

February 2010

Kirtland Family Housing Newsletter

1012 Golden Smoke Drive · Albuquerque, NM 87116
Leasing Office Phone 505.232.2049
Maintenance Phone 505.266.0079
Fax 505.255.0155

Office Staff

- Paul Tourné,
Community Director
- Veronica Huling,
Assistant
Community Director
- Christine Coffield,
Accounting
- Nikki Jarvis,
Receptionist

Leasing Staff

- D'Layne Esquivel,
Leasing Agent
- Kara Reynolds,
Leasing Agent

Maintenance Staff

- Wade Little,
Supervisor
- Bill Ward,
Assistant
Supervisor
- Joyce Melton,
Coordinator
- Debbie Melton,
Coordinator

LEASING OFFICE HOURS

Mon, Tue, Thur & Fri
8:00 a.m. to 5:30 p.m.
Wednesday
9:30 a.m. to 5:30 p.m.
Saturday
9:00 a.m. to 1:00 p.m.

MAINTENANCE HOURS

Monday – Friday
7:30 a.m. to 4:30 p.m.

Roommates

We continue to have reports that some homes have roommates other than the tenants listed on the lease living with them. If you have anyone living with you and they are not on your lease, they need to leave. This is considered a major lease violation and can result in termination. We've delayed following up on this after the holidays but will be doing it so in the near future.

Town Hall Meeting

KFH will be holding a Town Hall meeting on February 24th at 6:30pm in room 120 of the consolidated support building (Building 20245). Consolidated support is where Finance, Pass & Registration and the Housing Management Office are located. All residents are invited. Topics for discussion will be anything you, as residents, desire. In order to ensure we have adequate space, we ask anyone who will attend this meeting to send an email to Kirtland@huntcompanies.com Letting us know you will be there, and if anyone is attending with you.

AFI 31-204

Off road vehicles are no authorized to be driven on KAFB.
RV's (motor homes, boats, camp trailers, pop-up campers & utility trailers) will not be parked in base housing areas for longer than 48 hours for loading or unloading.
Driving is prohibited in/on any area not designated for vehicle driving.

PETS

Excessive barking by dogs and their defecating or urinating on playgrounds and common areas within 50ft of any housing area are considered nuisances. Animal waste must be promptly removed by the owner of the pets. Pet owners must ensure that animals do not become a nuisance due to noise, odors and property damage.

BAH RATES

The 2010 rates have been published and will go into effect January 1st. In past years, it was necessary for everyone to come into our office, fill out new paperwork and submit this to Finance to make the required change. Under the new system, MAC, this is no longer necessary, with changes occurring automatically through DFAS. . The exceptions to this will be Marine and Coast Guard. Our Marine and Coast Guard residents will need to contact their Finance Office and ensure the change is done. This is a major improvement over previous years and eliminates the inconvenience to our residents

Captain Michael Thompson, the Village 3 Representative, would like everyone to know that he has set up an email address specifically for his village "constituents" to contact him. Please send an email to this address to inform his issues or concerns you would like to have discussed at our monthly meetings. The Email address is KFHVillage3Rep@gmail.com.

Utility Allowances

Every year, no later than December 1st, KFH must submit recommendations for the next year's utility allowances (UA's) to KAFB for review and approval. The UA's are calculated using each floor plan's average usage from the proceeding twelve months, and multiplying that by the estimated rate(s) for each type of utility for the upcoming year. The estimated rates are provided to KFH by KAFB. The 2010 UA schedule has been approved and will become affective Jan 1, 2010. The UA for electricity increased, while the UA for gas decreased. As most of you are aware, electricity costs increased in Jan of 2009, and will remain at these higher levels. However, gas prices have decreased over this same period and are projected to remain at these lower levels throughout the coming year. Overall, the combined UA's (electricity and gas) have decreased for all floor plans.

Kirtland Family Housing

PETS

We have received several calls about pets out in the cold. Please take care of your pets!!! If you feel a pet is being mistreated, call the Law Enforcement Desk to report it.

Records Update

Remember, if you re-enlist, pick up rank, 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.

Upcoming Events can be viewed online!

See us at:

www.kirtlandfamilyhousing.com

After Hours Emergencies

The following listed items are considered to be after-hours emergencies:

- Sewage Back-Ups of Any Type
- Gas Leaks that set-off the Carbon Monoxide Detector
- Flooding
- No Cold or Hot Water to Entire House
- Toilet Stoppage – If Only Toilet in House
- Large Water Leak
- No Heat
- Range – All Burners or Oven Inoperative
- Carbon Monoxide Detector Inoperative or Beeping
- Smoke Detector Inoperative or Beeping
- No Power to Entire House
- No Power to Appliances or Furnace
- Plumbing Leaking into Rooms
- Inoperative Door – Cannot Secure House
- Glass Breakage – Security Problem or Hazard
- Leaking Walls, Roofs, Ceilings
- Fire in the House of Any Type

If you experience any of the above emergencies, please contact the On-Call Maintenance at 505.260.7264. If you have a maintenance problem that is not an emergency, call the Maintenance Office the next business day to initiate a work order.

Quiet Hours

Monday thru Thursday
10pm-6am
Friday thru Sunday 11pm-6am

Many residents work night shifts and sleep during the day. Please be considerate. At other times if your TV, stereo or party can be heard more than 10 feet away its too loud. This applies to vehicles too. If your car stereo can be heard by residents in their house it's too loud.

Kirtland Family Housing Tenant Representatives

Primary Contact for Representatives

CMSgt. Crisler, 377th MSG
846-7711

Village II

MAJ John Shannon
266-6201

Village III

Cpt Thompson, 550 SOS

Village IV

MSgt. Salvador Zamora, 377 SFS
620-9735

Village V

TSgt. Melanie Duplantis, 58MOS
702-3265

Village VI

SSgt. Kamuela Alesna, 377 SFS
808-381-6653

Village VII

SRA Daniel Bergmann, 898 MUNS
254-7766

Pershing

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

Smoke and Carbon Monoxide Detectors

Detectors located in homes are local alarms only, they are not "connected" to the fire department.

Recycling

Please do not contaminate recyclable material with trash. **Plastic bags, glass bottles and jars are not recyclable in this program.** Items included are newspaper, cardboard (broken or cut down to fit in the container), aluminum cans, steel cans, plastic bottles, magazines, cereal boxes and paper products.