



## 2019 Spring/Summer Newsletter

### Message from the CEO

Hello everyone. It's always a good thing when spring and summer come around. It's good for fresh air, flowers, golfing and exercise. As usual, this newsletter is packed with hints and information especially around yard clean-up and maintenance tips. We hope you will utilize our tips to make your stay with us enjoyable, healthy and positive.

This spring brings about changes from the City of Regina. The City will be enforcing their bylaws when it comes to yard care especially dandelions, clean and presentable front yards, and illegally parking on front lawns. So, if an effort can be made to maintain your yards, we can both enjoy a quiet and clean spring and summer season.

Another change comes from the City of Regina's Fire Department with respect to the National Fire Code. As a result, Gabriel Housing will be installing interconnected smoke detectors on all levels of the units including a combination smoke/carbon monoxide detector in the basement and a 10-year tamper proof lithium battery. If you have any questions regarding this change please contact your Tenant Coordinator. As well, letters will be sent to tenants when their units are due for these up-grades.

Our Christmas season was very successful this year. We made a donation of \$400 to the North Central Family Centre Children's Christmas party, a donation of \$400 to the University of Regina Student Union Pantry program, and a donation of \$400 to the First Indigenous Riel Métis Local #33 for their children's Christmas party. As well, with the assistance of Affinity Insurance, we provided 26 \$50 hampers to our neediest tenants and with the assistance of Mara Consulting, we provided 49 seniors with \$25 gift certificates. We tried to make Christmas a little more enjoyable for our tenants.

Please enjoy the spring/summer seasons as they go by so fast.

Thank you,  
Doug Moran  
Chief Executive Officer

### Condolences

Unfortunately, the Gabriel Housing family has lost a few of our tenants, Condolences to the families of, *David Blom, Albert Pelletier, Stacy Bear, Helen Hamilton and Joni Racette.*

### Membership



If you are Métis you can become a member of Gabriel Housing Corporation. Please contact the office for further information.

### Office Closures

The office will be closed on the following dates:

**April 19, 2019**  
Good Friday  
**April 22, 2019**  
Easter Monday  
**May 20, 2019**  
Victoria Day  
**July 1, 2019**  
Canada Day  
**August 5, 2019**  
Civic Holiday  
**September 2, 2019**  
Labour Day



### Métis/Mitchif - Phrase of the Day



I am glad to see you.  
Nimeytaen ainwapimitan

How is your family?  
Tawnshi ta famee?

### Maintenance

At Gabriel Housing Corporation, we work hard to provide safe and healthy housing at the most affordable rental rates. Please respect your property by keeping your yards well maintained, and reporting required maintenance on a timely basis.

*It is our safety policy that our maintenance staff are not to remove their shoes when working in our houses, they will wear shoe covers.*

The City of Regina is cracking down on the weed control act, this means that your yard must be maintained in order to avoid a notice from the City of Regina. Please ensure that all weeds and tall grass are cut and removed regularly also, City of Regina bylaw: *"Parking is not permitted on any required landscape area."*

Our maintenance staff will be working to improve our fencing and landscaping.

Please report:

- Leaking/missing eaves and downspouts.
- Poor grade or slopes next to foundation.
- Curled or damaged shingles.
- Dilapidated or leaning fences.
- Step and sidewalk repairs.
- Hazardous tree/pests (bugs).
- Please report any leaking outdoor taps, which cost you money and cost us money to repair them, water leaks also lead to many other damages, so please report them as soon as you discover a leak.

***The sooner they are fixed, the better.***

## Regular vs. Emergency Maintenance

### **Regular Maintenance –**

is an inconvenience that does not put your health and safety or the rental property at risk, like when the kitchen tap is dripping or when one stove burner does not work.

### **Emergency Maintenance –**

is maintenance that must be done to protect your health and safety or the rental property, and can't wait until the next business day.

Some examples of situations that require emergency maintenance are:

- No heat in winter
- Severe water leak (i.e. water pipe bursts)
- The smell of gas
- Fridge or stove does not work at all (i.e. there is no way to cook a meal or keep food from spoiling)
- The only toilet in the residence is clogged and not functioning properly
- No security to the house (i.e. front door lock is broken)

**FOR ANY AFTER HOURS EMERGENCY –  
CALL OUR 24-HOUR ANSWERING SERVICE  
306-775-2905**



## Furnace Maintenance

Furnace filters can be picked up at the office and are very important to change regularly ensuring that heating to your unit is working at peak performance otherwise you will have heating as well as breathing problems.

Vacuuming out registers on regular basis can avoid allergens and mold.



## Tenant Services

Please remember that all rent is due on or before the 1<sup>st</sup> of each month. Our afterhours drop box is located at the front entrance of the office for rent payments or any other documents which you may want to drop off after hours.

### **No Cash Please**

GHC ensures that you are made aware ahead of time if our maintenance staff or hired contractors are coming to do work and inspections at your residence. Please beware of door-to-door sales people or contractors. When in doubt, do not let them into your home and please contact our office if you have any concerns.

Gabriel Housing is upgrading our smoke detectors and installing carbon monoxide detectors as mentioned in the CEO message; we will contact you with further details.

### **\*\*\* Remember \*\*\***

As you agreed when you signed your lease, you are not able to make changes to your unit. Making alterations could result in health and safety risks and could lead to surcharges or evictions.

Please do not use basement for bedrooms, having bedrooms in the basement without regulation size windows is unsafe and illegal.

## Gabriel Property Management Inc.

A wholly owned subsidiary of Gabriel Housing Corporation has three apartment buildings located at 2250 7<sup>th</sup> Ave. N, 2235 8<sup>th</sup> Ave. N and 443 Lorne Street N located by the Northgate Mall. These units are non-subsidized market rental units

We have bachelor, one-bedroom & two-bedroom suites. If you or someone you know is looking for a clean and great location, please contact Marvin or stop by the office for more information.

### Apartment tips:

- Throwing stuff off of balconies is disrespectful and if caught are grounds for eviction.
- For apartment etiquette please respect other residents parking spots.
- Do not leave laundry unattended and follow schedule

## Spring Recipe –Spring Salad



### Ingredients

- 12 Slices bacon
- 2 heads fresh broccoli, florets only
- 1 cup chopped celery
- ½ cup chopped green onions
- 1 cup each of: seedless green grapes and red grapes
- ½ cup raisins
- ½ cup blanched silvered almonds
- 1 cup mayonnaise
- 1 tablespoon white wine vinegar
- ¼ cup white sugar

### Directions

Place bacon in a large, deep skillet. Cook over medium high heat until evenly brown, drain, crumble and set aside.

In a large bowl, toss together the bacon, broccoli, celery, green onions, green grapes, red grapes.

Whisk together the mayonnaise, vinegar and sugar, pour dressing over salad and toss to coat. **Refrigerate until ready to serve.**

**WELCO  
ME**

Gabriel Housing Corporation would like to welcome to our team, William Morrison, *Tenant Services Coordinator* and Natalia Poitras, *Executive Accounting Assistant*.

*A weasel walks into a bar,*

*The bartender looks up and says “wow in all my years tending bar, I’ve never had a weasel stop by, what can I get You?”*

*“Pop.” Goes the weasel.*

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