



DOWNSTREET

Housing & Community Development

PROPERTY MANAGEMENT

JULY 2020 NEWSLETTER

Goodbye to Katharine

This Newsletter is dedicated to Katharine Slie, who has left Downstreet for new adventures. Katharine has been at the heart of our Property Management and Maintenance Team for the last five years. She joined Downstreet in 2015 and has worn multiple hats including Compliance Manager and, most recently, Maintenance Manager.

Please join the Downstreet family in wishing Katharine much joy and happiness as she begins the next chapter of her life. We'll miss you, Katharine!

We're Baaaack!

You can expect to see your Property Manager more and more at your apartment building as they show and lease-up apartments. If you see your Property Manager out and about, feel free to say hello, but **please save any face-to-face interactions for scheduled appointments**, as they have a very strict protocol to follow.

We are looking forward to seeing you, so **please continue to help keep us and your community safe by following social distancing practices – 6' apart, please! And remember to wear your cloth face coverings...**



HOW TO REACH US

Maintenance Work Order Requests:
(802) 477-1347 **OR** Toll free (877) 320-0663

You will be directed to an automated system (and not a live person); PRESS 1 for the work order line.

Maintenance Emergencies 24/7:

(802) 229-6563

Megan Lovely | Montpelier Property Manager

(802) 477-1420 or text (802) 275-5225 with your name & property, or email mlovely@downstreet.org

Louisa Olson | Barre, Bradford, Williamstown Property Manager

BEST CONTACT:
lolson@downstreet.org

By phone: (802) 477-1346 (up to 48 hours before return call back)

Neil Smith | Waterbury, Waitsfield, Warren, Cabot Property Manager

(802) 477-1332 or nsmith@downstreet.org

MAINTENANCE We request that residents not be in the home when our maintenance team is working in your unit. Downstreet staff will not enter your apartment unless residents are properly wearing a mask over their nose and mouth. Thank you for your part in keeping all in our community safe.



There has been a change to our Maintenance Work Order Line!

From now on, when you call a Work Order into our Maintenance Line (802-477-1347), you will hear a new voice prompt. **To leave your Work Order, you will need to select the option for your Property Manager which will connect you to their direct line.** You are also welcome to call your Property Manager directly using the contact information on page 1 of this newsletter.

SPREAD THE WORD

Attention Small Business Owners!

We have a recently vacated commercial space available for rent on Barre Street in Montpelier!!

This is a *great downtown Montpelier location*, very close to Main Street and convenient to all that downtown Montpelier has to offer.



Property Details:

- 1592 sq. ft.
- \$1400/month plus utilities
- Kitchen with fridge and dishwasher
- Unfinished upstairs office space

Interested?

Call Amy: 802-477-1329

On the Green Scene . . .

Did you know that Vermont's plastic bag ban officially began on July 1st? In addition to grocery stores, food and service establishments will no longer be giving out plastic carryout bags. **Please remember to bring your own reusable bags so that you are not subject to the 10¢ charge to purchase paper bags when you check out.**



VERMONT'S NEW COMPOSTING LAW TOOK EFFECT ON JULY 1ST

Downstreet currently offers composting pick up at the following locations:

- French Block Apartments - 34 Main St. Montpelier (*resident composting only*)
- River Station Apartments - 191 Barre Street, Montpelier
- Taylor Street Apartments - 61 Taylor Street, Montpelier
- Downstreet Apartments – 22 Keith Avenue, Barre
- Evergreen Place Apartments – 5308 Main Street, Waitsfield
- Green Mountain Seminary – 201 Hollow Rd., Waterbury Center
- South Main Apartments – 36 State Drive, Waterbury
- Mad River Meadows Apartments – 144 Butcher House Drive, Waitsfield
- Stimson & Graves Apartments – 12 Stowe Street, Waterbury



COMPOSTING

Information & Drop-off
Locations

If your building does not have composting on site, residents of any Downstreet property may drop off their composting at any of the above buildings free of charge.

We are currently reviewing other locations for suitability and will notify you when additional locations are identified this summer.



BEEN DREAMING OF OWNING YOUR OWN HOME?

Downstreet currently has lots available for rent at Whistlestop Mobile Home Park in Bradford and Vermont Mobile Home Park in Waitsfield. Talk to your Property Manager or our Homeownership team for their ideas and next steps to help this dream become a reality!

WHISTLESTOP MOBILE HOME PARK
Lots for rent: \$293 per month*

Affordable Mobile Home Living
in Convenient Bradford Location
(next to Farm Way)

VERDMONT MOBILE HOME PARK
Lots for rent: \$286 per month*

Affordable Mobile Home Living in the Valley

* Rent at our mobile home parks includes water, sewer, trash and 24 hour emergency maintenance. Maximum income limits apply.

Recertification Paperwork

A friendly reminder to those who live in a Tax Credit or Subsidized apartment: **Please remember that your Recertification paperwork is time sensitive and must be returned in a timely manner.** We send your Recertification Questionnaire early enough to build in time for processing. If you complete, sign and return this to us right away, it will allow us time to process the information and generate your TIC (Tenant Income Certification) which will need to be signed and returned to us as well. If you have questions or need assistance in completing this paperwork, don't hesitate to reach out to your Property Manager who would be happy to walk you through it. ***Thank you for helping us keep you in compliance with the terms of your lease!***

Behind in Rent?

Worried about Eviction?

Vermont State Housing Authority is now accepting applications for back rent grants through their Rental Housing Stabilization Program to help those who are having trouble paying their rent.

Enclosed please find additional information on the program including an application for the grant money.

The grant is first-come first-served, so apply now! And remember, you can always call us if you need any help applying!

For more information please visit:

<https://www.vsha.org/rental-housing-stabilization-program/>

Allow Us To Introduce..... The Downstreet Staff

By now, you are probably pretty familiar with Megan, Louisa, Neil, Amy, Rachel, Jack, Nate, Ryan, Phil, Andy, and Tim. After all, we're your Property Managers and Maintenance Team. But there are lots of people at Downstreet that you've probably never met, so each month, we'd like to introduce them to you.

This month we're introducing Nicola, our Associate Director of Real Estate Development. Nicola has been with Downstreet since 2015, and began her work as Project Manager for Real Estate Development. She was recently promoted to Associate Director of Real Estate Development, and is now responsible for overseeing all of our development projects. Here's a little bit more about Nicola! →



Department: Real Estate Development

Favorite food: Chicken Curry

Astrological sign: Capricorn

Interesting fact: Nicola coaches a competitive swim team 8 times a week!

Proudest Moment:

Voting in the 2012 Presidential Election. I received my American Citizenship just three months earlier and it was the first election that I voted in!