



SEVERNA

43 K STREET

Newsletter

Columbus Property Management, a Member of Mission First Housing Group • www.missionfirsthousing.org • twitter: @MissionFirstHG

MESSAGE FROM MANAGEMENT

SeVerna on K's new Community Manager is Yvonne Queen. Please stop by the management's office to welcome Ms. Queen. Ms. Queen brings a wealth of professional experience and is excited to serve residents.

MOBILE DENTAL CLINIC



Smile Center Dental Group will bring their state of the art mobile dental clinic to the sister property of Golden Rule Apartments (901 New Jersey Ave. NW) on **Saturday, September 26** from 9am- 3 pm. Residents who are interested in having general dental procedures such as dental cleaning, composite fillings, dental exams and x-rays and tooth extractions please contact Patrick at 202-842-2027 to RSVP. RSVP is required by Friday, September 18. Accepted insurances: Med Star, Trusted, Amerihealth and DC Medicaid.

LOW COST DESKTOP COMPUTERS

If you are interested in purchasing a refurbish desktop computer for as low as \$65.00, please call Byte Back at (202) 803-2704 to see if you meet income eligibility and to make an appointment. Byte Back also provides computer repair service. Please call for pricing.



START PAYING YOUR RENT ONLINE OR WITH OUR APP!

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! Please contact Susan McMichael at (215) 557-8414 ext. 3211 to sign up today!



THINGS TO DO IN SEPTEMBER

Silver Spring Restaurant Week, September 8-13, Silver Spring, MD

Silver Spring Restaurant Week is the perfect opportunity to dine out and try some new restaurants at reduced prices. In addition to these exclusive menus, most participating restaurants will also offer standard fare at regular prices. For a list of restaurants, please visit www.downtownsilverspring.com. Some restaurants may offer specials for just lunch or dinner or may require reservations, so please call ahead to make reservations and confirm details.

The Andrews Air Show, Saturday, September 19, 8 am-5 pm Andrews Air Force Base, Camp Springs, MD

The Andrews Air Show is a Joint Service Open House and air show at Andrews Air Force Base near Washington DC. The show features the Air Force's premier aerial demonstration team, the U.S. Air Force Thunderbirds, performing fast-paced aerobatic maneuvers of two, four and six planes flying in formation. The Golden Knights, the U.S. Army Parachute Team, perform along with many other aerial and ground attractions. Event is free. Air Show Information Line: (301) 981-4600.

H Street Festival, H Street, September 19, Noon until 7 pm Between 4th & 14th Streets, NE.

The H Street Festival is an annual street festival designed to showcase the unique qualities of this vibrant Washington, DC community. This year's festival is bigger and better than ever featuring more than 500 artists and performances on 14 stages plus an array of local, regional and international cuisine, shopping, arts exhibits, educational events, seminars and conversations with local entrepreneurs, artists and community organizations.

QUOTE OF THE MONTH

There are many wonderful things that will never be done if you don't do them.

~ Charles D. Gill



Management and Resident Services wish a "Happy Birthday" to all residents born in September!

THANK YOU FOR SUPPORTING OUR YOUTH

CPM thanks the residents of SeVerna on K for supporting our youth by donating school supplies!



BEST JOB INTERVIEWING TIPS FOR JOB-SEEKERS

By Randall S. Hansen

1. Conduct Research on the Employer, Hiring Manager, Job Opportunity. Success in a job interview starts with a solid foundation of knowledge on the job-seeker's part. The more research you conduct, the more you'll understand the employer, and the better you'll be able to answer interview questions
2. Review Common Interview Questions and Prepare Responses. Another key to interview success is preparing responses to expected interview questions. First, inquire as to the type of interview to expect (which you can do by asking your contact person at the organization). Your goal is composing detailed yet concise responses, focusing on specific examples and accomplishments.
3. Dress for Success. Plan out a wardrobe that fits the organization and its culture, striving for the most professional appearance you can accomplish. Remember that it's always better to be overdressed than under -- and to wear clothing that fits and is clean and pressed.
4. Arrive on Time for the Interview -- and Prepared for Success. There is no excuse for ever arriving late for an interview -- other than some sort of disaster. Strive to arrive about 15 minutes before your scheduled interview to complete additional paperwork and allow yourself time to get settled. Arriving a bit early is also a chance to observe the dynamics of the workplace.
5. Make Good First Impressions -- to Everyone You Encounter. A cardinal rule of interviewing: Be polite and offer warm greetings to everyone you meet -- from parking attendant or receptionist to the hiring manager. Employers often are curious how job applicants treat staff members -- and your job offer could easily be derailed if you're rude or arrogant to any of the staff.
6. Be Authentic, Upbeat, Focused, Confident, Candid, and Concise. Once the interview starts, the key to success is the quality and delivery of your responses. Your goal should always be authenticity, responding truthfully to interview questions.
7. Remember Body Language, Avoiding Bad Habits. While the content of your interview responses is paramount, poor body language can be a distraction at best -- or a reason not to hire you at worst.
8. Ask Insightful Questions. Studies continually show that employers make a judgment about an applicant's interest in the job by whether or not the interviewee asks questions. Thus, even if the hiring manager was thorough in his or her discussions about the job opening and what is expected, you must ask a few questions.
9. Sell Yourself Throughout and then Close the Deal. An adage in interviewing says the most qualified applicant is not always the one who is hired -- which means the hired candidate is often the job-seeker who does the best job in responding to interview questions and showcasing his or her fit with the job, department, and organization.
10. Thank Interviewer(s) in Person, by Email, and Postal Mail. As you have already seen from previous tips, common courtesy and politeness go far in interviewing; thus, the importance of thanking each person who interviews you should come as no surprise.

WANT TO IMPROVE YOUR CREDIT SCORE?

Please stop by the management office to pick up your copy of The Federal Trade Commission's guide on improving your credit. Subjects are as follows:

Free Credit Reports: Answers the question of how to order your free report, how to look out for imposter websites, finding errors on your report, how to dispute errors on a report and more.

Building A Better Credit Report: Answers the question of how long can negative information stay on my credit report, what is a credit freeze, what are my options for dealing with debt, steering clear of credit repairs scams and more.

Credit and Your Consumer Rights:

Understanding debt, rules of debt collectors, solving your credit problems and reporting fraudulent, deceptive and unfair business practices.

RECIPE OF THE MONTH Source: Capitol Area Food Bank

Dirty Rice with Salmon 400 calories | 9g fat | 450mg sodium | 59g carbs 7g fiber | 21g protein

Ingredients

1 onion
1 green pepper
1 can low sodium Kidney beans (15 oz.)
2 cups uncooked Brown rice

2 Tablespoons canola oil
2 cans pink salmon (5 oz.)
½ teaspoon salt
¼ teaspoon black pepper

Directions: Prepare your ingredients: chop onion and pepper into small pieces, drain beans. Cook rice by following instructions on container. While rice is cooking, heat 2 tablespoons of oil. Put onions and peppers in pan and cook until brown, 3-5 minutes. When they are brown, add beans to mixture. Stir and allow beans to heat through. Add cans of salmon and cook for 3-5 minutes, stirring occasionally. Fold in cooked brown rice and turn off heat. 8. Add salt and pepper. Serve immediately.



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**