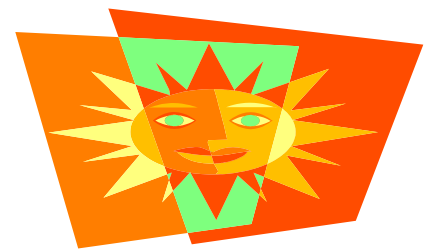


New Freedom Gazette

June 2010

Professionally Managed by Springwood Real Estate Services



From The Manager's Desk...

As you may know, New Freedom Apartments was built using funding from the IRS Section 42 Low Income Housing Tax Credit (LIHTC) Program, and the HOME program. These programs are administered by the PA Housing Finance Agency (PHFA) and/or the County in which it is located. These agencies require that we verify and report each household's gross annual income when the original lease is signed and then annually throughout occupancy. This process is called "annual recertification".

While this property received a "waiver" of the annual recertification requirement, which means that most years we can accept your self-certification of income and 3rd party verification is not needed, the HOME program still requires a full annual recertification with 3rd party verifications for each household once every six (6) years.

Since 2010 is a full-recertification year, this year we must complete a full annual recertification, similar to what we did before you moved in, no later than the anniversary of your move in date.

Please be assured that if you were income-qualified when you moved in, **changes to your income afterward will NOT affect your eligibility to live here** or the amount of your rent. Rents are controlled by the state and county limits for this area.

You will be contacted approximately 90 days before your anniversary date for a recertification appointment. You will be asked to bring along copies of your most recent benefit letter from social security, recent pay stubs from employment and/or pensions, and the most recent statements for any bank or investment accounts you may have. We will also need the most recent dividend statement from any stocks, mutual funds or life insurance policies.

Please keep these documents in a safe and handy place to ensure that they will be easy to find when your recertification is due.

We appreciate your patience and cooperation in this process and will do everything we can to make it easy for you. Please keep in mind that all information will be held strictly confidential and only disclosed to the agencies that require it.

Community Management Office

146 Springwood Drive
New Freedom, PA 17349
Phone: (717) 227-9653
Fax: (717) 227-0903
jcoco@springwood.net

Office Hours

Wednesday
1 p.m. – 5 p.m.
First Saturday of the
Month
10 a.m. – 2 p.m.

Jennifer Coco
Residential Manager

Matthew Howarth
Service Manager

William Terrell
Porter

Cindy Richard
Supportive Services
717-227-0048

**EMERGENCY
MAINTENANCE**
1-866-625-1360



Green Gene Says:

Wear those shades. Sunglasses that provide 99-100% of UVA and UVB protection greatly reduce sun exposure that can lead to cataracts and other eye damage. Be sure to check the label when buying sunglasses to make sure they have proper UV protection.

June 14th– Flag Day
June 20th – Father's Day
June 21st - Summer Begins



PLAY GROUND REMINDERS

PLAY HAPPY, PLAY SMART

SWINGS

- Sit in the center of the swing; never stand or kneel.
- Hold on with both hands.
- Stop the swing before getting off.
- Have one person in one swing at a time.

SLIDE

- Hold on with both hands as you go up and down the steps of the slide, taking one step at a time, never go up the sliding surface or frame.
- Keep at least one arm's length between sliders.
- Slide down feet first, always sitting up, one at a time.
- Leave the bottom of the slide after you have taken your turn.

CLIMBING APPARATUS

- Never use apparatus when it is wet.
- Use the correct grip, with both hands.
- Avoid having too many people using the apparatus at one time.



Please place all trash in the trash cans. If you have a bulk item for disposal, please contact the Community Management Office for directions on how to properly dispose of it.

MY FATHER

WHEN I was:

Four years old: My daddy can do anything.

Five years old: My daddy knows a whole lot.

Six years old: My dad is smarter than your dad.

Eight years old: My dad doesn't know exactly everything.

Ten years old: In the olden days, when my dad grew up, things were sure different.

Twelve years old: Oh, well naturally, Dad doesn't know anything about that. He is too old to remember his childhood.

Fourteen years old: Don't pay any attention to my dad. He is so old-fashioned.

Twenty-one years old: Him? He is hopelessly out of date.

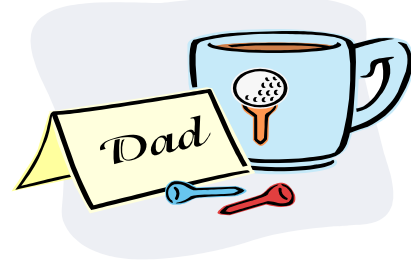
Twenty-five years old: Dad knows about it, but then he should, because he has been around so long.

Thirty years old: Maybe we should ask Dad what he thinks. After all, he's had a lot of experience.

Thirty-five years old: I'm not doing a single thing until I talk to Dad.

Forty years old: I wonder how Dad would have handled it. He was so wise.

Fifty years old: I'd give anything if Dad were here now so I could talk this over with him. Too bad I didn't appreciate how smart he was. I could have learned a lot from him.



~ Author Unknown

TIPS TO PREVENT MOLD AND MILDEW

Mold Spores are found virtually everywhere in our environment - both indoors and outdoors and in new and older structures. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing, and pets. When excess moisture is present inside a dwelling, mold or mildew can grow. Clean up is usually considered one of the housekeeping tasks of the resident along with the reporting of leaks, roof, and plumbing issues.

The following are sources of indoor moisture that may cause problems.

- House plants (watering can generate large amounts of moisture)
- Aquariums
- Steam from cooking
- Shower/bath steam
- Wet clothes on indoor drying lines

There are several ways in which your help can prevent mold and mildew. The following list may be used as a guide.

1. REMOVE EXCESS MOISTURE

- A. Dry out mops and cleaning utensils thoroughly before storing in a closet or cupboard.
- B. Wipe down bathroom walls (and shower doors if applicable) immediately after use.
- C. Keep shower curtains inside the tub or shower when in use.
- D. Allow towels to air out before storing. Wash and dry towels thoroughly often.
- E. Wipe down any condensation from the interior of windows and windowsills. Immediately wash and dry towels used.

2. KEEP HOUSEHOLD CLEAN

- A. Greasy films, such as those that form on kitchen walls, also contain many nutrients for mildew causing molds.
- B. Avoid pet urine accidents.
- C. Keep closets, dresser drawers, and any place mildew is likely to grow as clean as possible.
- D. Soil on dirty articles can supply enough food for mildew to start growing when moisture and temperatures are right.

3. CIRCULATE THE AIR

- A. When the outside air is drier than that inside, ventilation allows the dry air to enter, take up excess moisture, and then be carried out.
- B. When natural breezes are not sufficient, please use your central air conditioning (FAN ONLY) and bath/laundry room exhaust fans.
- C. Closets get damp and musty during continued wet weather and articles stored in them are more apt to mildew. Try to improve the air circulation by opening the closet doors. In addition, hang clothes loosely so the air can circulate around them.
- D. Dry all wet clothing thoroughly (including clothes wet from rain or perspiration) before placing in the closet.

Please remember to always notify the Community Management Office immediately if you have a water leak or sewage backup. If you discover any mold or mildew activity, please do not hesitate to contact us. We are happy to assist.