a Pumpkin Patch/Apple Orchard in October! Residents were able to enjoy a corn maze, wagon ride and caramel apples. Also, they were able to pick their own pumpkins to carve! It was fun and interesting to experience a local place in Minnesota. It was an exciting event because it was many residents' first time carving pumpkins.



**Marcy Park** also celebrated Diwali, the Indian Festival of Lights, in November! About 40 people attended and enjoyed Indian food and fireworks. Having cultural events helps our international students celebrate their holidays here in the U.S. and also allows other residents to learn about other cultures while trying new and delicious food!

**Marshall** recently dedicated \$100 out of their budget to purchase a winter coat for an elderly person in need. This money was originally reserved for use towards a holiday party. However, members of the board decided that instead of throwing a party, they would reach out to help somebody less fortunate. They donated the coat to the Salvation Army and JCPenney's Angel Giving Tree program. For more information or to donate to the Angel Giving Tree, visit [angel.jcpenny.com](http://angel.jcpenny.com).

## Upcoming Co-op Events

**January 22nd:** Chateau Co-op Annual General Meeting, 5pm in the 18th Floor Lounge. All Chateau residents are encouraged to attend!

**January 22nd:** Franklin Co-op Annual General Meeting, 7pm in the Franklin meeting space. All Franklin residents are encouraged to attend!

**January 26th:** Marshall Co-op Annual General Meeting, 6:30pm in the Marshall board room. All Marshall residents are encourage to attend!

**January 29th:** Marcy Park Co-op Board meeting, 5:30pm in the Marcy Park board room. All Marcy Park residents are welcome!

**January 29th:** Chateau Co-op Board meeting, 7pm in the Riverton Board room. All Chateau residents are welcome!



REFER A FRIEND TO COLE  
TOWNHOMES FOR A JANUARY  
OR FEBRUARY MOVE-IN AND  
GET A \$200 RENT CREDIT!  
See the office for details.

### Riverton Staff

**Assitant Property Manager**  
Lori Anderson

**Maintenance Staff**  
Randy Clepper

**Director of Housing  
and Member Services**  
LoAnn Crepeau

**Maintenance Staff**  
Charlie Davis

**Executive Director**  
Gary Ellis

**Accountant**  
Diane Gavere

**Leasing & Member  
Services Coordinator**  
Joe Goetzke

**Senior Property Manager**  
Lindsey Gunstad

**Maintenance Staff**  
Rick James

**Facilities Manager**  
Larry Lutz

**Maintenance Staff**  
Andre McDonald

**Franklin Asst. Property  
Mgr.**  
Melody Oaks

**Franklin Property Manager**  
Bryan Thompson

### Contact Information

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