

PINES OF PERINTON



May 2024

Newsletter

Creating
Community
within a
Community

Management Office Staff

Raquel- Property Manager
Cindy - Assistant Property Manager
Megan- Leasing Consultant
Heather- BookKeeper
Jenn - Leasing Consultant
Dorisa- Recertification Specialist
Stephanie - Administrative Assistance
Stacey- Senior Community
Coordinator

Maintenance Staff

Luis- Maintenance Supervisor
Jose - Maintenance Tech
Jesus- Maintenance Tech
Tom- Maintenance Tech
Ed - Maintenance Tech

Rental Office

1 White Pine Circle, Fairport, NY, 14450

Phone: (585) 388-0010

Fax: (585) 388-1484

Pinesofperinton@wincco.com

Office Hours:

Mon: 9 am - 5 pm

Tues: 9 am - 5 pm

**Wed: Administrative Day Office Closed
(by appointment only)**

Thurs: 9 am - 5 pm

Fri: 9 am - 3 pm

Closed for lunch: 12 pm - 12:30 pm

For important rehab updates, make sure to check out the new Pines Rehab website at: www.pines-rehab.com or follow the QR Code



The New Pines!

HOME

BLOG

Newsletters

NOTICES

PROJECT

FAQs

HISTORY

Modernizing A Historic Affordable Housing Community



Welcome! This web site is designed to keep the community informed of WinnDevelopment's phased effort to modernize the Pines of Perinton in Perinton-Fairport, NY, preserving the 508-unit, 43-acre community as a key source of affordable housing in greater Rochester for decades to come. You'll also find news about events in the community here. We're pleased to report that work is well underway on this \$65 million rehabilitation project, which will deliver:

- Updated kitchens, bathrooms and windows for every apartment
- New roofs for every building
- New energy-efficient heating and cooling systems
- New lighting and plumbing fixtures
- Expanded playground and new outdoor amenities
- A completely renovated community center building
- A new business center and fitness center
- New event space for the community and area groups
- New signage, benches and landscaping for the property
- Additional lighting and new security systems

Subscribe for the latest updates!

Email *

Subscribe

Also make sure to subscribe for the latest updates on the website!



Construction Progress Photos



Renovated photo of community room common area.



Corner view of renovated photo of Community room common area.



Photo of renovated leasing office conference room door.



Photo of renovated business/computer room center.

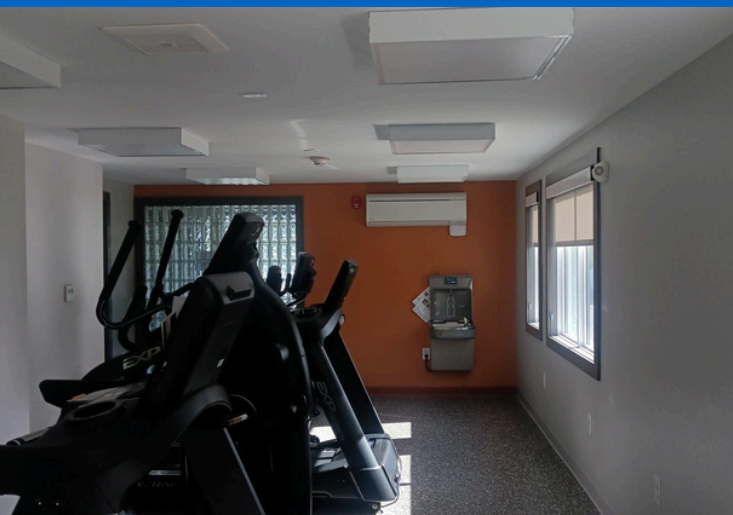


Photo of renovated fitness room.

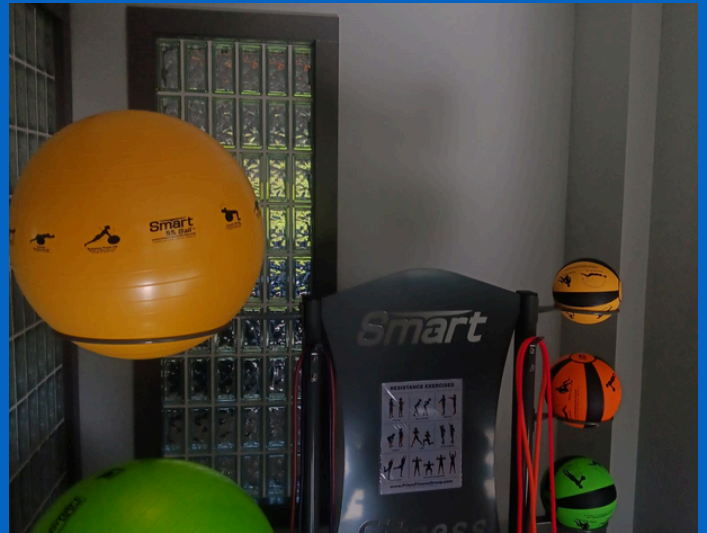


Photo of fitness equipment.

Pines of Perinton Construction Updates

May 1, 2024

- Interested in participating in the Pines of Perinton Tenant Association? Residents can connect to the PPTA via email at Pinestenenants@gmail.com or by phone at 585-678-1393.
- Rehab Group 5 (2-50 Evergreen EVEN) has been completed and all households have moved back.
- Rehab Group 6 (Evergreen 1-23 ODD) is being inspected by the architect, TAT, and the Town of Perinton during the first week of May, and move-backs are scheduled to start on Monday, May 13th.
- Rehab Group 7 (Evergreen 25-51 ODD) is nearing completion of the final painting and will be inspected during the week of May 13th, with move-backs scheduled for the following week, May 21st.
- Residents of blocks 8, 10 and 11 have been temporarily moved to on-site transition units for work to begin in their units, Block 9 is in the process of being moved.
- Given the blocked approach of renovations, it is critical that all residents schedule their move dates with Chris well in advance and notify him of any potential conflicts or issues that may delay their move (pest issues, planned travel, medical problems, pending move-outs, etc) We will do our best to accommodate you if you are willing to move earlier than scheduled date, however, delayed moves will impact the all residents in your block as work cannot begin until all residents and belongings are cleared from the block.
- We appreciate your continued cooperation and support during this complex, transformative renovation project.
- The Leasing Building is complete and WinnResidential staff have moved back to their permanent location at One White Pine Circle.
- The Community Building is almost complete, with minor punch-list items being corrected and doors and locks being installed.
- A grand community building reopening event is scheduled for June 26th. Please see Stacey's announcement in this month's newsletter for more details.
- A new site safety and security protocol has been put in place to ensure minimal disturbance to residents, including a security detail from 10-6 pm Monday – Friday and improved fencing and signage. Please take note of restricted work areas and do not enter restricted work areas. Please report any concerns to Management/HTH.
- New entry doors and windows have arrived on site. The GC is now timing the window and door install work so that all installations in Blocks 1-3 will be completed efficiently and only during daytime work hours. Please plan to be out of your unit 2-3 days from 8-4 pm and HTH will be reaching out with a schedule this month. This only impacts Evergreen Blocks 1-3 units.
- Storage and utility room doors are being replaced and renumbered. WinnResidential and HTH will be coordinating with those residents who rent storage on site.
- New mailboxes have been installed and WinnResidential is coordinating with the postal service and will provide residents with their new mailbox keys before mail delivery transitions to the new mailboxes.

IMPORTANT INFORMATION FOR PINES RESIDENTS DURING REHAB

- Chris Polito from HousingToHome has moved offices to 37 Locust Lane. His phone number is (585)-252-4009. Please schedule your one-on-one move assessment with Chris if you have not done so already.
- Please contact us with any feedback and/or questions if you see anything concerning your newly renovated unit or anywhere on site.
- If you or someone in your household has a Reasonable Accommodation request or needs an accessible unit, please make sure to notify management ASAP.
- Would you like to see what a post-rehab unit will look like? Reach out to management to schedule a time to check out the model at 1 Dogwood Drive!
- Interested in Construction jobs? Check out our job flyer included in this newsletter or call the office/HTH.
- As a reminder to all residents, please report any maintenance issues to the Winn Res Leasing Office immediately!
- Please contact Chris or Management immediately if construction workers are disruptive or causing you or your families a disturbance in any way.

****All construction is following applicable Federal and NY State Health and Safety regulations****

ARE YOU INTERESTED IN WORKING ON **PINES OF PERINTON** CONSTRUCTION PROJECT?

Visit website or scan QR code.

[HTTPS://TINYURL.COM/38KN85NT](https://tinyurl.com/38KN85NT)



For more information, please call Lara at 518-595-3171 or email larahammes@renaissancegroups.com

MONTHLY RESIDENT TESTIMONIAL

Our staff does an outstanding job!!

Raquel, Cindy, Heather, Megan, Stephanie, and Jennifer. We probably have the best staff in the country. With the monumental task of a two year project to redo the entire property from playground, apartments, laundry room, and pavement, along with repositioning every single tenant to get a brand new unit, our staff is professional, courteous, under a tremendous amount of stress and pressure everyday. I know we drive them nuts with a million questions and concerns and they always handle it the best they can, being courteous and accommodating to what we need, when we need it. Headquarters (in Boston) should do something really SPECIAL for this group you have! You're lucky as hell to have them!! You should seriously reward them in some way! I thank you ladies, along with maintenance who does a great job as well, also professional, courteous, and experts in their field! Thank you again everybody and I hope you have a good, healthy, safe rest of the year!! The best staff in America!!

****Received from verified resident****

The best office people. The absolute best effort to Make your experience here Enjoyable. From stainless steel appliances to the exquisite grounds, you will be pleased. Chris is another staff member Whom works closely with current renters in a compassionate manner. Target is nearby as is skips meat market(walkable) And dollar tree is right there In village near library for kids All walkable convenience. Fishing at canal is fun!! As is swimming at community center in Perinton . If your looking for all around Satisfaction and a place to call home. This has been all of that for me and more. Enjoy your new home

**** Received from verified resident ****

MAY EVENTS



For all mothers, grandmothers, aunties, and fur mom's we want to celebrate you! Please come to the Leasing Office to pick up your Mother's Day gift!

Date: Friday, May 12th

Time: 10:00am to 4:00pm

Gifts are limited

SAVE THE DATE



Pines of Perinton is hosting a Carnival Community Day Celebration to honor the grand opening of the Community Room!

Date: Wednesday, June 26

Time: 4:30pm to 7:30pm

more information to follow

Announcements

- Administrative Day - Leasing Office is closed every Wednesday., unless by appointment.
- If you have questions regarding the renovation, please get in touch with Chris, from Housing to Home at (585) 252-4009.
- See page 4 for Pine's construction update.
- See page 7 for the upcoming event in May.
- See page 9 for out to Pay rent online.
- Winn Companies has partnered with Esusu to help residents and their families build credit by reporting on-time rental payments. For more information contact or stop by the Leasing office.
- We appreciate your cooperation during the recertification process. If you still have not completed your recertification packet, need assistance completing it or need to provide any pending documents we kindly request that you do so as soon as possible.

- Quiet hours are from 11:00 pm to 7: 00 am. Be mindful of your neighbor.
- To avoid your vehicle from being tagged and/or towed at the owner's expense, avoid parking, unassigned carports, illegally at a stop sign, in front of the laundry room, apartment entrance, or breezeway. Vehicles must have a valid NYS inspection and vehicle registration up to date. This applies to visitors as well.
- All residents please refrain from putting patio/regular furniture under carports, breezeway, and communal space.

Reminders

- **SERVICE REQUEST NOTICE - When placing a work order, per your lease guidelines, maintenance is permitted to enter your home to complete repairs. We encourage you to be home when repairs are being made, but it is not required for entry. Please be courteous to our maintenance staff so repairs can be made promptly and efficiently**
- **Reasonable accommodation request- All residents have the right to full and equal access to our community amenities. If you have a disability, you have the right to request a reasonable accommodation to ensure equal access to Pines of Perinton, its amenities, services and programs, buildings, grounds, and units. A reasonable accommodation may be for changes to policies or physical spaces. Please contact the management office or Stacey, Senior Coordinator for more information or to make a reasonable accommodation request.**
- **All residents and visitors, please ensure that all trash is disposed of appropriately in the dumpsters located around Property.**
- **Please stop by the Leasing Office to meet Stacey, Community Coordinator to complete your Annual Resident Profile. Resident Profiles are used to create services that will better support your needs.**
- **All pets/Assistance Animals must be registered at the Leasing Office. All pets have to be on a leash in communal areas at all times. Please pick up after your pet(s)or assistance animals. No Exceptions.**

Pay Your Rent Online!

WinnResidential HAS GONE PAPERLESS FOR PAYMENTS!

At WinnResidential our goal is to deliver service that exceeds expectations by listening, responding, caring and pursuing positive experiences for our residents throughout their residency and beyond. With your community website's ActiveBuilding resident portal, it's easier than ever to save time, save trees, stay informed on community happenings, and communicate with us. Enroll today!



FREE eCheck. - Free.

Pay rent, set up monthly auto payments, receive monthly rent reminders, submit and track service requests, safely store payment information, stay informed on community news and events, review monthly balance and receive instant payment receipts.



Credit or Debit Card - Fee applies.

Pay by Visa, Mastercard or Discover, set up monthly auto payments, receive monthly rent reminders, submit and track service requests, safely store payment information, stay informed on community news and events, review monthly balance and receive instant payment receipts.



Pay with Cash via eMoney Order - Fee applies.

Property notified same day as payment, no paper money order or visit to the office needed, more secure than a paper money order, receive monthly rent reminders, submit, and track service requests, safely store payment information, stay informed on community news and events and review monthly balance.

Need to activate your account?

Check your email for an invitation or visit your property website and click on the Residents tab.

DOWNLOAD THE APP TODAY - IT'S EASY

Scan the QR Code to download the ActiveBuilding app from the Apple App or Google Play store and log in using your portal credentials.



Google Play Store



Apple App Store



FREQUENTLY ASKED QUESTIONS



How do I set up an account?

It's easy, and only takes a minute. Be on the lookout for an email invitation to the portal (be sure and check your junk and spam folders too), or visit your community's website homepage, go to the Residents section and complete the steps under "New user? Get started now." If you receive an error message, contact your property's management office for assistance.

How do I make updates to my account?

Have a new email address or need to change your password? Simply log into your account, click on "Personal Settings" and make updates as needed.

Can my roommate or spouse enroll too?

Certainly. Anyone that is a leaseholder can set up an account. Just follow the steps as outlined above.

Is my online payment secure?

Absolutely. All transactions are encrypted and processed through a secure program that complies with all Federal regulations to ensure that your online payments are not vulnerable to outside sources. When you pay online you'll receive a receipt and payment confirmation via email.

How can I check my balance?

Visit your community's ActiveBuilding resident portal, log in, and you will be able to view your account balance and detail.

How do I request maintenance service for my apartment home?

Simply log into your account and click the "Maintenance" tab or button. Then submit service requests for your apartment home and receive email notification when the work is complete.

What forms of rent payment are accepted online?

For your convenience, we accept payments by eCheck, eMoney Order, Visa, Mastercard, and Discover. (To avoid fees, Visa and Mastercard debit card payments can be processed as an eCheck payment by obtaining your account and routing numbers from your bank or credit union.)

What if I do not have access to a computer?

Your community's ActiveBuilding resident portal is also easily accessible from any smartphone or tablet! If you do not have access to any of these devices, please contact the Management Office and we will provide instructions on how to pay by check or money order.





Your Community Is Just a Smartphone Away

Download the ActiveBuilding app today.

With the ActiveBuilding® app, available now in the Apple App or Google Play Store, you can connect with neighbors and communicate with your property's staff – anytime, anywhere.

The app works just like the ActiveBuilding web portal, so convenient services are just a smartphone away—like payments, service requests, secure messaging, lease renewals and events.

The Community Activity Stream helps you stay connected—you can swap news, make neighborhood recommendations, plan events and send messages. You can share positive feedback or voice concerns, from which your on-site team can respond in a private forum shared only with other residents—right from the app.

Ready to pay rent? You can make one-time payments or modify recurring payments right from your smartphone.

Need to enter a service request and can't get into the office? No problem. Simply tap on the Service Requests button, enter the request and track the history of your maintenance updates.

Get a lot of packages delivered? If your building uses ActiveBuilding Concierge, you can see when deliveries have arrived in our Packages view. Simply click on the menu option to view important information, such as the courier delivering the package, when it was received and even tracking information.



DOWNLOAD THE APP TODAY - IT'S EASY

Scan the QR Code to download the ActiveBuilding app from the Apple App or Google Play store and log in using your portal credentials.



Google Play Store



Apple App Store



Understanding and Utilizing the COMMUNITY COORDINATOR

If you are a resident and you have questions about apartment living or need assistance with issues related to your tenancy...

The Community Coordinator may be able to help!

If you need assistance with understanding your benefits or if you are having a hardship with finances.....

The Community Coordinator may be able to help!

If you have family or personal issues that are affecting your tenancy.....

The Community Coordinator may be able to help!

If you need information about health services/benefits, or if you need help in order to be independent & comfortable in your home.....

The Community Coordinator may be able to help!

If you need information regarding translation, health care, or services for elderly or disabled individuals.....

The Community Coordinator may be able to help!

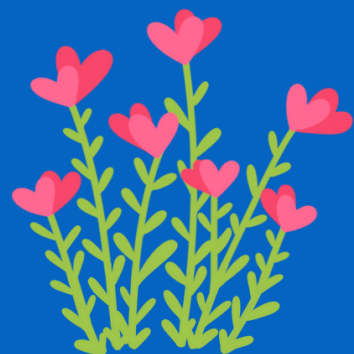
To make an appointment, please contact your

Community Coordinator!

Stacey Thompson

Phone: (585) 388-0010

Email: Sthompson@winnco.com



Please welcome the Pines of the Perinton Tenant Association. The Management Office and Connect Communities are excited to collaborate with this organization to ensure that residents needs are met.

Residents can connect with the Pines of Perinton Tenant Association via email at Pinestenenants@gmail.com or by phone at 585-678-1393.



Mission Statement

“The members of The Pines of Perinton Tenants Union are a dedicated group of residents committed to promoting safe, affordable, and equitable housing opportunities for all members of our community. Access to habitable housing is a fundamental human right. We believe that all members of our community, regardless of income or background, deserve housing that is secure, stable, and healthy. We are devoted to meeting with our neighbors to understand their concerns and experiences, building strong relationships with each other, providing support and education concerning the issues we face, and partnering with other organizations and individuals who share our commitment to ensuring that our residents can live in safety and with dignity.”



May Resource Highlight:

HEAP Cooling Assistance

HEAP Cooling Program in Monroe County provides up to \$1,000 for an AC sleeve unit.

To apply online please go to:


<https://otda.ny.gov/programs/heap/#cooling-assistance>

You may be eligible for a Cooling Assistance HEAP benefit if:

- Your household's gross monthly income is at or below the current income guidelines for your household size, or
- You receive Supplemental Nutrition Assistance Program (SNAP) benefits, or
- You receive Temporary Assistance (TA), or
- You receive Code A Supplemental Security Income (SSI Living Alone), or
- You received a Regular benefit greater than \$21 in the current program year or received a Regular benefit equal to \$21 during the current program year and reside in government-subsidized housing with heat included in your rent, and
- Your household contains at least one individual with a documented medical condition that is exacerbated by extreme heat, or
- Your household contains a vulnerable member based on their age (elderly age 60 years or older, or young children under age 6) which meets all other component eligibility criteria, and
- A member of your household is a United States Citizen or Qualified Non-Citizen, and
- You currently do not have a working air conditioner or the air conditioner you have is five years old or older, and You did not receive a HEAP-funded air conditioner within the past five years.

If you have questions about how to apply or need assistance with applying please Contact Stacey, Senior Community Coordinator at (585) 388-0010.


COMMUNITY SERVICES



Learning Links

FAIRPORT

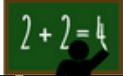

A Youth Tutoring & Mentoring Program for ALL Fairport School Students
And an Adult English & US Citizenship Program



Learning Links would love to help your children with their homework. Have them come to Free Classes on Wednesday nights.

This is Kate Thon's program which she started 15 years ago. The teachers help the students with their homework. And they help with Reading and Mathematics.

At this time, the classes are at Bethlehem Lutheran Education Center. Students go there by school bus. They get on the bus at The Pines Community Center near Whitney Road at 5:50 pm on Wednesdays and return at 7:45 pm.

Free Soccer!!

If you have a girl or boy in **Grades 2-3 or Grades 4-5**, they may play **Perinton Recreation Youth Soccer for Free**. They would play on **Thursday night and Saturday morning from April 30 to June 15**.

Grades 2-3 practices at Center Park West, the fields behind the Amphitheatre.

Grades 4-5 practice at Potter Park.

The Registration Form can be complete at the Perinton Rec center or for assistance with obtaining a copy you can contact Bob Ames at Learning Links at (585) 236-3523.

If you have questions or need help filling out the registration form, you can contact Learning Links Bob Ames 236-3523



PERINTON FOOD SHELF

If you are need of food assistance in the local area, please contact: 585. 425.7410.



Meals on Wheels

Senior Meal Program offered in the Rochester and Finger Lake area. If interested, please call 211 or (585) 275-5151.



Shop for fresh, affordable food.
Hacer compra de comida fresca y económica.

Pines of Perinton
2 White Pine Circle

THURSDAY
11:30 AM - 12:15 PM
January-March 2024

WE ACCEPT: | SE ACEPTA EFECTIVO:




@CurbsideMarket

If interested in applying for snap benefits, there are several ways that you can apply by phone at 585.753.6960, visiting the website at mybenefits.ny.gov, or in person at 691 St.paul. For further assistance, you can make an appointment with the senior community Coordinator for assistance with completing the application.



SNAP

Take advantage of fresh fruits, vegetables, and spices!
Food Link Curbside is located at the Maintenance shop every Thursday.



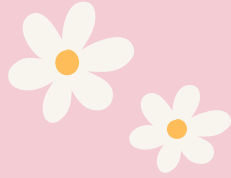
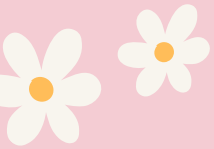
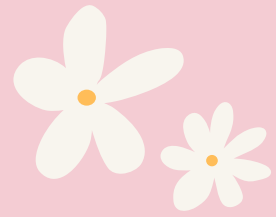
Church of the Resurrection & Church of the Assumption

Church of the Assumption's Mercy Fund Ministry helps local people in need by providing financial assistance, food, clothing, bus passes, cleaning supplies, personal hygiene products, paper products, and donated household furnishings. To help with a monetary donation, label your financial contribution "Mercy Fund" and bring or mail it to the parish office, or drop it in the collection basket. Please continue to pray for those in need.

Mercy Fund line at 388-0040 ext. 1343

May

2024



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Rent due Pest Control	2	3	4
5	6 Rent is late	7	8 Pest Control	9	10 Mother's day grab and Go event at Leasing office	11
12 HAPPY MOTHER'S DAY	13	14	15 Pest Control	16	17	18
19	20	21	22 Pest Control	23 "Day of Caring" office closed	24	25
26	27 In Observance of Memorial Day Office is Closed.	28	29 Pest Control	30	31	

