The Pines at Ocean Park

Resident Meeting

Wednesday, March 8, 2017

Liz welcomed everyone to the meeting and a conversation ensued about winter weather. Some residents praised the snow clean-up efforts that have happened so far this winter. Liz reminded attendees that our crew and contracted snow removal crew do the best they can during snow events. Please do not call the office during a storm to request that your car be cleaned off. It is your choice as to whether you try to keep appointments during a storm. When you know that you have an appointment during the time bad weather is predicted, it is your choice as to keep or cancel the appointment, not dependent on staff’s snow removal.

The last phase of the rebuild is only slightly behind schedule and is expected to be finished in June. Landscaping will start as soon as the ground is soft enough to warrant it.

* Starting on March 20 for the safety of our staff and those using our common space, the doors to the Community Building will be locked. Each resident will be issued one key to the building. This key will allow you to gain entry at any time of the day or night through the back door. The key cannot be duplicated. Loss of this key will incur a $25 charge. We ask that residents not open Community Building doors to anyone unknown to them. Visitors can use the doorbell at the front entry and staff will open the door. It is your responsibility to come to the office to sign for your key.
* The Pines has had a no smoking anywhere on the property policy since 2010. It is your choice whether or not to smoke but it is not allowed in your apartment or anywhere else on the grounds. Enforcement of this policy will be much stricter than it has been in the past. Smoking causes extra cleaning of apartments and can be a safety issue for all residents. Reports of resident smoking will be kept confidential. Marcie can offer resources if you need help to stop smoking.
* A representative of the OOB Fire Department will be with us in the next month or so to help us to put in place a solid strategy for what to do in case of fire at The Pines at Ocean Park. Watch for announcement of this meeting and bring your questions.
* Everyone should have paperwork in place to ensure that your wishes are carried out should something happen to you. Best practice is to be sure that you have completed Advance Directives, Power of Attorney, a Will, etc. Please keep your emergency contact information up to date. Roxanne gives you that opportunity every year at recertification or you can come in to the

office to update it at any time. There are sudden circumstances which can prevent a resident from returning to his/her apartment e.g. long term health emergencies or death. In this case, The Pines is unable to allow anyone entry to your apartment unless we have a specific document signed by you giving permission for them to enter. You may leave a copy of that document in your file (which is in a locked cabinet in a locked office) or leave it with your designee to bring to us but if we do not have it in writing, it is our responsibility to change the lock on your door and not allow anyone entry until we receive a recognized legal document (which if the process has to go to Probate Court can take months and cost $s). Southern Maine Agency on Aging offers resources to make it easy for you to complete various legal documents and you do not need a lawyer for this. Marcie can help you to get started so that you will have control to have your wishes met.

* In addition to the usual annual inspection, there will be a warranty inspection during the first year on every rebuilt apartment. If you see drywall cracks, flooring or appliance issues or any other problem with your apartment, do not wait to call the office. The sooner we know, the sooner we can do something about it.
* Some residents complained of it being cold in the bathroom. Please be reminded that use of an outside heating unit, whether it is electric or propane/kerosene in your apartment is not allowed. Notify the office if you think that your heat is not working properly.
* Bathroom exhaust fans are triggered by a motion detector and set to turn on for 20 minutes at a time. The purpose is to rid the apartment of humidity. The fans are pretty quiet so you may not hear much noise from them but if you think there is an issue with your fan, please call the office with a work order.
* You may occasionally hear noises from the walls in your new apartment. This is likely from the pipes which run behind the drywall. If this bothers you, call the office and we will do a work order to have it looked at.
* Roxanne gave a short presentation on the updated HUD policy, VAWA (Violence Against Women Act). All residents have received a packet on this. It is our duty to inform you that if you feel unsafe because you are a victim of violence (domestic, sexual, stalking, etc.) and request a transfer it is our responsibility to arrange for you to move to our designated partner, Pinewood Manor, Inc. This would only occur if there was a vacancy.

There is a list of resources in your packet for anyone who has experienced or is experiencing domestic violence Feel free to share this information with anyone who may be in need. Domestic violence knows no boundaries, so don’t be ashamed to ask for help. You do not need to live with someone to feel threatened by them. You should first call the police and then notify The Pines office for help. Our purpose is to provide you with safe housing. This law applies to men as well as women. Resident Service Coordinator, Marcie or Occupancy Specialist, Roxanne would be happy to provide more information.