



WEBSITE COMMUNITIES APPLY SERVICES NEWS PARTNERS ABOUT



Greetings!

Season's Greetings! We wish you and your loved ones the happiest of winter holiday seasons.

In Fort Collins and Windsor, many seasonal events are planned. Read on to see what's going on in your area.

In December, CARE Housing's office will be closed on December 24th, and 25th. We'll also be closed on New Year's Eve, and New Year's Day. Our office does close for any Poudre School District weather closures.

Tell your friends, employees, and associates about **Amazon Smile!** All eligible shopping benefits CARE Housing Inc.

What's New?



Who Doesn't Like Comfort Food on Cold Mornings?

Wondering about an easy breakfast to serve some cold morning? Have you been so busy planning the main menu for your holiday feast that you didn't even give a thought to breakfast?

We hear ya! After scouring the web for ideas, we stumbled across this [Crockpot Tater Tot and Egg Casserole](#) from *Julie's Eats and Treats*. It looks tasty and kid-friendly. Let us know if you try and like it!

Gift-Giving

Gift-giving resources are available to those in need. The

Colorado Kids Connection has a comprehensive list.

At the CARE Office: Gently-used Items for the Taking.

On a first-come, first-served basis, we have a number of clothing and other small items for anyone to take. Drop by the CARE Office during our business hours to see if we might have something you need.



Classes Available!

Starting in January, the Matthew's House will be hosting a few great classes:

Intuit QuickBooks

MicroSoft Office

Phlebotomy

Answers to Your Questions

What do I do with this re-certification packet?

Ninety (90) days before your re-certification date, you'll receive a reminder with an information packet that must be filled out. If we don't receive that packet back from you, you'll receive a reminder at 60 days, and then a violation with late fee at 30 days.

It's really important to fill out that packet, and return it to Alex at the CARE Office so we can start working on re-certifying your household for residency prior to renewing your lease. We can't prepare your re-cert overnight. It can take a significant amount of time to verify household income and assets. In order to have everything done and ready for you before your lease expires, get that packet returned well in advance!

Alex will make notes on the cover page about any extra documentation she might need for your household. Those documents **MUST** be returned at the time you return the packet. All documentation must be received before we can begin processing your re-cert.

Be aware that re-certifying your household's income and renewing your lease are two pieces of your continued residency.

Households failing to sign a new lease will automatically renew on a month-to-month basis, and the monthly rent will immediately increase to the maximum possible market-rate rent for the apartment in question.

HOWEVER, failure to re-certify your household's income is a Tax Credit violation. Therefore, you'll receive a Lease Violation and potentially a Notice to Quit the Premises. It's really important to return your re-cert packets as quickly as possible.

What's With the Security Deposit Increase?

CARE has increased the Security Deposit to a total of \$750.00 for the Fort Collins properties. This does mean that at re-certification, many residents will need to pay an additional \$250.00. CARE's decision to take this step was not made lightly.

Costs have increased significantly for the labor and materials needed to prepare

(a.k.a. "turn") an apartment after someone moves out. In most cases, the costs of turning an apartment exceeds the Security Deposit in hand. As a non-profit agency, CARE cannot afford to write off thousands of dollars in damages at each move-out.

We can say that the \$750.00 deposit is still well below the average in the market. In general, tenants are expected to pay an amount equaling first- and last-month's rent as a Security Deposit. CARE, by comparison, has opted to set this fixed amount.

Steps you can take to maximize your Security Deposit refund include:

- Keep your apartment neat and clean.
- Don't put holes in the walls and doors.
- Keep the carpet clean, and don't damage it.
- Avoid damage to windows and window coverings.
- Call for maintenance as soon as you find a problem.
- Smoking inside any apartment is absolutely prohibited. Not only is it a violation of the terms of the lease, it also ensures that turning the apartment costs a great deal more. This drains the amount of refund you might otherwise have received.

REMINDERS AND HAPPENINGS AROUND CARE AND THE COMMUNITY



From Maintenance:

- Snow and ice season is right around the corner! CARE does contract with Snow removal companies. Nevertheless, we want all of our residents to stay safe. Be sure to keep an eye out for slick patches on sidewalks and parking lots. Wear appropriate shoes. Watch your speed in parking lots! Take it slow and easy in bad weather.



Looking for something fun to do?

[Windsor Winter Wonderland Schedule of Fort Collins Events](#)

Click here for [CARE Housing Staff Members, including Resident Managers.](#)

Did you get locked out of your apartment? Do you need immediate help with a concern on-property? Contact your Resident Manager's pager number:

[Cottonwood](#): 970-702-4378

[Eagle Tree](#): 970-218-9604

[Fairbrooke](#): 970-218-8451

[Greenbriar](#): 970-218-8527

[Provincetowne](#): 970-498-4452

[Swallow](#): 970-218-2868



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