



THE DAEGU HOUSING HERALD

Housing Division

April 2017

SPRING IS HERE

Spring is here and we are sure everyone is very excited for warmer weather! Spring also means peak moving season for service members, civilians, and their families. This will be a busy time for the Housing Division. The Housing Services Office (HSO) is ready to help with inspections and lease contracts. Army Family Housing (AFH) will assign on-post housing and manage the waiting list if housing is not available. Unaccompanied Housing (UH) will manage Officer and Enlisted housing and oversee the Barracks. Furnishings Management Branch (FMB) will ensure you have serviceable furniture and appliances in your home. We are here for you and you will always receive 100% customer service.

New Office Hours

Sometimes, the only time to get things done is during your lunch break. We are now open during lunch from 1200-1300 and Thursdays from 0800-1300. We can now provide you with great customer service from 0800-1600, Monday through Friday.

Newsletter Ideas

Is there something you learned when you arrived that could be helpful to the community? Please let us know.

Editor

Ms Monica Richmond
768-7668

monica.l.richmond2.civ@mail.mil

Features

- Renters Insurance
- Dehumidifiers
- Unsupervised Underage Children
- Temperature Control
- Construction on CP Walker
- Utility Consumption
- Living on the Local Economy
- Unattended Cooking
- Calendar of Events
- Housing Director's Note

Next Issue
July 2017

My landlord sold the apartment, now what do I do?

You just signed a lease and two months later your landlord sells the apartment. Don't worry...the new landlord cannot make you move because they want to move in. According to para 7 of your lease, if the landlord sells the apartment prior to the expiration date, the new owner has to honor your lease until the lease expires. If you decide to move, the landlord has to pay your moving cost.

Temperature Control in AFH and Barracks

It all depends on the weather when DPW will turn off the heat and turn on the A/C. The temperature has to be at a certain degree for five (5) consecutive days before the heat is turned off and the same before the A/C is turned on.

Barracks Managers

If you reside in the barracks, contact your Barracks Manager if you have any issues with your room (e.g. broken furniture, mold, etc.). Their contact information should be posted on the unit bulletin board.

Building Coordinators

Primary and Alternate Building Coordinators were assigned to each building on Camp George. Notices were sent to each resident to contact their Building Coordinator if they have any issues. Formal complaints must be filed with the Housing Office.

Why Buy Renters Insurance?

As a renter, you may not think you need insurance. The landlord already has insurance on the apartment, but what about your personal items or damages that you cause to the rental property?

What would happen if a fire started in your apartment or damages you caused were over \$1000? Renters insurance would come in handy.

Too often, people think they don't have enough property to insure. But, think about what you own:

- Furniture
- 60" Television
- Computer
- Stereo System

Renters insurance can cost less than \$15 a month. Without renters insurance, you have no coverage for personal property damage.

Dehumidifiers for CP Walker and CP George will arrive around the beginning of May. We will notify all tenants once the dehumidifiers arrive. Occupants must be available to sign for the dehumidifiers.

New Construction on CP Walker

CP Walker will have 4 new Housing Towers for Command Sponsored service members and Key Billet personnel. The completion date for the first Tower is December 2018. The Towers will be a 15-story high rise with 90 apartments. Each Tower will consist of 30 - 3 bedroom, 30 - 4 bedroom, and 30 - 5 bedroom apartments. Furniture will be installed around January/February 2019. The first Tower will be occupied in March 2019.

The construction for the second Tower will begin this summer with an estimated completion date of July 2019. The construction for the third Tower will begin summer FY18 with an estimated completion date of July 2019. We do not have any information at this time on the fourth Tower.

We are in the process of discussing who will occupy the first Tower. As soon as we have a moving plan, we will notify the community.

USAG-Daegu Area 1V and the City of Daegu have enjoyed a model relationship for many years, and the Installation Community is particularly proud of this fact.

Therefore, off-post residency requires exemplary behavior on the part of all USAG Daegu Soldiers, Civilians, and their Family Members in conducting business transactions, safeguarding of private property, meeting obligations and good housekeeping practices.

All personnel should abide by local laws and ordinances, and should extend the same respect toward Korean local citizens and personal property.

Below is a list that could help you avoid tricky situations. All personnel are good citizens, and we want to maintain that image with the local community.

- ❖ Pay rent and utilities by the due date
- ❖ Keep the interior and exterior of your dwelling in a good state of cleanliness
- ❖ Control your children and pets
- ❖ Avoid damage to rental property. When damage occurs, make necessary repairs or pay assessment promptly
- ❖ Learn and abide by all house rules, particularly in multiple-family dwellings
- ❖ Notify landlord or realtor of needed repairs
- ❖ Avoid disturbing your neighbors; practice the "Golden Rule"
- ❖ Give required notice prior to termination of occupancy

Unattended Cooking

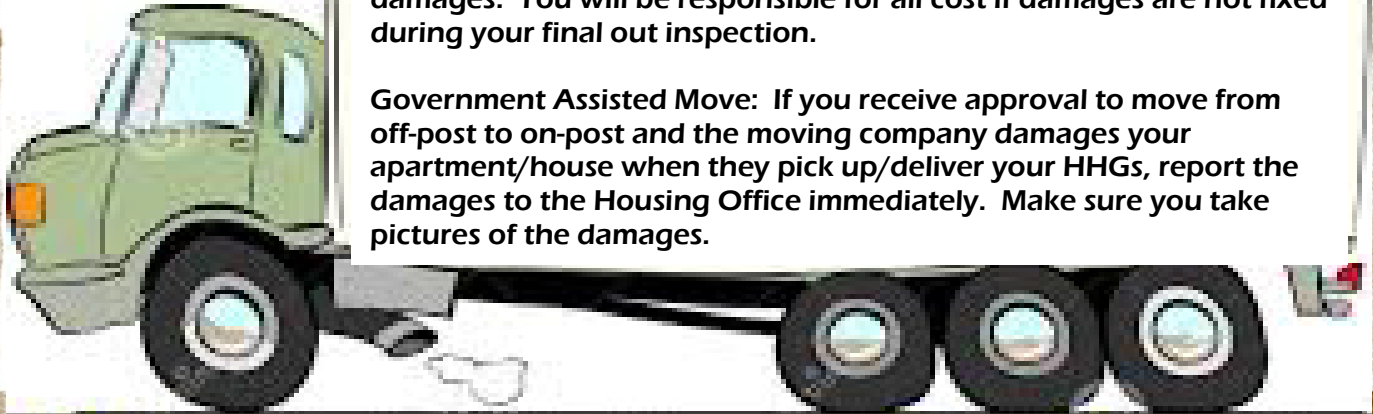
The kitchen is where more home fires occur than anywhere else in the house and that is why cooking is the number one cause of home fires.

We have had three (3) fires in AFH and one (1) fire in the Barracks within the last three months.

Some steps to follow to prevent a kitchen fire are:

- Never leave the stove unattended while cooking, especially if you're cooking in grease or the oven is at a very high temperature
- Always make sure the stove is turned off after use
- Use a timer so you'll remember that the stove or oven is on
- When cooking, always make sure you have a lid available for the pan to smother the fire
- Never attempt to move a burning pan from the stove
- Covering the pan, closing the oven door, or sprinkling baking soda on burning grease. NEVER use water on a grease fire
- Clean the exhaust fan and filter on range hood to prevent grease buildup

Dial 911 for the Fire Department if you live on post; dial 0503-364-5911 (CW/CH) or 0503-365-4911 (CC) for the Fire Department if you live off-post.



Local Moving Company: The Army does not pay for damages to your apartment/house caused by the local moving company when they deliver or pick up your HHGs. Report the damages to your Realtor immediately. Ask the Realtor to get estimates for the damages. Once you receive the estimates, contact the transportation office. They will give you the contact information for the moving company. You must file your claim with the moving company. Your Realtor can assist with the translation. Make sure you take pictures of the damages. You will be responsible for all cost if damages are not fixed during your final out inspection.

Government Assisted Move: If you receive approval to move from off-post to on-post and the moving company damages your apartment/house when they pick up/deliver your HHGs, report the damages to the Housing Office immediately. Make sure you take pictures of the damages.

Energy Conservation

Summer means high temperatures and high humidity which also means air conditioning is a must. Here are some energy saving tips even if your utilities are included in the rent:

- Turn off lights when not in use
- Open your windows
- Close doors to rooms that do not need to be cool
- Do not run your A/C if you are not home or go on vacation
- Unplug or turn off electronics and appliances when not in use
- Close window shades to reduce or block sunlight and heat
- Use fans to circulate the cool air
- Keep the A/C thermostat set at the same temperature

Ask your Realtor for a copy of your utility bill to see how much energy you are consuming. Remember, just because your utilities are included in the rent, you still need to practice energy conservation.

Unsupervised Underage Children

Children, ages 10 and under, will not be left unattended under any circumstances. This is in accordance with USAG-Daegu Policy on Standards of Child Supervision. A responsible adult must have immediate "line of sight" of the child or the child is within easy hearing distance of the adult. This is not possible if you are inside your house. The responsible adult must be able to provide assistance to the child as soon as possible if something happens on the playground. The safety and well-being of children is the parents responsibility, so please make sure your underage children are supervised at all times.

Calendar of Events

- 5 April – eMH Training, 0830-1200, Distributed Learning System, Bldg. 205, CP Carroll**
- 17 April – Sticker Promotion, CP George. All personal grills and bikes will be removed if they do not have a sticker on them.**
- 27 April – Realtors' Meeting, 0900-1130, Command Conference Room (CCR)**
- 10 May – eMH Training, 0830-1200, Distributed Learning System, Bldg. 1131, CP Henry**
- 11 May – CP George Building Coordinators' Meeting, 1500-1700, CCR**
- 7 June – eMH Training, 0830-1200, Distributed Learning System, Bldg. 205, CP Carroll**

The Benefits of Laughter

Social Benefits

- Helps defuse conflicts
- Strengthens relationships
- Promotes group bonding

Physical Benefits

- Lowers stress hormones
- Prevents heart disease
- Relaxes your muscles

Mental Benefits

- Adds joy and zest to life
- Relieves stress
- Improves mood

Go ahead and have a good laugh today



Housing Director's Notes

A recent statement by a resident living off-post in the Daegu community told me that she was leery of living off-post. She had heard that a serious crime had occurred by a Korean teenager. She went on to say that her two older children had reservations because they were leaving their friends behind and would be starting over finding new friends and getting use to a new environment. I've listen to several AFN TV and radio announcements about families moving to new areas and by reaching out to sponsors and other facilities in the area, before arriving to their new destination, provided children a new look to their "new world" and lessened their anticipations. It's understandable when there are changes in our daily lives but, the more active parents are in discussing expectations or talking to families who have lived in an overseas area will be a tremendous help for your family members, regardless what age they are. A new concept that must be taken to heart, once we move overseas, we become the "foreigner."