

JULY 2021

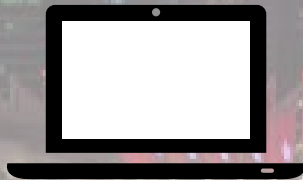
FERNWOOD NEWS

Steinbach Housing



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steinbachhousing.com



July Birthdays

- 6 Carol Minty
- 8 Mary Lacoste
- 8 Sarah Shail
- 9 Lillian Krasniuk
- 9 Wanda Hoehn
- 10 Kim Klassen
- 12 Sue Goertzen
- 13 Elizabeth Kis
- 15 Joan Schultz
- 16 Ruth Wiens
- 19 Phyllis Wryha
- 22 Beverly Fender
- 22 Marie Malkoske
- 24 Irma Friesen
- 24 Ruby Steffan
- 25 Helen Schroeder
- 26 Adolf Koop
- 26 Nettie Penner





To serve you better we have added a new component to the newsletter, each month we will be sharing a different policy for tenants to reference.



Steinbach Housing Inc. - Policy Manual

Subject: Air Conditioners
Issued by: Housing Operations Leadership Team
Review Date: June 2019, July 2020, April 2021

Number: P4-90
Page: 1 of 2
Effective: Sep 15

Signature:

POLICY SUBJECT:

Air Conditioners

PURPOSE:

N/A

BOARD POLICY REFERENCE:

N/A

POLICY:

Steinbach Housing (Fernwood Place & Linden Place) apartment buildings are equipped with a central air system for common areas and Fernwood Place Phase I, but not for individual apartments. We recognize there are some days during the year when inside temperatures rise to uncomfortable levels, and that number varies from year to year, and that people have differing tolerances with respect to heat and cold. Given these factors, tenants are allowed to install certain air conditioner units with prior approval from Administration.

DEFINITIONS:

N/A

IMPORTANT POINTS TO CONSIDER:

N/A

PROCEDURE:

Tenants of Steinbach Housing Inc. are required to purchase an air conditioner unit, which fits through the wall sleeve, from Steinbach Housing and installed by maintenance staff at a cost of \$1200. Portable window units may also be an option and tenants would be required to purchase the unit/purchase plexi-glass to ensure secure venting of the hose to the outside. The maintenance staff will install these air conditioner units as their schedule permits and when the plexi-glass is onsite. Slide in window air conditioner units are not permitted due to their drainage method/condensation, which may compromise the building's integrity.

Management reserves the right to approve or deny the model and design of any air conditioner unit for installation.

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The operating costs for the air conditioner will be considered part of general power usage without extra charges to the tenant.

Transfer of air conditioner ownership/termination of tenancy:

- Tenants will be entitled to a refund for the air conditioner unit installed in an apartment when the tenant vacates their apartment, if/when:
 - The value of the air conditioner will be calculated at the original cost, \$1200, less accumulated depreciation at 20% per year for a period of five (5) years. After five (5) years, the air conditioner is considered fully depreciated and no refund will be issued to the tenant.
- Maintenance of air conditioner unit will be the responsibility of Steinbach Housing.
- Private arrangements may be made between vacating/new tenants for the sale of an air conditioner after the five year depreciation period without any involvement of Administration. Any replacement of the air conditioner unit is then the responsibility of the tenant.

I have read and understand the above policy: _____

EQUIPMENT/SUPPLIES:

N/A

SUPPORTING DOCUMENTS:

N/A

REFERENCES:



WELCOME

New Tenants

Alice Reimer 231

Helen Doerksen 510

Laundry Reminders

- Do laundry in your scheduled time or in the empty time slots**
- Clean up after yourself when using the Laundry Rooms**





UPCOMING EVENTS

See Calendar for upcoming events! More details to come, please watch your mailboxes.

LIBRARY REMINDERS

- Place returned books and puzzles on the table in the library
- Use binder on the table to sign out books



*Thanks
Library Committee*



JULY 2021

FERNWOOD MENU



S	M	T	W	T	F	S
<p><i>Jars of soup will be available on Wednesdays. If you are interested in a jar of soup, leave a jar out on Tuesday.</i></p> <p>\$6- quart \$3- pint</p>				1 Kitchen Closed	2 Peach Juice Chilli Biscuits Coleslaw Black Forest Cake	3
4	5 Iced Tea Kielke, Ham & Onion Cream Gravy Bake Peas & Carrots Banana Pudding Dessert	6 Fruit Punch Chicken Cordon Blue Mashed Potatoes Mixed Veggies Almond Bars	7 Raspberry Juice Hotdogs Chips Ceaser Salad Lemon Pie	8 Cherry Juice Hamburger Steak w/Onions Mashed Potatoes Cucumber Salad Choclote Eclair Dessert	9 Orange Juice Oven Fried Chicken w/ Dill Sauce O'Brien Potatoes Tossed Salad Rasberry Fluff	10
11	12 Fruit Punch Cabbage Rolls Mashed Potatoes Mixed Veggies Fruit Salad	13 Iced Tea Sweet & Sour Chicken Thighs Rice Green Beans Strawberry Dessert	14 Somma Borscht Buns Watermelon & Roll Kuchen	15 Apple Juice Cheese Burgers Potato Salad Cookies	16 Orange Juice Lasagna Garlic Bread Caeser Salad Summer Berry Dessert	17
18	19 Juice Ham Potato Bake Carrots Boston Cream Pie	20 Iced Tea Roast Beef Mashed Potatoes Cucumber Salad Cupcakes	21 Juice Sausage Burgers Broccoli Salad Ice Cream Sandwiches	22 Cherry Juice BBQ Ribs O'Brien Potatoes Peas Pineapple Cake	23 Cranberry Juice Chicken Bake Lettuce Salad Rhubarb Dessert	24
25	26 Cranberry Juice Chicken Drumsticks Mashed Potatoes Mixed Veggies Cinnamon Cake	27 Apple Juice Spagetti & Meat Sauce Garlic Bread Ceaser Salad Coconut Cream Cheesecake	28 Chicken Noodle Soup White Bread Banana Cream Pie	29 Tomato Juice Mushroom Pork Chops Scalloped Potatoes Marinated Carrots Peach Crisp & Ice Cream	30 Peach Juice Chilli Biscuits Coleslaw Black Forest Cake	

Menu subject to change. Please order at least 24 hours in advance--by noon the day before. There is no cost if you cancel before 10 am. You will still be charged if you cancel after 10 am.

From the Chaplain's Desk:

“Don't worry about anything; instead, pray about everything. Tell God what you need, and thank him for all he has done. Then you will experience God's peace, which exceeds anything we can understand.” Philippians 4:6-7a

Anxiety, Worry. Uneasy feelings of uncertainty, tension, dread, or fear. This state of mind may range from genuine concern to an unhealthy focus on some overwhelming perspective in life. There is an endless supply of things to worry about, both in world events and in our personal lives. It can be all around us, but how do we handle it? It can consume us and distract us from living in the moment and recognizing God's direction in our lives. Worry has a familiar voice, beckoning for full, selfish control when given the slightest invitation.

Paul encourages the believers in Philippi to “tell God what you need”. When talking to God, we don't need to shy away from the truth. He knows it already (and much more)! Be honest with God. Tell God what you need - whether it is strength for the day, or strength for the next minute.

This week I was given a thoughtful reminder from Max Lucado's book 'Freedom'. In this book there are written 8 helpful ways to deal with worry in our lives as we proclaim faithfulness to God. A P-E-A-C-E-F-U-L reminder:

Pray, first. “Casting the whole of your care upon Him (1 Peter 5:7) ...”

Easy, now. “Rest in the Lord, and wait patiently for Him.”

Act on it. Be a doer, not a stewart.

Compile a worry list. Keep a list of things that trouble you. How many have turned into a reality?

Evaluate your worry categories. Pray specifically about them.

Focus on today. God meets daily needs daily. Take one day at a time!

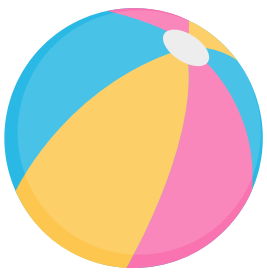
Unleash a worry army. Ask a few loved ones to pray with you and for you.

Let God be enough. “Seek the Kingdom of God above all else.

Finally, brothers and sisters, whatever is true, whatever is noble, whatever is right, whatever is pure, whatever is lovely, whatever is admirable—if anything is excellent or praiseworthy—think about such things. Whatever you have learned or received or heard from me, or seen in me—put it into practice. And the God of peace will be with you. ~Philippians 4:8-9

Remember that the God of peace is with you always. Not simply peace... but the God of peace will be with you. This is about God dwelling with you! He loves us deeply, and does not want us to walk in the way of worry and distress.

Aaron Barkman, Chaplain



JULY 2021

FERNWOOD EVENTS



S	M	T	W	T	F	S
				1 Office Closed	2	3
4	5 10 am- Chapel Service MPR Floors 1-3 only	6 1-2 pm - Bingo on the Patio sign up required	7 1-2 pm - Yard Games sign up required	8 1-2 pm - Coffee on the Patio sign up required	9 1-2 pm - Ice Cream on the Patio sign up required	10
11	12 10 am- Chapel Service MPR Floors 4-6 only	13 1-2 pm - Bingo on the Patio sign up required	14 1-2 pm - Yard Games sign up required	15 1-2 pm - Coffee on the Patio sign up required	16 1-2 pm - Ice Cream on the Patio sign up required	17
18	19 10 am- Chapel Service MPR Floors 1-3 only	20 1-2 pm - Bingo on the Patio sign up required	21 1-2 pm - Yard Games sign up required	22 1-2 pm - Coffee on the Patio sign up required	23 1-2 pm - Ice Cream on the Patio sign up required	24
25	26 10 am- Chapel Service MPR Floors 4-6 only	27 1-2 pm - Bingo on the Patio sign up required	28 1-2 pm - Yard Games sign up required	29 1-2 pm - Coffee on the Patio sign up required	30 1-2 pm - Ice Cream on the Patio sign up required	