

KFH

Office Staff

Paul Tourné
Community
Director

Veronica Huling
Assistant Manager

Kristi Wagner
Sr. Leasing Agent

Christine Coffield
Accounting

R.J. Sarracino
Customer Service

Maintenance Staff

Rick Theroux
Maint. Supervisor

Joyce Melton
Maint. Coordinator

Debbie Melton
Maint. Coordinator

Bill Ward
Asst. Maint. Supv.

Records Update

Remember, if you re-enlist, change phone numbers, get promoted, etc. come by the office so we can change our records. It's important we have current information.

THANKS

From all of us at KFH. We all enjoy being here working with the Kirtland Team.

March 2008 Kirtland Family Housing Monthly Newsletter

1008 Golden Smoke Dr. Albuquerque, NM 87116 "www.kirtlandfamilyhousing.com"

Phone: 232-2049, Fax: 255-0155:

Emergency/After Hours Maintenance: 266-0079

Office Hours: 8:00 AM to 6:00 PM Monday through Friday

BAH

As of February 25th, there were 53 allotment updates still to be done. Base Leadership has been extremely helpful in getting this done and we appreciate their assistance. Their concern is that the new rental rates started February 1st, whether or not the allotment was changed. The result of not changing the allotment is that Resident is not receiving full credit on their Utility Allowance. This may cause that Resident to be accumulating a negative balance in their account, one that will have to be paid in the near future. Please, if you haven't done your allotment change, come by our office as soon as possible.

VEHICLES

Driving motorized vehicles off established roads is strictly prohibited. You can't take your quad or motorcycle for a ride in open fields, etc. Only licensed vehicles are allowed to be driven within the housing areas and only by licensed drivers. Children are not allowed to ride motorized vehicles in the streets, sidewalks, etc. Drivers of quads, motorcycles, etc. must observe all rules and regulations regarding safety equipment at all times. Even if you're just going "a few houses down the street", you have to wear safety gear. Also, if you like to go off road with your truck, jeep, motorcycle or quad, you need to clean it up BEFORE you come back on base. Washing it at your house and leaving mud or dirt in the street will be your responsibility to clean up.

Vehicles may not park on sidewalks, porches, patios, landscape areas, rock areas or fire lanes. This includes parking half on/half off the drive, with your tires in the rocks, grass or dirt. Additionally, all vehicles must be operational and have current license/registration.

Recreational vehicles (self propelled or towed), trailers (of any kind) and boats will not be parked in housing more than 24 hours during the week, or 48 hours on the weekends. RV's (self propelled or towed) may be parked for loading or unloading, but may not be used as "living quarters". You can't park an RV or trailer, hook it up to your house, and have anyone living in it while they visit.

Repair of vehicles within the housing area is not allowed, not on the street, in the drive or in the garage. You can change a tire, replace your battery or wiper blades, but you can't work on your radiator, change your oil, repair your brakes or suspension, work on/replace you engine, etc. Period. Also, if your vehicle is leaking oil or grease on the drive or street, you need to get it fixed and clean up the mess. This applies to your guest's vehicles too, because you're responsible for these areas of your home.

SPRING IS FAST APPROACHING

Spring is on the way and it's time to start thinking about Spring Cleaning. We'd like to bring up some areas for you to consider. Nothing is supposed to be in front of, or on the side of, your house. Storage is allowed inside your residence, your garage and in your rear fenced area. Items stored on porches, in front of garages or on the side of houses need to be moved. BBQ grills have become a major problem, so if you have one anywhere but in your garage or rear yard, you need to move it now. Chairs, pots, tables or other items on your front porch need to be situated so that they allow a minimum of three feet of clear space in front of your door (actually all doors) to allow for safe exit in emergency situations (Fire Code). Clutter on the porch or yard needs to be corrected.

I'm sure you've noticed we get quite a bit of trash and debris blowing around the property. Most, if not all, of these items come from trash and recycle cans. Please, help us keep your neighborhoods clean. Don't overstuff the cans and make sure the lids are closed.

PETS

We're finding many Residents that have pets and have never informed us, changed pets and not let us know and others that have never provided the required Vet documents. You really need to (1) keep us informed of your pet situation and (2) review the Pet section of the KFH Rules and Regulations and KAFB 31-205, Control of Animals.

The following is quoted from KAFB 31-205, paragraph 3.3:

"All pets must be registered with the Base Veterinarian and KFH Property Management Office. Failure to observe the prohibitions contained in the order is a violation of Article 92, Uniform Code of Military Justice (UCMJ)."

One more thing – if you have to post a "Beware of Dog" sign, maybe you need to think about some sort of training or other action to prevent your pet from falling in the "Vicious Dog" category.

Kirtland Family Housing February 2008 Newsletter

Kirtland Family Housing Board Of Representatives

****Housing Representatives:****

Primary Contact for Representatives

CMSgt. Crisler, 377th MSG

846-7711

Village III:

Capt. Kenneth Fetters, AFOTEC

232-2680

Village IV:

MSgt. Salvador Zamora, MDA

620-9735

Village V:

SSgt. Melanie Duplantis, SDTW

702-3265

Village VI:

SSgt. David Garner, 377MSG

890-7557

Village VII:

SRA Daniel Bergmann, 898MUNS

254-7766

Pershing:

SSgt. Jason Grabke, 58MXS

255-6941

Village Representatives meet with KFH on a monthly basis. If there are issues you'd like discussed, please inform your representative.

The above information is For Official Use Only

SPEEDING

STILL A PROBLEM: If you see someone speeding in housing, note the license number, type of vehicle, date, time and location. Call this information in to Security Forces. Base leadership assures me they will follow up on these type calls.

Issues Of Interest:

BULK TRASH PICK UP

The intention of this service is to assist move-ins and move-outs. These are the only pick-ups being done. Also, items that we don't pick up at all include appliances, furniture, fences, computers and monitors, hazardous materials and items that are contaminated with such materials. Any item that might have POL product contamination should not be included in bulk pick up items.

If you have items you need to dispose of, you can bring them to the dumpsters at the Maintenance Office. Please, don't bring items that are listed above. If you're purchasing something new, make arrangements for them to pick up the old item when your new purchase is delivered. For other situations, a quick check of the Yellow Pages shows there are at least five companies listed under Garbage & Refuse or Waste Disposal that will make pick-ups.

CLEANER'S LIST

We maintain a list of cleaning vendors at our office. We have no affiliation or relationship with them, but they have proven in the past that their performance meets the standards required by KFH. If you're interested, come by and pick up the list. You'll have to contact the vendor(s) and negotiate your own "deal", based on the condition of your house. ***If you are interested in providing cleaning services and want to be included on the list, come by our office and discuss it with us.***

" Maintenance Corner "

The following listed items are considered to be after-hours emergencies. On-Call Maintenance: 266-0079. Carbon Monoxide Detector or Smoke Alarm Alarming, (Alarming is 3 quick beeps every 5 seconds, if the Detector is chirping once every 15 seconds it just needs the battery replaced; remove the battery and come to the office during normal working hours and we will gladly give you a replacement battery).

- Gas Leaks that set off the Carbon Monoxide Detector.
- Flooding, no water or no Hot Water in the home at all.
- Heater not working at all.
- Oven and Burners not working at all.
- Sewage Back-ups of any type.
- Backed up toilet, if this is the only toilet in the entire home.
- Fire in the home of any type.
- Locked out of the house.

If you experience any of the above, please call the number shown above. If you have a maintenance problem that is not an emergency, call the Maintenance Office the next morning to initiate a work order.

Quick Tip: If you're having trouble with your toilet flushing, take a scouring pad and scouring powder and clean under the inside rim. Mineral build up will clog the holes and not let the water into the bowl. This will cure a lot of the problems we get calls about and save you some time too.