



## MESSAGE FROM MANAGEMENT

Columbus Property Management will be closed in observance of Presidents Day on **Monday, February 15**. We will open 8:30 am on Tuesday, February 16.



## BENEFITS CHECK

If you would like to know what type of government benefits and assistance programs you may be eligible to receive, please contact Anna at (202) 491-4463 to set up an appointment. Anna will conduct a 30 minute online prescreening questionnaire or "Benefits Check" in which the answer to the questionnaire will be used to evaluate your situation and compare it with the eligibility criteria for more than 1,000 Federally-funded benefit and assistance programs. Each program description will provide you with the next steps to apply for any benefit program of interest. There may be programs you may be eligible for that can save you money. Take advantage of this assistance from the Resident Service Department.

## NEVER WRITE A RENT CHECK AGAIN!

It's the beginning of the month—you got things to do, places to be, and bills to pay. We understand how busy you are and how long that 'to-do' list can get. That's why we've made it as easy as possible to mark "pay rent" off the list every month with our convenient and secure, electronic payment and mobile app option! You can make a one-time rent payment online or with our app without purchasing a money order or standing in line. It's fast, easy and can be done when you want, from where you want. Plus it's FREE! That's right, FREE! Save time and money by paying your rent online or with our app!

If you would like assistance in setting up online registration, please call Anna at (202) 491-4463.

## RESIDENT SERVICES PROGRAM

Columbus Property Management would like to introduce residents of SeVerna on K St our Resident Services Department! Lead by Resident Services Manager, Patrick Williams, our Resident Services Department is designed to connect families to quality social, education and employment services to empower residents to achieve individual and family goals. Programs and services offered include onsite health education workshops, social activities, youth activities, referrals to local community based agencies for food, rental assistance, energy assistance and more. All of our programs and services are free to residents

We would like to meet with residents in the community room on **Thursday, February 18 at 6 pm** to hear what programs and services residents would like to see onsite. Dinner will be provided.



**Ms. Anna Bobo** will serve as the Resident Services Coordinator for SeVerna on K St. Ms. Bobo received her Bachelor's of Science in Premed- Biology with coursework in Psychology from the Kent State University in Kent, Ohio. After graduation, Anna decided that that social work/social services is where her heart and passion lies. She comes to us with quality experience in the areas of case management and human services due to previous employment opportunities. She is looking forward to helping bridge the gap between management and tenants as well as aiding tenants in improving their quality of life and meeting their needs and concerns.

**Telephone Number:** (202) 491-4463 • **Email:** abobo@columbuspm.org

**Office hours:** Tuesdays 8:30am-4:30pm/11:30-7:30 pm in the community room. Hours will vary depending upon evening program at site.

**Office location:** Conference room in leasing office

Please stop by to say Hello!

## YOU WORK HARD —MYRA MAKES SAVING EASY

Start saving with myRA, a new retirement savings account from the United States Department of the Treasury.



Millions of Americans aren't saving—or aren't saving enough—for their retirement. The United States Department of the Treasury developed myRA to help more people start saving for retirement, especially those who don't have access to a retirement savings plan at work, to get started. myRA is simple, safe, affordable with no start-up cost and no fees. myRA has no minimum contribution requirement, so people can contribute the amount that best fits their budget.

U.S. Department of the Treasury

It's safe. No need to worry about your investment. The investment is backed by the United States Treasury and your account safely earns interest\*.

\* Interest earned is at the same rate as investments in the Government Securities Fund, which earned 2.31% in 2014 and an average annual return of 3.19% over the ten-year period ending December 2014.

Please visit [myra.gov](http://myra.gov) for more information on signing up.

# YOUR LIFESTYLE: TIPS & RESOURCES

## Electric & Water Conservation Tips

Columbus Property Management Cares about the environment as well as your utility costs. To help eliminate waste and keep electric and water bills to a minimum, please follow the following steps. And always report any problems with appliances and plumbing fixture to Management, as soon as possible.

Set your thermostat to 65-68 degrees at night during winter to keep your home comfortable and save on heating costs.

- Even when turned off many electronics can still use power. Computers, cell phone chargers, DVD players, printers and stereos are the most common electronics left plugged in that draw a large amount of currents.
- Shut off lights when you are not using them. No need to illuminate the whole house if you're in one room.
- Raise the temperature slowly to keep bill lower. Quickly raising your temperatures uses tons of energy.
- Heat your home with the sun's help, open the blinds and curtains to let in the sunlight.
- Don't block air vents with curtains or furniture.
- Is the toilet flush handle frequently sticking the flush position, letting in the water in the bowl run constantly, contact management immediately!
- Don't use the toilet as a trash can. Dispose of tissues, insect, extinguished cigarettes and other waste in trash rather than the toilet. You are wasting 5-7 gallons of water when you do this.
- Don't let water run while shaving, brushing teeth or washing your face.
- Operate dishwashers and washing machines only when they are fully loaded or properly set the water level for the size of a load you are using.

## 5 tips to protect against scam phone calls

Don't be fooled by criminals posing as IRS officials to con victims out of money or personal information. The IRS continues to warn consumers against scam phone calls that rip off people in every state. The scammers are targeting more than the elderly, immigrants and those who speak English as a second language, as was their original trick. Everyone is at risk at any time of the year.

Staying alert to scams can keep you from falling prey to criminals who use the IRS as a lure. The IRS has five tips:

- Beware of unsolicited calls. Scammers claiming to be IRS officials call taxpayers demanding the victim pay a bogus tax bill by sending cash through a prepaid debit card or wire transfer. "Urgent" callback requests through phone "robo-calls" should be treated as suspicious.
- Don't be bullied. Callers try to scare their victims with threats and intimidation, even going as far as to threaten to arrest, deport or revoke the license of the victim if they don't get money.

- Scams use caller ID spoofing. Caller ID can be altered to make it look like the IRS or another agency is calling. Callers use IRS titles and fake badge numbers and use the victim's name, address or other personal information to sound legitimate.
- Cons have new tricks up their sleeves. Some provide an actual IRS address where they tell the victim to mail a receipt for the payment they make. Others use emails with a fake IRS document. Official IRS letterhead is often used in emails or regular mail to victims.
- Protect your money. Scams have cost about 4,550 victims more than \$23 million. According to the Treasury Inspector General for Tax Administration, reports of 736,000 scam contacts have been received since October 2013.

Remember, the IRS will not call you demanding immediate payment, call without first sending a bill in the mail or demand you pay taxes and not allow you to question or appeal the amount you own. Additionally, the IRS will not require you pay taxes in a certain way or ask for a credit or debit card number over the phone. If you don't owe taxes or have no reason to think you do, hang up immediately without giving out any information. Report the call by calling (800) 366-4484.

## RECIPE OF THE MONTH:

### MEDITERRANEAN POTATO SALAD

143 calories | 22 g carbs | 5g fat (1g sat fat) | 3g protein | 150 mg sodium | 2g fiber per serving



#### Ingredients

1 pound boiling potatoes, Yukon or Red  
¼ cup fresh lemon juice (from 1 to 2 lemons)  
3 Tbs. olive oil  
½ tsp. salt  
¼ tsp. ground pepper  
4 scallions, thinly sliced  
¼ cup chopped fresh parsley

#### Directions

Place potatoes in a medium pot and cover with cold water. Bring to a boil over high heat and cook until tender, 20 to 25 minutes. Drain and cover with cold water. Let cool for 10 minutes then drain. Cut the cooled potatoes into 1/2-inch pieces. Whisk lemon juice, oil, salt and pepper in a large bowl. Add the potatoes and toss to coat. Add scallions and parsley or mint to the salad and toss together.

*Recipe Tips: Use the whole scallion, both the white and green parts. Substitute cilantro or parsley.*

## GRIEVANCE PROCEDURE FOR RESIDENTS

A resident may ask CPM to reconsider any adverse decision should a dispute not be resolved through normal procedures at the site level. Request for reconsideration must be in writing and must set forth the specific reasons why the resident or prospective resident believes the decision was in error. Any reconsideration request must be limited to the allegation and issues directly related to the alleged adverse action. The complainant must identify all relevant information that he or she believes is incorrect or that was omitted from previous consideration. The request must include all new and material information believed to support the reconsideration request. All grievances will be reviewed by a company officer and will be responded to within 10 business days of receipt. **Please direct all grievances to: Columbus Property Management, Attn: Grievance/Complaint, 2042-48 Arch Street, Philadelphia, PA 19103 or by email to: corporate@columbuspm.org**



Produced by: Patrick Williams, Resident Service Manager, The SeVerna on K and Becky Lang Staffieri, Communications Manager, Mission First Housing Group.

