

# Cliffside Park Housing Authority

## Newsletter

From the Executive Director's Desk

Dear Friends,

After experiencing one of the worst winters we ever had, I am sure everyone is looking forward to the arrival of the sunny days which will come with the arrival of spring and summer. This winter brought with it severely cold days and an unusual amount of snow and ice. As always, I want to express my appreciation to the Borough and our maintenance staff for their efforts to keep our properties clear of ice and snow and safe for our visitors and tenants.

Now that the weather should be improving, I want to encourage all seniors in the community to visit our Activity Center and enjoy the many amenities the staff works very hard to provide. Our exercise room is now open for your use and the computer room is also ready and provides classes for those seniors interested in learning how to use them.

There will be many projects going on at the Housing Authority this spring and summer which will enhance the quality of life for our tenants as well as improvements which will allow for a more enjoyable experience for visitors to our properties. Work is being performed for our parking lot upgrades. The new Community Room will soon be complete at the 500 Building and soon the Community Room in the 550 Building will be receiving a face lift. As always, although our funding has been seriously cut, with the help of the County and our Mayor and Council, we will continue to look for ways to obtain grants to improve our campus and keep our Housing Authority on the list of one of the best in the nation.

I hope we have many sunny days ahead of us and I wish everyone an enjoyable, safe, happy spring and summer.

Sincerely,  
Joseph Capano, PHM  
Executive Director

Spring/Summer 2014

## What's Happening At The CPHA

- ◆ Additional surveillance cameras have been installed on property.
- ◆ Parking Lot Upgrades Phase I have begun. Anticipated completion will be fall 2014.
- ◆ New Community Room at 500 building will be complete by end of month.
- ◆ 550 Community Room will get upgrades beginning end of summer.
- ◆ Annual Summer Barbeque will be held at end of summer. We will have a date for the event shortly.
- ◆ Exercise and Computer rooms have been completed. Many thanks to everyone who made this possible.
- ◆ Participation at Senior Activity Center has increased.
- ◆ Senior Activity Center Coffee and Buffett station has been completed.
- ◆ 500 Building Lobby air-condition project is complete. Entire main lobby has been air-conditioned.



## Important Dates To Remember!

**June 4, 2014** – Tenants Association Meeting

**June 6, 2014** – HUD REAC inspection

**June 11, 2014** – Commissioners Meeting

**July 9, 2014** – Commissioners Meeting

## Special Thanks

- ◆ Thank you to Mayor and Council for all support with our many programs.
- ◆ All our Volunteers at the Senior Activity Center. Without their hard work the Senior Center would not be a success.

### Employee News

- ◆ Summer interns will be assisting the office staff.

May 23<sup>rd</sup> – Montclair Iris Gardens

June 6<sup>th</sup> – Monmouth Park Race Track

June 13<sup>th</sup> - Lunch at Breakers, Spring Lake, NJ

June 20<sup>th</sup> – Point Pleasant

June 27<sup>th</sup> – Long Branch Pier Village

July 11<sup>th</sup> – Monmouth Park Racetrack

**Contact the bus office at 201-943-3768 to make a reservation, get more information, learn about upcoming trips, or medical trip transportation.**



### Board of Commissioners

Peter Colao – Chairman

Simone Carafa – Vice Chairman

Harry Guttilla - Commissioner

Janet Merrill - Commissioner

Salvatore Spoto - Commissioner

Ralph Calabrese – Commissioner

Lynn DeLucia - Commissioner

Joseph Capano – Executive Director

Jim Santasiero – Assistant Executive Director

# Senior Activity Center News

## Upcoming Events!

Dear Friends,

Thanks to the generous donations we received, we are happy to report that our exercise room is up and running. We have three brand new computers in the multipurpose room and computer classes on Mondays for those individuals interested in learning more about them.

We have also received delivery of our new 16 passenger bus and have implemented a medical transportation program on Mondays & Wednesdays to assist senior citizens getting to their very important doctors' appointments. Please call the Senior Activity Center for details at (201)943-3768. Our annual senior vacation to Tennessee, Kentucky, Virginia and Gettysburg, Pa. was a great success.

On May 16<sup>th</sup> will be combining both buses for our trip to Hyde Park, NY to visit the Roosevelt Estates and Museum. We will begin our summer Jersey Shore trips on Friday June 5<sup>th</sup>.

I would like to remind everyone that our walking club will resume on May 19<sup>th</sup>. The club meets on Mondays, departing from the activity center at 10:20 a.m. In addition we have several wellness classes to suit your various needs and desires.

Attention all "Baby Boomers" and the "Young at Heart". On Thursday July 17<sup>th</sup> we will be having a "Sock Hop" with contestants and prizes for the best "Look- A-Likes". So dig out your Saddle Shoes or you Leather Jackets and get ready to have fun!!

Sincerely,

Linda Phillips-Perez  
Senior Coordinator

### LECTURES & WORKSHOPS

May 15~ COPD w/ St Barnabas Hospital 10:30am

June 5~ Gift Card Bingo w/ County Manor 10:30am

June 12~ Decadent Junk or Nutritious Food 10:45am

June 23- Blood Pressure Screening & Health Consults w/ CP Heath Dept. 11:00am

June 19~ Personalize your Home Care w/ Right at Home 10:30am

June 4~ Center Tea Party w/Mary Kay 10:30am

July 10~ Women's Heart Health/Holy Name Hospital 10:45am

### SPECIAL CENTER EVENTS

May 20~ SECIL Singers visit 10:00am

June 16~ Father's Day Pancake Breakfast 9:00am sharp

June 17~Happy Tappers Spectacular w Lunch \$5.00

June 18~ Movie Night-Nebraska \$5 Starts 4:00pm

July 17~ 50/60's Sock Hop \$10 Starts 5:00pm

July 23 - Movie Night – Philomena \$5 Starts 4:00pm

### SPECIAL TRIPS

May 14~ Mount Airy Casino Trip \$30

June 11~ Mont Airy Casino Trip \$30

July 9~ Casino Trip (TBA) \$30

**Please visit our Senior Activity Center, for more information on all of our available trips, to make reservations for all of our trips and for our monthly pamphlets.**

**201-943-3768**

# ***EMPLOYEE SPOTLIGHT***

## **RITA RAHVAR**

Rita has been an employee at the Cliffside Park Housing Authority for five years. As the Recertification Specialist in our office she has the opportunity to meet and assist all our tenants with the recertification process. Rita is married and is the mother of two sons. One who is graduating from college this year and one who is about to further his education by obtaining his Master's Degree. Rita and her family have resided in Cliffside Park for thirty years. Her dedication to her work makes her a valuable member of the Housing Authority staff. She loves working for the Cliffside Park Housing Authority and helping the Community.



# **Section Eight Information**



Every tenant on the section 8 program must have an annual inspection with the Cliffside Park Housing Authority. These inspections serve to assure that apartments meet the Housing Quality Standards (HQS). It is the duty of the CPHA to provide decent, safe, and sanitary housing for all tenants.

All too frequently, apartments fail inspection for reasons that can be easily rectified. Below is a list of the most common reasons for an apartment to fail. Because these failures are so common it is in your best interest to collaborate with your tenant to verify the apartment does not have any of these deficiencies.

- Smoke Detector (dead battery or missing one entirely)
- Peeling or cracked paint on any wall or ceiling surface
- Inoperational stove burner
- Active water leaks from ceiling
- Leaking faucet
- Broken or cracked window
- Broken or cracked floor tiles

Preemptive repairs saves you time by eliminating the possibility of a missed repair deadline and saves your tenant and the Housing Authority time by eliminating the need for second inspections.

# **CPHA Directory of Contact Numbers**

Cliffside Park Housing Authority – For all Housing Authority inquiries

500 Gorge Road

Cliffside Park, NJ 07010

Phone: 201-941-0655

Fax: 201-941-4038

Website: [www.cphousingauthority.com](http://www.cphousingauthority.com)

Cliffside Park Housing Authority – For all Maintenance inquiries

500 Gorge Road

Cliffside Park, NJ 07010

Phone: 201-941-0231

Fax: 201-941-4038

Website: [www.cphousingauthority.com](http://www.cphousingauthority.com)

Cliffside Park Housing Authority Senior Activity Center – For all Senior Activity and Senior Transport related Inquiries

Phone: 201-943-3768

Fax: 201-941-4038

Website: [www.cphousingauthority.com](http://www.cphousingauthority.com)