

From the Director's Desk...

2015 was another busy year of capital improvements at the MHA. We completed major projects, including the emergency roof replacement project at Farrell Court that got underway mid-November. Thanks to the unseasonably warm weather, this project was finished in record time, and on budget. An underground heat pipe leak at Farrell Court was also repaired. The deck and ramp replacement at Farrell Court is underway, as is the kitchen renovations to 3 units at Powder House Court. Major renovations were made to a 3 bedroom unit on Broughton Road, as well as a 1 bedroom handicapped accessible unit at New Farrell Court. We also completed several smaller projects including bathroom tile and shower valve replacements, roof repairs, kitchen cabinet replacement, laundry upgrades, flooring replacement, and energy improvements. The majority of these capital improvement projects were funded through the State Department of Housing & Community Development's Formula Funding Program, in conjunction with the MHA's Capital Improvement Plan - a long-term comprehensive capital planning system designed to address our most pressing capital needs. Our responsibility is to determine capital projects based on need, and organize as many of those projects as possible, given available funding, into a 5 year construction project schedule and spending plan. For smaller projects, those under \$25,000, the Authority is responsible for managing these projects, including the bidding process, construction oversight, and making certain that each one is done in accordance with all applicable statutes, rules and regulations regarding procurement, design and construction. In addition, the MHA received Health & Safety awards in 2015 which allowed us to replace stairs and railings, make walkways repairs, and parking lot repairs. We also made improvements funded through the MHA's operating reserve. Finally, new washers and dryers were installed at 2 complexes.

All of these projects required the dedicated effort of both the management staff and maintenance staff, and the support of our Board of Commissioners. I am grateful to all of them for their hard work and support as we implemented these new initiatives.

Wishing you all a Happy, Healthy, New Year.

Nancy M. Marcoux, Executive Director

Marblehead Housing Authority NEWSLETTER

January, 2016

Coming up...

Coffee Hour

Date: Wednesday, January 6th

Time: 1 PM

Place: Farrell Court community room

Speaker: Janice Wyner, North Shore Elder Services

Resident Meeting – Capital Improvement Plan

Date: Tuesday, January 12th

Time: 3:30 PM

Place: Roads School community room

Topic: **Capital Improvement Plan – details inside**

Board of Commissioner's Meeting:

Date: Tuesday, January 19th

Time: 5:30 P.M.

Place: Roads School Community Room

Book Club

Date: Wednesday, January 27th

Time: 10 AM – 12 Noon

Place: Powder House community room

Resident Service Update

The MHA will continue its efforts to reach out to our senior residents in the coming year by offering new and interesting programs.

Our Service Coordinator, Teri McDonough, has scheduled the following programs. Please join Teri and your friends and neighbors at this month's programs.

Coffee hour

Janice Wyner, North Shore Elder Services will outline a number of programs available that should be of interest to our residents, including:

Lifestyle Management – My Life, My Health is a workshop that helps manage chronic illnesses such as heart disease and diabetes by tapping into the support of others who are facing similar challenges.

Fall Prevention – North Shore Elder Services' A Matter of Balance classes enable participants to view falls and fears about falling as within their control. Instructors teach exercises to increase strength and balance and introduce ways to make changes in the home to reduce falls.

Sign-up sheets have been placed in each community room.

Book Club

Beginning this month, a Book Club will take place the last Wednesday of the month from 10 AM – 12 Noon at the community room at Powder House Court.

Flyers have been placed in each community room outlining the books that have been selected, and the process to reserve books at the Abbot Library.



Celebrating the Holidays

On December 15th, residents attended the Authority's annual holiday party held at the community room at Farrell Court. The community room was decorated for the holidays and residents enjoyed a live 4 piece band, as well as the MHA Asst. Director, Debby Larkin on vocals. The music was made possible through a grant from the Marblehead Cultural Council, a local agency funded by the Massachusetts Cultural Council, a state agency. This year, 27 gift certificates and/ or merchandise was generously donated by local businesses including the following: Landing Restaurant, Tony's Pizza, Café Vesuvius, Flores Mantilla, the Muffin Shop, Village Roast Beef and Seafood, CVS, Warwick Theater, the Little Store, Flower House, Starbucks, Hestia Creations, Java Sun, Manhattan Sandwich, and Marblehead Village Market. Santa handed out the gift certificates and all winners had their photo taken with Santa!

Please support the businesses that donated to this event!



Thank you! The staff wishes to thank all of the residents that sent cards, candy, cookies, fruit baskets, and other treats to the office and to the maintenance shop over the holidays. We sincerely appreciate your kindness!