

KFH

Office Staff

Paul Tourné
Community
Director

Veronica Huling
Assistant Manager

Rick Theroux
Assistant Manager

Kristi Wagner
Sr. Leasing Agent

Christine Coffield
Accounting

R.J. Sarracino
Customer Service

Maintenance Staff

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.

November 2007 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

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.

SCHOOL ZONE

You may have noticed that signage has been installed on Paint Brush indicating the school zone and that the speed limit is 15 MPH when children are present. The term "when children are present" means from approximately 07:30 am to 4:00 pm weekdays during the school year. The speed limit will be 25 MPH in the evening, on weekends or when school is not in session.

WEEK END SIGNS

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. If signs are left out and KFH has to pick them up, you will be issued a violation notice and charged a minimum of \$25.00. It could be more, depending on how many signs there are and how long it takes. Also, if you put up signs on base, outside of housing, you're in violation of base regulations.

UTILITY RECONCILIATION

Refund checks will be mailed to residents beginning about the middle of November. From all indications, most residents will be receiving a refund again this year. Those residents having a balance owing will be contacted individually during November to clear the account. If you have any questions after receiving a refund, please call our office. 232-2049

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 your 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.

LISTSERV - FREE!!!! A new service available to residents to keep informed on base events or problems. Log on to the ListServ website at listserv.cd.kirtland.af.mil/scripts/wa.exe & follow directions. Or, go to kirtlandfamilyhousing.com, at the bottom right, next to the Fair Housing logo you'll see the ListServ link.

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

Continues to be a problem. **Please**, put your container(s) out the night before pick up and put them away when it's done. You **CANNOT** leave them in the street, in the front yard, etc.

VEHICLES

Please "read and heed". We put this in almost every newsletter because we keep noting violations.

Vehicles can only be on streets, drives or in garages. They can't be driven or parked on sidewalks, yard areas (grass or rock) or common areas. These are vehicles of ANY type - cars, trucks, trailers, motorcycles, motorscooters, ATVs, etc. It's not allowed to take your off road vehicle "off roading" anywhere in housing.

Trailers can be parked in housing for NO MORE THAN 24 hours during the week. On weekends it's from Friday afternoon to Monday morning. This applies to ALL trailers.

Other than changing tires, changing a battery, replacing wipers or something similar in nature, working on vehicles on the street, in your drive or in your garage isn't allowed. If the work will take more than 15 to 30 minutes, you have to raise your hood or jack your car up to do the work (other than the tire change) you're probably violating your lease.

NOTHING involving changing POL products (oil, grease, anti-freeze, power steering fluid, brake fluid, etc.) can be performed in housing. If your vehicle leaks, get it fixed as quickly as possible. Leaking POL products are prohibited by KFH rules and KAFB regulations.

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

SPEEDING

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:

FENCES

If you have a fence, it must conform to the guidelines stated in the KFH Fence Addendum. We've noticed some unauthorized fences going in that do not conform and these will have to be removed. If you need a copy of the guidelines, contact our office.

WINTER TIPS

Disconnect all hoses from exterior faucets. This will prevent the faucet from freezing and leaking into the house.

Leave a faucet dripping at night when temperatures get below freezing.

To ensure maximum efficiency of your furnace, make sure the return air grill is clean and not obstructed.

DECORATIONS: Wal-Mart, Home Depot and Walgreen's all offer a variety of clips to mount lights without damaging your home. No nails, screws, etc. can be used. Also, be careful not to overload circuits or use extension cords that are frayed or not rated for exterior use.

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. 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.

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