

Tenant Socials

Wood Buffalo Housing recently held a number of tenant socials beginning on:

- June 14th in Conklin and Janvier
- June 19th and 21st at Meadow Creek Clubhouse in Timberlea
- June 20th at the Golden Years Society
- June 27th in Beacon Hill at the Frank La Croix multi-purpose room

The goal of the events was to celebrate the beginning of summer with our tenants, and to offer tips and advice on how to make your home 'summer ready'.

We also had presentations from Safe Community Wood Buffalo, Municipal Animal Control and Regional Emergency Services with best practice tips on how to keep our kids, pets and community safe.

There were refreshments, door prizes and activities for the kids, including a local artist doing free caricature drawings.

Overall, we think the events were a success and we hope to have even more of our tenants come out to future ones.

Thank you to everyone that helped out. Stay tuned to our Facebook page (@WoodBuffaloHousing) for future tenant event announcements.

Office Hours:

All site offices will be closed on
August 6 — **Heritage Day**
September 6 — **Labour Day**

Home Ownership Program

Since 2004, Wood Buffalo Housing (WBH) has helped more than 326 families, couples and individuals realize their dream of home ownership in Fort McMurray through its Affordable Home Ownership Program.

To qualify for the program, the applicant(s) must:

- be a current resident of the Regional Municipality of Wood Buffalo (proof of residency)
- have a gross household income less than maximum (\$145,000/year)
- be a first-time homeowner in Municipality (except joint property ownership in previous marriage/ common law relationship)
- be able to qualify for the first mortgage amount from a lender (ATB Financial & Servus Credit Union support this program)

For more information on the program, or to see if you qualify, please call 780-799-4050.

Tips on how to keep your units bug-free in this very hot weather

Sanitation habits play a very important role in preventing and eliminating pests and bugs in our homes. Insects and rodents need food, water and shelter to survive. By eliminating as many of these resources as possible you will be able to avoid most infestations. In most cases pest infestations can be spotted very early or prevented altogether if sanitation conditions are good.

Keep kitchen area as clean as possible.

- o Wash and put away dishes after every use
- o Wipe down counter tops to get rid of any little food crumbs
- o Rinse and dry sinks every night to eliminate a possible water source
- o Empty toaster crumb trays, wipe down appliances
- o Thoroughly sweep the floor to get rid of crumbs
- o Mop at least once a week to get rid of spilled liquids and food particles
- o Either use a trash can with a very tight fitting lid or take out trash every night

Get rid of clutter. Unnecessary clutter will provide harborage for pests.

- o Throw away cardboard boxes.
- o Eliminate any unneeded papers, put remaining papers in secure containers.
- o Do not to put anything (blankets, clothes, files...) under your bed or sofa unless it is in a secure (pest resistant) container.
- o Get rid of any unused items (clothes, linens, food items and papers that are left unchecked for long periods of time may become perfect hiding or breeding places for pests).

Check for moisture problems periodically. Almost every pest will need water to sustain itself and all moisture issues should be addressed right away.

- o Fix leaky faucets.
- o Check for "sweating pipes".
- o Search for and fix any leaking pipes.
- o Check seals around doors and windows for moisture.



Crime Free Housing Clean-Up



On Monday, June 18 staff from Wood Buffalo Housing participated in the Crime Free Housing Clean-up at our Stony Mountain Plaza and Prospect Pointe properties. As part of our commitments to the Crime Free Housing Program, staff had to remove all fencing, shrubbery and trees that could hinder surveillance of a would-be predator, as well as remove all weeds and debris from around the building. Inspections are being coordinated with the RCMP and our goal is to have most, if not all, of our properties certified through the program by the end of 2018.

It was an extremely hot day, but the positive attitudes and teamwork spirit was even higher than the temperatures. They also had a bear show up to help out! Here are a few pictures from the day.

Background on Crime Free Housing

Wood Buffalo Housing has partnered with the Wood Buffalo RCMP and Bylaw Services to implement a Crime Free Housing Program. The program is designed to ensure our apartments, houses and complexes are more secure and safe environments for occupants, as well as welcomed part of the communities in which they exist.

The program involves several components which help to achieve the above goals.

- o Safety features built into the door and window systems of each home.
- o Landscaping design including fencing and shrubbery allows for natural surveillance at all times of the year.
- o Adequate area lighting both on the grounds and the buildings promote a safe nighttime environment.
- o Annual reviews conducted by the RCMP to ensure that the facilities are maintaining the set standards of the program for its clients. This keeps us accountable to you.

o Safety Socials are held every two years; these safety socials are intended to keep people up to date with the program and allow neighbours to get acquainted or re-acquainted.

The benefits of the program include safer environments that foster positive relationships between owners/managers, tenants, and police, and hopefully a reduction in the number of police calls for service. The program empowers owners, managers, and tenants to solve the problem of illegal and nuisance activity on their property, and to become experts at dispute resolutions. It can also help to identify when civil process can be used to prevent, reduce, and eliminate crime and nuisance activity. An RCMP officer and a civilian staff member will be dedicated to keeping your building 'crime free'.

The program was initiated in 2017 with the assistance of Capital Region Housing in Edmonton and there are a number of steps our facilities have to go through before they become certified under the program.

Apartment Residents Please Note:

Apartment balconies need to remain free of garbage and debris. Garbage kept on balconies creates a fire hazard.

Those who do not comply and put garbage on their balconies, will be fined by their site office.

If you have any questions about what is allowed to be stored on your balcony, please contact your site Administrator.

Thank you for your attention to this matter.



Five Seriously Smart Tips For Summer Living



These 5 cheap basic household products can help you:

- Keep sand out of your car and house after a day at the beach or playground
- Prevent mosquito bites
- Save your smartphone from being ruined by water or sand
- Keep your berries yummy for longer
- De-fog your swim goggles

To find out which product goes with which tip, read on.



Out Pesky Sand

To get pesky sand off your skin and feet, sprinkle with baby powder and brush dry with your hands, or a shaving brush or makeup brush.

Mosquitos Really Blow

According to the New York Times, research shows that wind is an effective way to ward off mosquitoes and other airborne pests. Sure, the wind prevents them from circling and landing on you. But a fan also dilutes and disperses the carbon dioxide you exhale, and carbon dioxide is one of the major chemicals that attract mosquitoes. Furthermore, a fan helps keep you cool, which helps keep mosquitos away because those critters love your sweat, lactic acid and body heat.

Phone CPR

If your phone or device falls in a puddle by the pool or sea, first remove the battery, then stick the phone in a container with uncooked rice, which will help absorb moisture. If the phone gets covered in sand, use a bulb syringe (like the kind used for kids' medicines) or something similar to blow out any sand particles in the crevices; do not use compressed air, which can damage your device internally.

No More Soggy Mouldy Berries

As soon as you get back from the farmer's market or store, prepare a mixture of one part vinegar and ten parts water. Dump the berries into the mixture and swirl around. Drain, rinse (just a bit because you won't be able to taste the vinegar anyway) and pop in the fridge. Apparently, the vinegar kills mould spores and other bacteria that might be on the surface of the fruit. This little vinegar rinse supposedly helps keep your berries from going soggy and mouldy.

See Underwater

We used to just use a bit of spit, but some people swear that smearing a little toothpaste inside your google lenses will keep them from fogging up!

We've had some reports from tenants about kids riding their bikes in parking lots and in our neighbourhoods without helmets. Please make sure your child wears their helmet at all times while biking.

Here are some tips on how to stay Bike Safe, Bike Smart:

- o Wear a properly-fitted helmet. It is the best way to prevent head injuries and death.
- o Ride on the sidewalk when you can.
- o Use hand signals and follow the rules of the road.
- o Wear bright colors and use lights, especially when riding at night and in the morning.
- o Ride with your children. Make sure young children are supervised.





Planning An Event?

Meadow Creek Clubhouse is available to all WBH tenants for special events and occasions.

For information on cost to rent and availability please contact **780-750-0085** or mvccondo@shaw.ca.

Hours of operation are Monday to Friday, 5 p.m. to 6 p.m. Saturday 11 a.m. to 1 p.m. Closed Sundays.

CAUTION! Watch for Kids

Now that the days are longer and warmer and the school year has ended, please be aware of children running and playing outside. Please drive slowly through parking lots and around playgrounds. Also watch for young children darting out in front of cars.



Pet Respect

Please remember that all dogs must be on a leash when on public property, the only exception is at off-leash dog parks. Keep your dog safe by ensuring they are leashed and help keep our community clean by picking up after them. If you notice an issue involving pets, please call the RMWB Bylaw Services Complaints Line at 780-762-5858.



If you know someone interested in applying for housing, please ask them to call 780-799-4050 or they can fill out an inquiry form online at www.wbhousing.ca. Don't forget to like us on Facebook to stay in-the-know on events and promotions (@WoodBuffaloHousing).

Issues Or Concerns?

You can contact your Site Office Administrator

Community Housing/Edgewater Court:

Contact Hillary at **780-788-4663**

Horizon View:

Contact Melinda at **780-714-2132**

Meadow Creek Village: Breakwater A & B, Creekside, The Delta, The Shores, Cascades.

Contact Tina **780-799-4656**

Sandpiper Cove

Contact Hollie at **780-749-0185**

Siltstone Place:

Contact Hollie at **780-799-4072**

Stony Mountain Plaza/Prospect View:

Contact Elaine at **780-743-4440**

Maintenance:

Contact Veronica at **587-539-2964**

If you have an After Hours Emergency please call 780-799-4050

Emergency items include:

No Heat • Flood • Sewer backup

Please do not use this number for non-emergencies or tenancy issues.

For police/fire/ambulance—any situation involving immediate threat to person or property, **Call 911**

Keep Cool Tips for Summer

- Running the dishwasher, cooking and the clothes dryer all heat up a rental unit. By doing any of these chores later in the evening, a tenant may avoid a meltdown during the heat of the day.
- Closing the blinds or curtains in rooms not being used during the day, as well as those receiving direct sunlight can help keep the rental unit a little cooler.
- Remember: Only portable air conditioners are permitted in WBH units. Air conditioners that sit in the window are not permitted.

