

KFH

Office Staff

Paul Tourné
Community
Director

Veronica Huling
Assistant Manger

Rick Theroux
Assistant Manager

Kristi Wagner
Sr. Leasing Agent

Christine Coffield
Accounting

Sally Anthony
Bookkeeper

R.J. Sarracino
Customer Service

Maintenance Staff

Joyce Melton
Maint. Coordinator

Debbie Melton
Maint. Coordinator

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.

September 2007 Kirtland Family Housing 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

Much of this month's Newsletter content is the same as last month's. It's not that we're being lazy, it's that these issues continue to be a concern.

Greetings to all families of Kirtland Housing!

The Staff at Kirtland Family Housing is committed to working diligently to ensure you have the nicest, cleanest and finest Housing Community possible. If you have suggestions to improve Kirtland Family Housing please feel free to stop by the Office and let us know.

PETS

As covered in KAFBI 31-205 and KFH Rules

Only **two (2)** pets per house are allowed, **NO** pets are allowed on any of the athletic fields

Pick up after your pet !

If a dog is reported for noise - it's the owner's responsibility to ensure the problem is corrected.

Dogs can't be tethered outside of fences, **anywhere.**

After 3 nuisance complaints, KFH will consult with the Staff Judge Advocate to determine if administrative action or Lease termination is appropriate.

WEEK END SIGNS

STILL A PROBLEM: Weekend event signs such as garage sales, yard sales, etc. are continuing to be left out after the event is over. These type signs **must be removed** from the community immediately following the event. Please comply with this requirement and help preserve the appearance of our community.

SURVEY FORMS

To all that have sent yours in, thank you. If you haven't mailed the forms yet, PLEASE do so. These go to a company in California, not our office. They compile the feedback and give it to KFH and the Air Force. **We really want your opinions and suggestions.**

ListServ

FREE!!!! This is a new service available to residents to keep informed on base events, "happenings" or problems. **It's free to join.** To sign up is simple, log on to the ListServ website at listserv.cd.kirtland.af.mil/scripts/wa.exe & follow the directions. Or, go to kirtlandfamilyhousing.com, at the bottom right, next to the Fair Housing logo you'll see the ListServ link.

MISCELLANEOUS

Please make sure your exterior lights are turned off during the day and when not needed at night.

LASTLY..... THANKS to all our Residents.

QUIET HOURS

Monday thru Thursday 10PM-6AM
Friday thru Sunday 11PM-6AM

During quiet hours, there should be NO NOISE discernable outside your house. At other times, if your TV, stereo or party can be heard more than 10 feet away, it's too loud. This applies to vehicles also. If you're car stereo can be heard by residents in their house, it's too loud

TRASH & RECYCLE CONTAINERS

Containers should not be on the street more than 24 hours. You can put them out the evening before pick up but you must put them away by the morning after pick up.

VEHICLES

Cars, trucks, motorcycles, ATVs, etc. can only be parked on the street, the driveway or in the garage. They **CANNOT** be on rock yards, grass, sidewalks or porches. Also, do not park blocking driveways, in the driveway of vacant homes or against the direction of traffic. Your parked vehicle should be facing the same direction of traffic driving on the street. I know sometimes it's easier to just "swerve" over in front of the house rather than turn around and face the right direction. But it is a violation of AFI 31-204, Air Force Motor Vehicle Traffic Supervision to park against the flow of traffic and is a citable offense. **Parking of RV's, trailers, boats, etc** is allowed only on weekends or for a 24 hour period before or after use.

Also, **working on vehicles** in the housing area is prohibited. Only preventive type maintenance can be done (changing tires, batteries, etc), no oil changes, major repairs or repairs that result in POL products being spilled.

CLEANING SERVICES

If you're moving out or just want help to clean your house, KFH has a list of names for cleaning services. We don't endorse them, nor do we have any affiliation with any of them. Our recommendation is to speak with those you select, negotiate the service and price, and make your own decision.

ALSO, if you would like to be included on the list, call or come by our office.

Kirtland Family Housing

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. Kyshia Newsome, AFRL
453-5724

Village V:

SSgt. Melanie Duplantis, SDTW
353-2653

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

Want To Put Something In the Newsletter?

If you have comments you would like to be added to upcoming newsletters, please call our office. Any requests must be in by the 20th of the month for the next month's newsletter. All posts will be on a first come first serve basis as space permits, and at the sole discretion of Kirtland Family Housing.

Issues Of Interest:

Community Pool

Thanks to all of you for making the pool operation a success. **The last day to use the pool will be September 3rd.** It will be closed for the winter after that. We hope you enjoyed the summer and look forward to next year. Thanks!

Entry Porches and Yards

Front and back yards must be kept free of litter and clutter, and are not to be used for storage. There can be no play sets, playhouses, sand boxes, pools, trampolines, etc in front areas. The porches need to be kept clean and clear of clutter. **The only furniture allowed is patio/outside type furniture.** No couches, loveseats, armchairs, etc. **BBQ's need to be on the back patio or rear sidewalk,** not in front of the house.

Weeds must be removed and grass cut in fenced yards. To help you this year, KFH will have electric mowers and weed eaters at Self-Help. Call ahead and reserve them. You can check them out for two hours to do your lawn. Just bring them back clean for the next resident.

TRAMPOLINES

We are seeing more and more trampolines appear on the property. While these have not been specifically addressed in the past, the following applies: **trampolines can be in the rear yard only,** they must be secured to the ground to ensure they are stable and "windproof", they should be enclosed by a fence and a safety net. **PLEASE CHECK WITH YOUR INSURER AS TO THEIR REQUIREMENTS FOR COVERAGE! Not adhering to their standards will void your insurance, leaving you liable if there is an accident or injury.**

" Maintenance Corner "

The following listed items are considered to be after-hours emergencies. Please feel free to call the On-Call Maintenance Technician at 266-0079 if you are experiencing any of the below listed Maintenance Emergencies. **We ask that any calls, outside of what is listed below, be called in during normal business hours..**

1. 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).
2. Gas Leaks that set off the Carbon Monoxide Detector.
3. Flooding, no water or no Hot Water in the home at all.
4. Heater not working at all.
5. Oven and Burners not working at all.
6. Sewage Back-ups of any type.
7. Backed up toilet, if this is the only toilet in the entire home.
8. Fire in the home of any type.
9. Locked out of the house.