



FAMILY HOUSING NEWSLETTER



This issue is dedicated in memory of Serra Mesa Community Manager Mr. Gene Di Santo, SgtMaj (Ret) US Army. His dedication and contribution to improve base housing was appreciated and will be missed by all.

HOLIDAY DECORATIONS



Christmas will soon be upon us and numerous residents enjoy decorating their homes this time of year. To ensure that you are following safety and energy guidelines the following information is provided.

- Hours for lighting your decorations is authorized during the period 14 December through 5 January, from 1700-2200.
- All lights must be "UL" Underwriters Laboratory approved. Examine for frays or loose wires.

- Ensure an adequate water level is maintained to prevent your tree from drying out.
- AVOID extensions cords, if at all possible.
- Do not leave tree or exterior lights plugged in when you are not at home. When you go to bed, do not leave lights on all night.
- Do not place lights or decorations on the roof or above the first floor of your home. Small light décor may be placed around the interior of second story windows.
- Turn off all decorations when away from quarters and while asleep.

CHRISTMAS TREES WILL BE PICKED UP FROM 26 DEC 02 TO 31 JAN 03 ON YOUR REGULAR TRASH PICK UP DAY.

PEDDLERS



If someone comes to your door soliciting goods or services, you are within your rights to ask to see their authorization. Solicitors are not permitted on Base. Don't hesitate to call the MPs if you have reason to question anyone's presence aboard the Base.

The time to report it is **AT THE TIME IT IS HAPPENING—CALL PMO WHILE THEY ARE STILL IN THE AREA AND CAN BE APPREHENDED.** (725-3888)

Housing Site Offices

- San Onofre**
(San Onofre I, II, San Mateo Point, & Mobile Home Park)
725-7027 & (949) 366-0975
Joyce Maxwell, Manager
Timothy Burke, Mobile Home Park Manager

Maintenance 725-7068 or (949) 366-0975
Self-Help 725-1756
- Serra Mesa**
(Serra Mesa, O'Neill Heights & San Luis Rey)
725-6978/5731
Elizabeth Norbert, Assistant Manager

Maintenance 725-6519
Self-Help 725-6301
- Stuart Mesa**
(Stuart Mesa & Del Mar)

725-6526/9529
Angela Pettigrew, Manager
Lia Maiava, Assistant Manager

Maintenance 430-1060
Self-Help 430-1729
- Wire Mountain**
(Wire Mountain I, II, III, Santa Margarita, Forster Hills, Pacific View & South Mesa I, II)

725-2247/2816
Richard Thompson, Manager
Frank Cline, Assistant Manager

Maintenance 430-0832
Self-Help 430-0832

Main Housing Office
725-5995
1 (800) 843-2182
Website
www.pendleton.usmc.mil/basehousing/index.htm

What to do if Military Member is Required to Leave

(Troop Movement, TAD, Training, Deployment, etc)



Before you **leave**, if you live in Housing or Mobile Home Park, you are required to complete a **Sponsor's Agreement form** at your Community Office.

Ensure your spouse has an updated General Power of Attorney. Housing personnel will be available to discuss necessary requirements during your absence.

circumstances will be considered on a case by case basis.

All **guests** must be **registered** at your Community Office. Guest permits are normally approved for up to 30 days. Special circumstances will be considered on a case by case basis.

If your family expects to be away from quarters, a **request** must be completed at your Community Office. **Absences** are normally approved for up to 30 days only. Extensions involving special

Families in quarters must **keep in touch** with their Community Office personnel. They are there to assist and guide you, but they need your cooperation also. Help them help you.

MAINTENANCE

FURNACE FILTERS must be changed every regularly in order for the heater to work properly. PLEASE check your filter about once every two months, and dust the vent cover. If your filter needs replacing, bring the old one to Self-Help and they will provide a new one.

SMOKE DETECTORS need to be checked at least once a month by pressing the button. It should beep within less than a minute. If not, **REPORT THEM IMMEDIATELY** to our Maintenance Trouble Desk. Do no disconnect the smoke detector but have it repaired or replaced.



STOVE & OVEN Please check your appliance as soon as possible for any problems so Maintenance can make the necessary repairs. Avoid any delays with your holiday dinner preparations.

EMERGENCY If you have an emergency Maintenance issue in the evening or over the weekend, **please** call your area Maintenance office and Community Housing office as early as possible the next regular workday.

MAILBOX Report damaged mailbox to your Community Housing office as soon as possible.

REMINDER: ROUTINE MAINTENANCE IS CLOSE ON HOLIDAYS AND WEEKENDS.



NEW TRASH PICK UP DAY

EFFECTIVE 4 November 02

Wire Mountain I—New trash pick up day will be **Tuesday**

Forester Hills, Del Mar and Wire Mountain III—New trash pick up day will be **Monday**.

FLUSHING SCHEDULE FOR 4TH QUARTER 2002

DATE	AREA	LOCATION	OCTOBER	
			22-23	20 Forster Hills, Pacific View South
			28-29	21 Del Mar Hsg
			30-Nov 4	31 Stuart Mesa Hsg
			NOVEMBER	
			18-19	27 O'Neill Height Hsg
			26-27	14 Deluz Hsg
			DECEMBER	
			4-5	11 General Qtrs
			5-6	15 Serra Mesa Hsg
			9-10	17 San Luis Rey Hsg



WHAT IS MOLD

Molds produce tiny spores to reproduce. Mold spores travel through the indoor and outdoor air continually. When a mold spore lands on a damp spot indoors, they may begin growing and digesting whatever they have settled on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all molds and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints. If mold is a problem in your home, you must clean up the mold and eliminate sources of moisture. Fix or call maintenance to identify the source of the water problem or leak to prevent mold growth. Reduce indoor humidity (to 30-60%) to decrease mold growth by: venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing, and cleaning. Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth. Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced. Molds can be found almost anywhere; they can grow on virtually any substance, providing

COMMANDING GENERAL'S COMMUNITY COUNSEL MEMBERS



Serra Mesa Counsel Members:

O'Neill Heights/East—Mrs. Lori Damille
San Luis Rey—Mrs. Karen Beaudreault
Serra Mesa—Mrs. Evans

San Onofre Counsel Members:

San Mateo Pt—
San Onofre I—Contact Hsg Office
San Onofre II—
Mobile Home Park— Mrs. Amy Klepsa

Stuart Mesa Counsel Members:

Del Mar—Mrs. Barbara Coyne
Stuart Mesa—Mrs. Janice Parris

Wire Mountain Counsel Members:

Forester Hills—MSgt Peter Oakland
Pacific View (N & E) - MGySgt Arosemena
Pacific View (S) - SSgt Brian & Angela Dettmer
Santa Margarita - Mrs. Kelly Robbins
South Mesa I—SSgt Michael Edwards
South Mesa II—MGySgt Arosemena
Wire Mtn I—Sgt Barrett & Laura Rhodes
Wire Mtn II—SSgt Hubert & Amy Jones
Wire Mtn III—1stSgt Scott & Nicolett Sampson

If you are interested in becoming involved with the Community Council, please contact your area representative or your Community Housing Office.

What is a Public Private Venture (PPV)

The National Defense Authorization Act for fiscal year 1996 provides legal authority allowing the Department of the Navy (DON) to work with the private sector to build and renovate family housing in key areas of need. The goal is to leverage private investment with DON participation in order to achieve new construction and/or renovation of family housing faster and cheaper than under traditional means.

PPV projects are undertaken to address specific needs, and are only pursued in areas where our mission is generally stable and/or expected to expand in future years. The DON's stated goal for PPV projects is "to ensure the provision of safe, well-located, good quality and affordable housing for DON families, as needed in the region over the long-term." In setting up a deal, the Navy and Marine Corps are allowed to contribute land, facilities and/or cash to the deal. Congress must be notified at various points in the process. New legislation has extended the PPV authorities to 2012.

Why We Need PPV

The average the family home is 35 years old. Much of the housing inventory requires substantial investment to bring the homes up to suitable living conditions. At the current rate of spending, it will take close to a decade to repair all the homes and twice that long to eliminate the shortage of affordable housing. Historically Family Housing has not been consistently funded and could result in this process taking even longer. Here at Camp Pendleton we have homes originally build in 1954 and renovated in the early 1980's. So combining a shrinking housing budget coupled with aging housing units and maintenance backlog make it difficult for the Marine Corps to provide quality Housing for our service members.

How is PPV Different From Traditional Military Housing?

Units are managed and operated by a private company.

Member must sign a lease for a minimum of 6 months.

Member receives BAH and pays monthly rent.

Rent is calculated based member's BAH that is automatically withheld and provided to management company.

Management company handles all resident matters including maintenance.

How is PPV Housing Similar to Military Housing?

Continue living in a military community

Resident rules are patterned after on-base rules

Cost of moving into PPV units are paid by the government

Resident advisory boards will advise the base and management company on PPV housing issues.

Waiting lists are still managed by the Base Housing Office

How PPV Works

Privatization offers a means of providing a constant funding stream to a project via BAH collection. It requires transfer of funds from Family Housing Appropriation to Military Personnel Appropriation to pay the service members BAH.

Camp Pendleton's Strategic Plan for PPV

Phase I

- Begun in November of 2000
- Privatize 512 existing Deluz units
- Construct 200 new, renovate 200, replace 312 apartments with 312 town homes.

Phase II

- Scheduled to begin in September of 2003
- Privatize 3,311 existing units in the Serra Mesa, O'Neil Heights, San Luis Rey, South Mesa, Wire Mountain, Forster Hills, Del Mar, Santa Margarita Areas.
- Replace 812 units at Wire Mountain I and II
- Construct at least 150 new units in Wire Mountain II Area
- Replace 5 General Officer Quarters

Phase III

- Planned to start in 2006
- Privatize 2,847 existing units in San Onofre, Stuart Mesa and Pacific View
- Accomplish renovation backlog and deficit reduction based on requirement and funding availability
- Includes Privatization of Mobile Home Park

For More Information on PPV

Please visit the DoN Naval Facilities Engineering Command (NAVFAC) website at www.ppv.hsgnavfac.com or the DoD's Housing Revitalization Support Office website at www.acq.osd.mil/jai/hrso