

Balfour Beatty Communities

VAFB FAMILY HOUSING TOWN HALL



PRESENTED TO

Balfour Beatty Housing Residents

August 29th at 6:00 pm

Community Center ~ MPR

Overview

- ▣ Coyotes in Housing
- ▣ Balfour Beatty Communities Team
- ▣ Renovations
 - ▣ Cabinet Replacements
 - ▣ Irrigation Improvements
- ▣ Community Center Amenities
- ▣ Neighborhood Mayors
- ▣ Non-Reno to Reno Moves
- ▣ Resident Responsibilities
- ▣ Upcoming LifeWorks Events
- ▣ Speed Bumps within Housing
- ▣ CEL Surveys
- ▣ Self-Help Store
- ▣ Pet Owner – Friendly Reminder
- ▣ Question & Answer Session





COYOTES within Housing!!

- Mr. Tim Belton, *Agriculture and Wildlife Habitat Ecology Program Manager*, will be speaking to us regarding Coyotes within housing.

- **When in doubt, REMEMBER:**
 - ✓ **DO NOT** feed them!
 - ✓ **DO NOT** approach them!
 - ✓ **DO NOT** leave trash or compost out!
 - ✓ **DO** educate your family members!



Management Team

- **Development & Renovations Team:**
 - Dan Savoia – Balfour Beatty Communities Project Director
 - Ty Ferguson – Renovations Supervisor
- **Community Management Team:**
 - Stacy Nelson - Community Manager
 - Nicky Magdaleno - Assistant Community Manager
 - Carla Sapone - Finance Specialist
 - Brandi Lytle - LifeWorks Coordinator
 - Robert “Bob” Allen - Facility Manager
- **AF HMO Team:**
 - Gretchen Swinehart- Capitol Asset Manager
 - Debbie Buck - Housing Program Manager

RENOVATIONS

“Updates, Cabinet Replacements & Irrigation”

Cabinet Door Replacements

- 435 Renovated Homes and All (164) New Homes Need Replaced

- Why?
 - Water Intrusion into joints, finish and wood.
 - New Door Design and Finishing Process that is more effective at resistance.

- How?
 - 10 Minute Process to change out doors.
 - Difficulties in making and scheduling appointments. No return calls, no shows.
 - Notifications planned to begin process of entering homes without appointments.
 - Will provide advance notice and opportunity to make an appointment if resident is willing and able.

Cabinet Door Replacements (cont'd)

- 435 Renovated Homes and All (164) New Homes Need Replaced
- The new doors are not “Waterproof”
- Please be mindful of normal maintenance and care of wood cabinets.
 - Water and Wood never mix well.
 - Always Wipe off any liquids that come in contact with the cabinets immediately.
 - **NEVER use abrasive cleansers, scouring pads, or powdered cleansers.**
 - Treat them as you would a piece of wood furniture.

No Cabinet Maker Warrants against damage due to exposure to excessive moisture. Be aware of your responsibilities.

Additional Irrigation Enhancements

- Installing Irrigation in Dog Park and 3 Common Areas.
- Dog Park will be closed for a minimum of 60 days, until new grass is fully established and can take heavy foot/paw traffic.
- Other locations at Korina and Arbor, and Aspen near Utah Gate.
- Irrigation Enhancements will continue beyond these locations as far as the balance of funds will allow.

PROPERTY MANAGEMENT

“Updates, Reminders & Events for Vandenberg Housing Residents”

BBC Community Center

- ❑ **Community Pool:**
 - Hours of Operation: 10:00 am – 6:00 pm Monday through Thursday
10:00 am – 7:00 pm Friday through Sunday
 - Tentatively scheduled to be open from April to November (*weather permitting*)

- ❑ **Fitness Room, Playroom, Sauna:**
 - Hours of Operation: 8:00 am – 5:00 pm Monday through Friday

- ❑ **Multi-Purpose Room (MPR):**
 - Hours of Operation: Available by Reservation
 - First come, First served basis
 - \$275 Security & Key Deposit required

Neighborhood Mayors

- ▣ Altimira: CIV Rosalie Cortez: rosaliec09@yahoo.com
- ▣ Capistrano: *SSgt Alex Nyland:* cynalx@hotmail.com 09/30/11
- SrA Julian Newby: julian.newby@vandenberg.af.mil
- SSgt Robert Enriquez: robertenriquez77@yahoo.com
- ▣ San Miguel: CIV Seth Muise: stm01930@yahoo.com
- ▣ La Purisima: MSgt Marlin Edwards: marlin.edwards@vandenberg.af.mil
- ▣ Santa Inez: *Capt Christopher Ewing:* ewingcj@hotmail.com 12/2011
- 2ndLt Kara Jarvis: kara.jarvis@vandenberg.af.mil
- Capt Scott Carlin: carlinscottm@yahoo.com
- ▣ Alcalá: Maj Philip Stevens: philip.stevens@vandenberg.af.mil
- ▣ El Camino: CIV John Treutel: john.treutel@gmail.com

Relocation Plan: Non-Reno to Reno Homes

- 161 renovations yet to be accomplished prior to Aug 12
- 75-Day Notices & Surveys delivered to 99 residents in Non-renovated homes
- ALL Residents sent a Survey have responded
- 33 Residents won't need to transfer due to PCS, Retirement, Separation
- 67 Residents will need to transfer (41 JNCO, 26 SNCO)
- 3 Residents have already transferred (JNCO)
- 8 Residents are scheduled to transfer (JNCO)
- 56 Residents will need to transfer prior no later than 28 Feb 12
- It is anticipated that we will be able to accommodate all residents by bedroom entitlements.
Some SNCO's will be offered JE homes. We need 26 SNCO units. We currently only have 14.

Resident Responsibilities: Yards & Flowerbeds

- Residents are responsible for the following:
 - Removing trash and debris from front & back yards
 - Putting away trash receptacles promptly
 - Picking up after your pets
 - Ensuring back yards are well-maintained and neat in appearance, which includes:
 - Watering, weeding and mowing lawn
 - Weeding and maintaining flowerbeds in front & back yards
 - Maintaining Mulch / Bark in front & back yards (if applicable)
 - Residents may receive up to 4 bags of mulch per quarter at Self Help

 - *Some exceptions apply for Senior Leadership*

LifeWorks Events – September 2011

- Sep 8th: American Flag Exchange
- Sep 14th: Wii Tournament
- Sep 16th: LAST DAY to mail your CEL survey
- Sep 21st: Knitting & Needles
- Sep 23rd: Country Line Dancing
- Sep 28th: Story Time

- *Fall Events to Come:*
- March Against Domestic Violence w/Family Advocacy
- Fire Safety Parade w/Fire Department
- Halloween Events



CEL Survey: Update

The race has begun! The sooner you return your survey, the more chances you have to win! GRAND PRIZE is

\$1,500 CASH!

■ Response Rate as of 8/29/11:

- | | | |
|-------------------|-----|-------------|
| • Altimira: | 62% | 72 Surveys |
| • San Miguel: | 46% | 105 Surveys |
| • La Purisima: | 54% | 60 Surveys |
| • Capistrano: | 76% | 207 Surveys |
| • Santa Inez: | 56% | 42 Surveys |
| • Alcalá: | 53% | 34 Surveys |
| • El Camino Real: | 17% | 3 Surveys |



Self Help Store

- **Self Help Office**

- 603 Juniper Street
- TEL: (805) 734-1672
- Hours of Operation:
 - Mon thru Fri – 8am to 5pm
 - Sat – 8am to 12pm
 - Sun - CLOSED



- **Items supplied:**

- Grass seed
- Top soil
- Bark
- Fluorescent light bulbs
- Air filters

- **Loaned items:**

- Shovels
- Brooms
- Rakes
- Lawn Mowers
- Hedge clippers
- Carpet cleaners
- "Garage Sale" signs

Just a Friendly Reminder for Pet Owners...

- **If you are moving INTO housing, you must:**
 - ✓ Register your pet(s) with the Base Vets Office
 - ✓ Provide BBC with a photo of each pet (limit 2 pets per household)
 - ✓ Provide Shot Records for each pet
 - ✓ Provide Proof of Breed (dogs only)
 - ✓ BE A RESPONSIBLE PET OWNER!
- **If you are moving OUT of housing, you must:**
 - ✓ Unregister your pet(s) with the Base Vets Office
 - ✓ If you are PCSing, you won't be able to register your pet at your new command until this is done.
 - ✓ Point of Contact for the Base Vet: Mona Martin, 805-606-3019

Questions & Answers

