



Martin F. Szydlowski, Executive Director

May 5, 2025

Dear Auburn Housing Resident:

Thank goodness for added daylight as each day grows lighter, longer. Now let's hope for sunshine with a bit more regularity!

There have been some staffing changes to inform you about.

Darrell Turcotte is no longer employed at Auburn Housing. Succeeding him is Dawn Comeau as the new Senior Director of Housing, Property Management and Resident Services.

After 27 years of working in a variety of roles for AHA, Bruce Merrill, Senior Property Manager, is retiring on May 30. Bruce has seen a lot of change in his time here at the Housing Authority. Our congratulations and thanks to Bruce for his loyalty to our residents and our mission.

Mike Damon will replace Bruce, Mike has already begun his journey with us as our new Senior Property Manager.

Additionally, other vacant positions have been filled. Please see the list below:

Vincent Aceto - Housing Inspector

Derek Bates – Building Custodian

Julie Cottle – Intake Specialist

Ilda Minamau - Section 8 Housing Voucher Specialist

Michael Raymond – Maintenance Mechanic II

I'd like to welcome our new staff to the AHA community as I am sure they all look forward to working with you as an AHA resident.

Thanks very much,

Martin F. Szydlowski

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Auburn Housing Authority

SPRING NEWSLETTER 2025



Property Manager's Corner

*By Bruce Merrill & Leah Landry
Richard Henry and Mike Damon*

We would like to Welcome Mike Damon to the Auburn Housing Community and Best Wishes to Bruce Merrill as he is retiring after 27 years with Auburn Housing Authority.

AIR CONDITIONERS: Remember – Air Conditioners are not allowed to be installed until May 15th!!! Also, please keep in mind that air conditioners are not allowed in family type housing in any room where there is only one window. This includes all second-floor bedrooms at Family Development, Broadview Acres, Webster School and any other location that fits this description.

We would like to stress that window fans (or box fans) are OK with HUD. It is just air conditioners in rooms with only one window that are a problem. Please be advised that any air conditioners that are installed in rooms (for the most part, second floor bedrooms) with only one window will be removed by Maintenance as a health and safety violation, and you will be billed.

As of 2026 you will need to have a floor model Air conditioner, we will not longer be allowing window AC's after this summer. Please plan for this expense if you want an A/C in 2026.

FAMILY: Spring is now here and everyone is reminded that bicycles should be put away. They belong neatly placed at the bike rack if your building has one or if you live at Family Development; behind your apartment. Bikes that must be moved due to a safety issue will be locked up until Property mgt can get them out. This includes bikes that are left in walkways, roadways, as well as bikes that are blocking the entrance to any of our common areas.

Also be aware that small, motorized bikes and scooters are to follow the same rules as a car. They are not to be on the grass or going above the speed limit set at the property.

When our Maintenance crew comes to mow lawns, they don't have time to put everyone's toys, lawn furniture, and other items where they belong. Apartments where toys, etc. are hindering the ability of Maintenance to perform their work you will find these items removed, and the tenants will be billed for trash removal.

TRASH REMINDERS: the area in front of your apartment should be picked up on a daily basis. Food and food packaging left outside will attract unwanted wildlife like skunks and raccoons! Also, please be sure to close the doors to the dumpsters EVERY time you place trash inside, as we do not want to give wild animals a food source.

EVERYONE: All are reminded that we will tow vehicles from our parking areas that are not displaying an AHA parking sticker. We also tow vehicles that are parked in fire zones, on lawns, and other places where they do not belong.

VISITORS: Please remember that the only people that should be living in your apartment are people who are listed on your Lease. Long term "visitors" are not allowed. AHA policy states:

"Guests shall be allowed to occupy the premises on a reasonable basis, limited to seven (7) days in any consecutive six (6) month period, unless by special permission of the Authority for good cause...."

Failure to abide by this policy can lead to charges of defrauding the Federal Government and eviction.

PETS: We do not allow pets except as specified in your Lease, which is a legal document. You **MUST** contact your property manager and receive written permission before any animal is allowed into your apartment. If you live in a building which allows dogs, please remember that they **MUST** always be leashed and under your control. Extended leashes in common areas are not allowed due to tripping hazards. Please remember that not everyone likes dogs, some people are afraid of dogs, and others are allergic to dogs. Dogs should get their exercise outside of the building, not by walking the halls inside the building. Visitors are not allowed to bring their pets while visiting unless they are an assistive animal.

Barking dogs are not allowed to stay in apartments. It is part of your lease agreement to take full responsibility for your pet. If your pet has an accident in the building, it is your responsibility to clean up after your

pet. It is also your responsibility to clean up after your pet when it goes to bathroom outside on Auburn Housing Authority Property.

PROTECT YOURSELF FROM BED BUGS:

Auburn Housing Authority and its' pest control agent, Pine State Pest Solutions are well versed on how to identify bed bugs and how to prevent their spread.

Bagging a suspect bug in a sealed bag or jar is very helpful. Extermination is very expensive and **A LOT OF WORK** for the tenant. Prevention is your best defense. Here are a few reminders:

- Do not pick up spring cleanup items from the side of the road!! They could have bed bugs.
- Do not have furniture delivered by a company that uses the same trucks to dispose of discarded furniture.
- If you purchase items from a yard sale, particularly clothing or bedding, you should dry all items in a dryer set on high heat for at least 20 minutes to kill all stages of bed bugs.
- Do not visit places you know have bed bugs and don't allow people you know have bed bugs to visit your home!
- Be careful when traveling. Check the room you are staying in, particularly the bedding and mattress.

If you think you have bed bugs, it is **MAINE LAW** and your responsibility to inform Property Management right away. Prompt notification and extermination ensures the problem does not spread from one unit to the next.

*Happy
Mother's Day*

RENT PAYMENTS

A reminder when mailing in your monthly rent checks, please mail them to Auburn Housing Authority P.O. Box 3037 Auburn, ME 04212. Many thanks.

Please make sure your checks and money orders are filled out correctly, AHA should never receive them blank or partially completed.



TELEPHONE NUMBERS

When your phone number changes, please remember to inform AHA, the Property Manager or the Resident Service Coordinators of your new number. Also, inform them when your emergency contact person and/or their phone number has changed. Thank you.

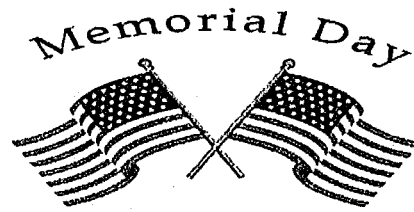
“Renter’s Insurance”

For an affordable monthly payment, you can have the peace of mind that if something happens in your apartment, you will be covered. Call your insurance agent for more details. Your RSC’s can assist you in finding an agent. See them for help.



If you live in the Esplanade, Roak Block or Barker Mill Arms please check you batteries for your life-line call button. Come see

Susan, Chelsea or Donna if you are unsure how to use your button or need new batteries.



News from Susan, Chelsea and Donna Resident Service Coordinators

1. Is your File of Life up to date?
See us for a new form.
2. Need help to stop smoking? The Tobacco Helpline is there to assist you. Call them at 1 800-207-1230 FMI.
3. Do you have any ideas on Programs & Speakers that you'd like to have in our properties? Let us know and we'll see what we can do.
4. Are you in need of in-home supports? We can work with you in obtaining their services if you qualify and are interested.
5. Remember to keep your emergency contacts up-to date with us.
6. Watch your bulletin boards FMI on a possible spring medication collection in our buildings.
7. If you are interested in obtaining a Lifeline or need more information about the service, please see your RSC for assistance.
8. Having Medicare, Medicare Part D or Supplement and Insurance questions? Seniors Plus is there to help you

navigate your many options.
Give them a call at 795-4010 to
set up an appointment.

SECTION 3 EMPLOYMENT OPPORTUNITIES:

Auburn Housing Authority participates in the Section 3 program for employment of low and very low-income persons in the jurisdiction that we service. All Public Housing residents as well as other low-income persons in the Auburn area qualify to take part in employment opportunities offered by Auburn Housing Authority as well as private companies that are contracted by AHA. To be considered for future employment opportunities, please contact our main office for an application. Please direct questions regarding this program to Bruce Merrill at 777-6084 or 784-7351 ext. 1263.

*Family Development, Lincoln
School, Webster and Broadview
Acres Parents*

Your RSC's are always looking for volunteers and parent involvement in the kid's programs and activities that take place weekly on half day Wednesdays. Parent and kid's ideas, program topics and other areas of interest should be reported to Susan, Chelsea or Donna for further exploration. Let's talk soon!



"Maintenance News"

As Spring is now here just a reminder for tenants at our family projects that it is your responsibility to clean up the area outside your apartment.

Please help us keep your property and home clear of litter. Remind your children to take care of their snack and drink wrappers.

It's Springtime! Hurray! Hurray!

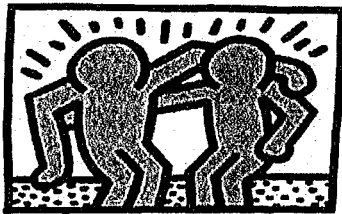
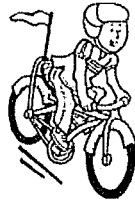
Time to do our spring cleaning. Now is the opportunity to start to declutter our closets, cupboards, closets, cars and rooms. The items that we no longer need may be donated to a charity of your choice. Springtime is the season of new beginnings and re-birth. Soon our windows will be opened and let's breathe in the freshness of clean air once again.



OUTDOOR FUN & RECREATION

With the warmer weather on its way, we all need to be aware of our surroundings and pay attention to our children who will be outside playing. The kids need not be playing in the streets but in the yards and their bikes should to be placed either in bike racks or near their apartment. Please slow down when driving through the developments, no one wants to cause an accident. Enjoy the upcoming summer months and have fun and be

safe when outside participating in outdoor activities.



WHO'S YOUR BUDDY??\

Do you have a buddy that you are friends with? Someone to call and see if they are doing ok? Or if they need help with anything? It is always nice to check in with your family and friends. Who is your special support person?



Please remember that AHA is a non-smoking housing authority. We **DO NOT ALLOW** smoking of any kind in our buildings.

Property Security-

Please remember to buzz in your guests only-and not those of your neighbors. All tenants are responsible for their guests.

-Be sure to lock your vehicle and have a spare key available if you are cooling your vehicle prior to running errands. If you do not have a spare key and don't have a remote start never leave your vehicle unattended and remove your valuables (purse, wallet, phones).

- "Situational awareness" know your surroundings and be aware of who and or what you are around.

-Remember we have a homeless community who may be around our properties trying to stay warm, if you allow anyone into a secure building you are responsible for them.

-If you have questions, comments or concerns feel free to speak with night roving security or Steve during the day.

Medication Disposal



The Auburn Police Department has a large green box to collect your unwanted, outdated, or unused medications. They are open year-round, 24/7 and are located at Auburn City Hall. The disposal box is downstairs in the lobby of the APD. They **DO NOT** accept needles, liquids or thermometers.