

Cliffside Park Housing Authority News Letter

From the Executive Director's Desk

Dear Friends,

Thankfully, after Hurricane Sandy departed the State of New Jersey, the C.P.H.A. found that we suffered minimal damage. We were very fortunate to have a maintenance staff that worked day and night to see to it that our tenants were safe, comfortable and had electricity in our buildings restored within 24 hours. I want to thank our maintenance staff for their dedication and our tenants for their patience and cooperation. I am also pleased to announce we have applied for and received Grants which will allow us to provide our tenants with the many improvements planned for them in the future. We are all looking forward to completion of our new Senior Activity Center and Offices. If all goes as planned we may be able to enjoy our new center and offices sometime this spring. We hope everyone enjoyed this past Holiday and at this time I am sure we are all thinking about the Holiday to come which will bring us good times, good food and the pleasure of sharing these days with family and friends. As always, I want to thank our Mayor and Council, our Board of Commissioners and the staff of Cliffside Park Housing Authority for their assistance in helping with our efforts to give the occupants of our buildings and senior citizens in the surrounding areas a better quality of life. I would also like to take this opportunity to wish everyone safe, happy, healthy and joyous New Year!

Sincerely,

Joseph Capano, PHM
Executive Director



December 2012

What's Happening At The CPHA

- ◆ The CPHA Senior Expansion is ongoing and target completion is Spring 2013.
- ◆ The vent and door cleaning project in the 500 building is ongoing and projected to be completed by the end of the month.
- ◆ The 500 building has new hot water boilers. These new boilers are both energy efficient and provide much more available hot water, thus alleviating the stress high peak hours used to present to our older system.
- ◆ The Laundry rooms in both buildings are to be renovated. The renovation at the 550 building has been completed. The Laundry room in the 500 building will have a few more washers and dryers installed in addition to renovating. Renovation should be complete in the very near future.
- ◆ In order to accommodate residents with pet allergies we have made the laundry rooms pet free.
- ◆ Thank you to all tenants for your patience with the construction, renovations, and upgrades to the Cliffside Park Housing Authority.

CP Senior Bus Transport



Important Dates To Remember!

December 30, 2012 – Social Security Updates w/ Arbor Glenn

January 9, 2013 – Commissioners Meeting

January 17, 2013 – Medicare Fraud w. Senior Medicare Patrol 10:45am

March 6, 2013 – Tenant's Association Meeting

Special Thanks

-Thank you to all of the vendors who donated money for our Senior Holiday Party at the Cliffside Park Housing Authority.

Employee News

✦ Clara Tasciyan has taken on additional responsibilities as the Cliffside Park Housing Authority's Portability Specialist.

December 28th – Walmart Shopping & Red Lobster



January 4th –Montclair Museum & Toast for brunch



January 11th – Collingswood Auction & Flea Market



January 18th –Bowling 10am



Contact the bus office at 201-945-8630 to make a reservation, get more information, or learn about upcoming trips.



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,

Happy Holidays from the staff and volunteers of the Cliffside Park Senior Activity Center. As we patiently await the opening of the new Senior Activity Center, I would like to remind you that there is a lot going on this winter at our current center here at 550. In December, our activity center is filled with sounds of merriment by many special guests dropping by to spread some holiday cheer. Please check the flyers for upcoming visits. Whether it's little preschoolers, high school students, or senior choirs, it's always a treat to hear the songs of the season. Our trip to Rockefeller Center is not to be missed and we can "Ring in the New Year" with DJ Nick at our New Year's Eve Party on December 31st. Think you might want to make a New Year's resolution to get fit? Just a few steps from your home are a variety of fitness options. You can choose our low impact Walking Club, Jane Fonda's Fit & Tone video, Stretch & Strength with instructor Donna, Disco Sweat with Richard Simmons, Zumba Gold with Debbie Rodriguez or Line Dancing with Helen. All these activities are designed to keep you strong and healthy. Also, Phyllis has scheduled a few casino trips a little closer to home with trips to Mount Airy and Sands Casino. With these and so much more available to you there is no reason to stay inside despite the cold. Come join us for a hot lunch, a cup of coffee or even a movie.

Please call or stop by the Activity Center anytime to inquire about any of our regularly scheduled or upcoming events 201-943-3768.

Sincerely,

Linda Phillips-Perez

Senior Coordinator

December 31st – New Years Eve Party w/ DJ Nick
11am



January 9th – Mount Airy Casino



January 10th - Center Tea Party 1pm



January 14th – Blood Pressure Screening w/
Cliffside Park Health Dept 9-11am



January 16th - Dinner & Movie @ 4pm



January 24th – Vitamin D w/ DSSGayle
DeKovessy 10:45am

February 14th – Sands Casino



February 20th – Dinner & Movie



Please visit our Senior Activity Center, located at 550 Gorge Road Cliffside Park, NJ for more information on all of our available trips, to make reservations on all of our trips and for our monthly pamphlets.

201-943-3768

Employee Spotlight



Phyllis Dubon

Phyllis is a friendly face that greets those who enter the Cliffside Park Senior Center whether it's for a cup of coffee or to spend the day. She is the Senior Activity Center's Recreation Leader and has been with the Cliffside Park Senior Center for 8 years. Seniors that visit the Senior Center boast that Phyllis is always fun, pleasant and helpful. She is motivated by the seniors that visit the activity center because she is able to enhance the quality of life for them by making the activities and trips fun and exciting.

Phyllis was born, raised and continues to reside in Cliffside Park. She is a Cliffside Park High School graduate with the class of 1992. She has a 14 year old son named Cruz who attends the Cliffside Park Middle School and she enjoys spending time watching movies and playing video games with him.

Phyllis is a wonderful asset to the activity center. She is the Deputy Coordinator of the shelters for the Office of Emergency Management. We appreciate all Phyllis has done to assist those citizens during Hurricane Sandy. When asked what she loves most about her job, Phyllis replied, "The people I work with at the CPHA. CPHA is the true meaning of one big happy family."

Section Eight

At a Glance

Housekeeping – HQS Standards

- ❖ The goal of the housing choice voucher program is to provide “decent, safe and sanitary” housing at an affordable cost to low-income families. To accomplish this, program regulations set forth basic housing quality standards (HQS) which all units must meet before assistance can be paid on behalf of a family and at least annually throughout the term of the assisted tenancy.
- ❖ There are 13 key aspects of housing quality covered by the HQS. These aspects include:
 - Sanitary facilities
 - Food preparation and refuse disposal
 - Space and Security
 - Thermal environment
 - Illumination and electricity
 - Structure and materials
 - Interior air quality
 - Water supply
 - Lead-based paint
 - Access
 - Site and neighborhood
 - Sanitary condition
 - Smoke Detectors
- ❖ Housing Quality Standards are enforced by HQS inspections performed by the PHA staff to ensure that potential and current HCV housing units meet the minimum performance and acceptability criteria for each of the 13 key housing quality aspects.
- ❖ Tenants can help ensure their apartments meet all the standards by keeping their homes clean and clutter free and reporting any issues that may arise to their landlord.

CPHA Directory of Contact Numbers

Cliffside Park Housing Authority – For all Housing Authority and Maintenance inquiries

500 Gorge Road

Cliffside Park, NJ 07010

Phone: 201-941-0655

Fax: 201-941-4038

Website: www.cphousingauthority.com

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

550 Gorge Road

Cliffside Park, NJ 07010

Phone: 201-943-3768

Fax: 201-945-9263

Cliffside Park Senior Bus Transport – For all transportation related inquiries

550 Gorge Road

Cliffside Park, NJ 07010

Phone: 201-945-8630

www.cphousingauthority.com/SeniorTransportation.html

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