

Court Tower Apartments 100 Court St., Oshkosh, WI 54901

A Farewell From Laurie as we Wish Her the Best in her new Position:

As most of you have heard, I have accepted the Compliance Manager position for the Oshkosh/Winnebago County Housing Authority. I wanted to take this time to thank you all for making it one of the hardest decisions I've ever made in my housing career. The connection I feel to Court Tower and Waite Rug goes beyond managing the buildings. Over the two years that I have been here, I have been lucky to have the opportunity to get to know some truly great people! Whether you know it or not, there were a lot of things accomplished in a short period of time that you all played a large part in, and I can't thank you enough.

I want to thank you for your patience while I was getting my footing and doing what you could on your end to help me accomplish some of what I needed and wanted to. I have witnessed some strong connections between tenants that showed the value of friendship. I've watched many thrive from the support offered to them after coming through some pretty awful situations. I've watched many take it upon themselves to make the common areas and grounds beautiful and welcoming without asking anything in return, because it is their home. I've heard some pretty funny jokes that I was able to use to get laughs at home. I've gained some pounds from the deliciousness shared from some of the best bakers, canners and snack makers! I've received beautiful, handwritten cards that almost doesn't happen anymore. I was able to see a little critter every day which you all know by the absence of family photos and the presence of my dog photo on my desk, I LOVE the fur babies! And I can't forget the many great stories that involved my family members and seeing pictures of people I'd only heard stories about and realizing just how small the world is! It has truly been an awesome experience to manage the big round skyscraper building I used to marvel at and ride my bike past when I was a kid in the neighborhood, as well as the newest, most unique Housing Authority building that once was a rundown factory that served as a meeting spot for me and my friends in another area I lived around as a teenager. Both places are lucky to have tenants who genuinely care about their homes and their neighbors within them.

These are some of the reasons why I say thank you for making it a hard decision for me! I know you will be valuable to the next manager as well.

As we say in the office "GOOOO TEAM!!"

Laurie Koshollek

In this Issue:

- ◆ Laurie's Farewell
- ◆ Rent Certificates Available
- ◆ Tax Preparer Options
- ◆ Canine Inspection for FEB
- ◆ Snow Removal Notice
- ◆ Snow Removal Clarification
- ◆ SS Award Letter Reminder
- ◆ Advance Directive Workshop
- ◆ Nurse's Notes
- ◆ Calendar
- ◆ Monthly Puzzle

2023 Rent Certificates are now in the office.

Please come down to the first floor office during office hours to pick up your certificate. If there is no one there then please let Dylan know and he can come down and get it for you (if he is at Court Tower). If no one is available, please leave Dylan a message and he will deliver it to your door when he is at Court Tower next. Please hang on to your Rent Certificate for your records. We only print one copy and give it to you. Because it is not a document that HUD requires us to keep in your file, *we do not keep them after Tax Season.*

Tax Assistance Options

Unfortunately, it seems that we may not be able to host a Tax Assistance Program this year at our building. The number of agents available this year is much lower than in years past. I will continue to check in and see if we can host an event here, but in the mean time, please consider these alternative options. With the options below, you will have to call and set up an appointment with them and attend it at their location. Please keep transportation to the program's location in mind as you make your decision as to where you will have your meeting. Remember, getting your taxes done early is a great way to make sure you get a spot!! Spots fill quickly with tax agents, so don't wait too long to get an appointment scheduled.

VITA (Volunteer Income Tax Assistance) Program:

- You must set up an appointment: 920-424-1454
- Appointments are available through March 27th. 2024.
- Location: 800 Algoma Blvd
 Oshkosh, WI 54901

AARP Free Tax Assistance:

- You must set up an appointment: (920) 215-1040
- Appointments are available through March 29th. 2024.
 - Tuesdays and Fridays from 8:45am — 3:30pm
- Location: 1174 Algoma Blvd
 Oshkosh, WI 54901

Bed Bug Canine Inspections For February:

To stay on top of the Bed Bug issue, we will be continuing to have the dogs come in for 2 floors every 4th Wednesday of each month at 8:00am.

We will be having the tenth and eleventh floors checked on February 28th, 2024 at 8 am

*Please make sure that any pets are safely contained in the bathroom, or outside of the unit during the inspection. If you used **any** pesticides you **must** report it to the Inspector*

Court Tower Snow Removal Policy

It is the time of year when it can begin to snow at any time. Please consider this reminder about our policy. Please have all vehicles removed from parking areas (East side of Court Tower and the back side of the first set of Otter Street garages) by 1:30 PM on weekdays when snow is greater than 2 inches.

Ultimately, if you have a garage, you are responsible to clear snow from the direct area in front of your garage. As a courtesy, and when we can, maintenance will remove snow 1-2 feet in front of every garage.



Snow Removal Clarification

There was some confusion about the signs saying that we could help tenants when they have to remove their vehicles. This was *not* meant to imply that we will jump tenant cars, nor will we move tenant's cars for them. What it was meant to offer is that, when we are able to, we will help remove surrounding snow from the vehicle so that the tenant is able to move their own vehicle. The staff would sincerely like to help, but we are not allowed to due to liability concerns related to us handling tenant personal property. Tenants are allowed and encouraged to help each other with jumps/moving of vehicles.

Social Security Announces 3.2 percent Benefit Increase for 2024

Again this year, To lessen the burden on our tenants, and to get a jump on recertifications this year, we are asking that **all tenants who receive SS or SSI letters for 2023 bring their letter to the fourth floor during Dylan's Office hours**. Dylan will make a copy and you will want to keep your original, so please try to catch him when he is in the office. However, if you drop it off in the drop box, or slide it under the fourth floor office door, Dylan will make a copy and return the original to your unit. This request will continue to be posted in the newsletter until the time comes where we have collected them all for 2024.

Advance Directive Workshop to Take Place in Dining Hall on 2-8-2024

Our Speaker from our January Tenant Meeting, Jenny Sanderfoot, will be back this month to help tenants (and Staff), fill out their Advance Directives for Healthcare! This workshop will take place on:

February 8th, 2024, starting at 2:30PM

This will take place in the dining room on the first floor so that there are enough tables for everyone to fill out their forms.

I have a sign up sheet outside my office (on the fourth floor), but that is just to get an idea of how many people we will have. Anyone is welcome to stop by and fill one out. Even bring friends/family if you can!

Slips, Trips, and Falls – Winter

No matter how well the removal of snow and ice is from a given area, you may still experience some slippery conditions when walking outdoors in winter.

1 million 

Americans are injured, and 17,000 people die, as a result of slip and fall injuries every year.*



slip and fall injury rates increase significantly as temperatures decline.*



people injured in slip and fall injuries are walking on level ground when they slip.*



Walking Safely on Snow and Ice, *Walk Like a Penguin!*

- Point your feet out slightly like a penguin
- Bend your knees slightly and walk flat-footed
- Extend your arms out to your sides to maintain balance
- Take short steps or shuffle for stability

Be Safe on Ice



Wear shoes or boots that provide traction on snow & ice



Watch where you are stepping and move SLOWLY.



Use special care when entering/exiting vehicles



Assume that all wet, dark areas on pavements are slippery and icy.



Keep your hands out of your pockets. You need your hands to help break your fall if you slip.



Walk in designated walkways. Taking shortcuts through snow piles can be hazardous.

Walk Like a Penguin

When the snow starts to fall, so do people. In fact, falls are the leading cause of nonfatal injuries in adults 45 and older. Protect yourself from a potentially life-changing injury this winter with these safety tips:

- **Choose the right shoe.** Shoes and boots need to fit properly and have soles with good traction. Snow boots or hiking boots will provide the best protection for the worst type of weather.
- **Leave early.** Falls are more likely to happen when you're in a rush. Allow yourself plenty of time to get to where you're going.
- **Walk like a penguin.** Take short steps and walk as flat-footed as possible on icy or slippery ground.
- **Keep your hands free.** You'll need them to help you balance, so avoid carrying heavy loads and keep those hands out of your pockets.
- **Advocate for your safety.** If the entrances or sidewalks do not look safe outside of a business or venue, speak up and let someone know.

When these helpful hints don't work, and you know you are going to slip, try to reduce your potential injury when falling.

- **Roll with the fall.** If you feel yourself falling, experts say you should bend your elbows and knees and try to take the hit on the fleshiest parts of your body, like the side of your thigh, buttocks, and shoulder. The number one thing to remember is to protect your head. So, if you find yourself falling, pivot to your side and tuck in your head.
- **Relax** as much as possible when you begin to fall.
- **Toss the load you are carrying.** Protect yourself instead of the objects being carried.
- Most injuries from falls on ice are caused by the wrenching and twisting of the back as you try to catch yourself. These injuries typically heal with rest, but don't hesitate to seek treatment from your primary healthcare provider if you hurt yourself on the ice. Ironically, applying ice to the area in the first few days after the fall can help decrease any inflammation or pain you have.

Court Tower February 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Abolition of Slavery Day	2	3
4	5	6 Nurse's Open Hour 1-2:00 PM	7	8 Advance Directive Workshop @ 2:30PM	9	10
11	12	13	14 Valentine's Day	15	16	17 National Cabbage Day
18 Pluto Day	19	20	21	22 Be Humble Day	23	24
25	26 OHA Board Meeting @ 3:30PM	27	28 10th and 11th Floor K-9 Inspection @ 8:00 AM	29		

Court Tower Staff

Laurie Koshollek: Property Manager

920-303-5400 lauriek@ohawcha.org

Dylan Palmer: Social Service Coordinator

920-642-3473 DPalmer@ohawcha.org

Melanie Bloechl: Housing Specialist

920-292-4474 Melanieb@ohawcha.org

Josh Wendt: Maintenance

Sally Josephson: Custodian

After Hours On-Call Emergencies:

920-735-3707

Advocap Meal Site: 920-420-1994

Nurses Erin Roberts & Lori Duclon: Call them at 920-424-1470 E. 124 to make an appointment.

**Nurse Open Hour: 1st Tuesday of the month
1 PM - 2 PM 4th floor offices**

Court Tower Staff Hours (Subject to Change)

The Court Tower Office Opens at 8:00 AM and closes at 4:00 PM.

Laurie (Property Manager):

Monday: 6:30am – 11:00am

Tuesday: 6:30am – 3:00pm

Wednesday: 6:30am – 11:00am

Thursday: 6:30am – 3:00pm

Friday: By Appointment Only

Dylan (Social Service Coordinator):

Monday: 8:00am – 4:30pm

Tuesday: 12:00pm – 4:30pm

Wednesday: 8:00am – 4:30pm

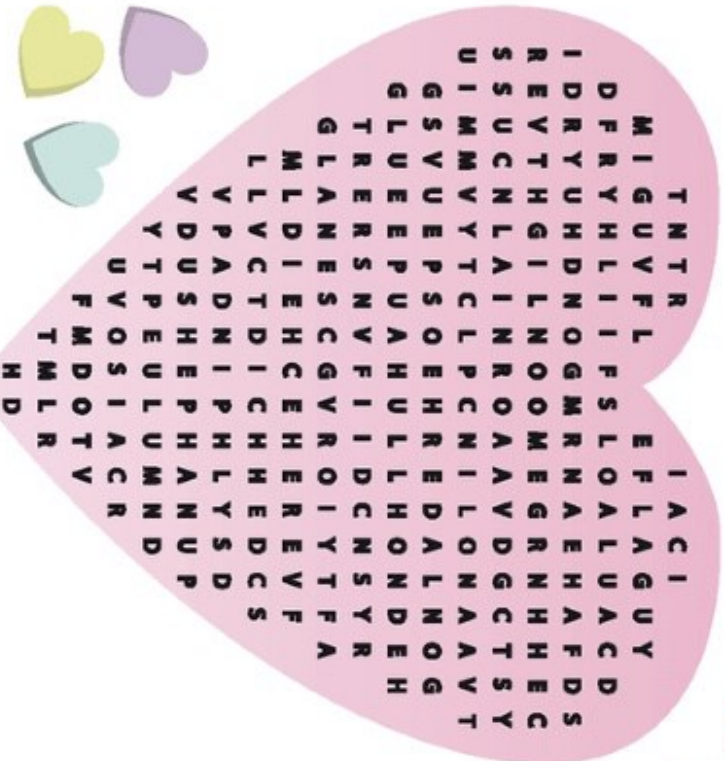
Thursday: 12:00pm – 4:00pm

Friday: 8:00am – 12 noon



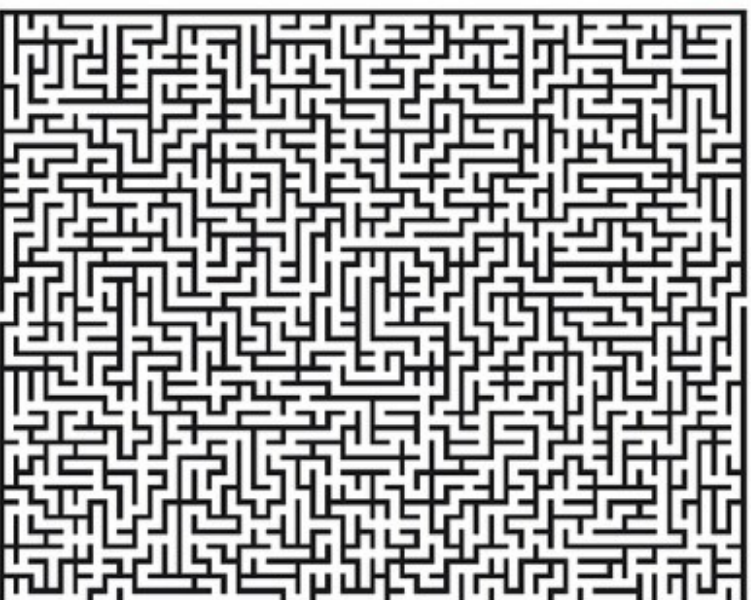
Valentine's Day

P U Z Z L E S



Valentine's Day Word Search

- CHOCOLATES GREETINGS
- ROSES CANDY
- CANDELIGHT MOONLIGHT
- SUNSET GIFT
- SMOOCH LOVERS
- CUPID VALENTINE



Orthogonal Maze

Valentine's Day Song Lyrics Crossword

Across

1. How can we be lovers if we can't be...
3. Love lifts us up where we...
4. You and me could write a bad...
8. You need another lover like you need a... in your head.
9. All you need is...
10. I never thought that I was gonna lose my...

Down

2. Guilty of love in the first...
5. You are always on my...
6. I was losing the man that I love and all I could do was...
7. Love makes the... go round

