

# NWBSN Housing



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We have a new email address: [Housing@nwbsoshone.com](mailto:Housing@nwbsoshone.com)

Northwestern Band of the Shoshone Nation Housing Authority

## Welcome – Here's What's Happening...

**RENT:** How to pay it on time...

In your lease you signed either at the time you moved in or renewed; you agreed to pay rent on time.

Housing has been generous in allowing you up until the 10<sup>th</sup> to pay your rent without incurring a late fee.

A \$25 late fee is accessed on the 11<sup>th</sup> day of the month when no payment has been received. These fees add up FAST!!

To avoid these fees, Housing has set up several ways for you to get your rent paid on time

First is the enclosed pre-addressed envelope that comes with your monthly billing invoice. We have started sending out rent invoices the week prior to your rent being due. You may pay by check or money order. Please NO Cash!

You can drop your payment off in the form of a money order or check in the drop box out front of

the Housing Office. Again Please NO Cash.

**You may now pay your rent online**

<https://ipn.intuit.com/pay/NWBSNHousingAuthority>

When paid online we get notice immediately of payment so you get credited immediately!

You may also bring your payment into the office in the form of Personal Check or Money Order...NO CASH, to the housing office, Monday to Friday 10AM to 4PM. Please do not leave with the Tribal Office upstairs. We don't want it getting lost. Instead, place it in the locked drop box out front.

We at housing are requesting that you begin paying your rents in the form of a money order, cashiers check or personal check.

We are trying to get away from accepting cash. This is for your own benefit, and also so you may have an additional receipt along with the one that housing will give you. Keeping these receipts for 3 years will help you if you ever need to present them to anyone as verification of rents paid.

As you may have already noticed, housing is mailing to you, your receipt for rents not paid in person. This ensures you will always have a receipt. When you have paid your rent personally, you should always have a receipt given to you.

We appreciate your cooperation in this effort of making payments for efficient for everyone.

Also many times events happen to us that prevent us from being able to pay our rents and other bills. I.e. loss of income etc. Keeping in contact with housing and getting the necessary forms filled out for rent changes can prevent a lot of grief and hardship. Should you lose your job, child support, income, a "Zero Income Waiver" can be applied to your account and reduce your rent to as little as \$100 a month!

But you have to let us know when it happens, get in here to the office and do the paperwork! We can't go backwards several months after it happens. Keep us informed.

**Housing is accepting new applications for housing assistance email us @**

[HOUSING@nwbsoshone.com](mailto:HOUSING@nwbsoshone.com)

Or

Call us at (435) 723-3013 for an application

[www.consumerenergycenter.org / tips](http://www.consumerenergycenter.org/tips) / SUMMER

## SUMMERTIME ENERGY-SAVING TIPS



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Check out the "Flex Your Power" website at:

[www.fypower.com](http://www.fypower.com)

for more information about incentives and places to purchase energy-efficiency appliances.

These tips are designed to help you choose effective ways to reduce your energy bills. Some measures may not be relevant depending on climate, the age of your home and appliances, and past improvements made to your home.

The savings numbers are based on your total summer electric bill. Equipment mentioned must be electric powered for estimates to be accurate.

### FAST AND FREE

The average home spends about \$1,900 a year on energy costs. But you can lower your energy bills and help save the environment at the same time!

#### Be a speedy chef

- Nothing is more energy efficient for cooking than your microwave. It uses two-thirds less energy than your stove.

#### Push a button to wash your dishes

- Surprise! Your dishwasher uses less water than washing dishes by hand. Then let dishes air-dry to save even more!

#### Fill up the fridge

- Having lots of food in your fridge keeps it from warming up too fast when the door is open. So your fridge doesn't have to work as hard to stay cool.

Cutting back unnecessary energy use is an easy way to reduce energy consumption while saving money. Here are some additional suggestions you can do at home, at absolutely no cost to you.

### Use your appliances wisely

To help prevent electricity outages, avoid running your appliances during peak hours, -- from 4 p.m. to 6 p.m. -- or anytime an electricity emergency is declared.

- Do your laundry efficiently by using the warm or cold water setting for washing your clothes. Always use cold water to rinse clothes. (Save: 4 percent)
- When you need to use the dryer, run full loads, use the moisture-sensing setting, and clean the clothes dryer lint trap after each use. (save: 0.5 percent)
- Conserve energy by running your dishwasher only when it is fully loaded, and turn off the dry cycle and air dry dishes instead.

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**SUMMERTIME ENERGY-SAVING TIPS -**

Continued

- Unplug or recycle that spare refrigerator in the garage if you don't really need it. This will save you up to \$150 per year! (Save: 10-20 percent)

**Sun and Heat Exposure**

During late spring and summer many people like to spend time outside in the sun for fun. But overexposure to the sun can damage the skin and could cause skin cancer. Heat stroke, heat exhaustion, heat cramps and heat rash are possible when you become overexerted in the heat. Put your health first in order to enjoy the summer. Here are a few safety tips:

- Wear a wide-brimmed hat to keep your head and face cool. This will also provide added protection from the damaging sun exposure. Baseball caps provide little protection except to the face. A hat should protect the neck, face and ears.
- Wear a long-sleeved shirt at all times. It should be light in colored and loose fitting except when working around machinery.
- Carry a source of water with you. Take drink frequently – every 15 minutes.
- Take frequent breaks in the shade or in a cool environment during the hottest times of the day.
- Adjust gradually to working in the heat over a period of 10-20 days.

- Someone suffering from heat exhaustion or heat stroke should be moved to a cool environment, offered sips of water, if conscious, and provided with attention from emergency medical personnel.
- Wear sunscreen that has an SPF of at least 15. Make sure children are also adequately protected.
- Keep in mind these questions before going outside:
  1. Is fresh water available
  2. Is sunscreen with an SPF of at least 15 on hand?
  3. Is protective clothing available and being worn?

**Ogden Fireworks Schedule 2012**

July 4 – Hot Rockin' 4<sup>th</sup> at Pioneer Stadium (Lorin Farr Park)

July 15 – Linquist Pops Concert & Fireworks Shows at WSU

July 24 – Pioneer Days Rodeo at Lorin Farr Park

Sept 1 – Raptors Game at Linquist Field

## Pets Policy - Did you know?

Tenant shall be allowed to keep Two Small pets. A \$50 pet deposit for the first pet and \$300 deposit for the second pet must be paid PRIOR to pet entering unit. Tenant is responsible for all damage caused by pets to unit. Pet waste must be removed from the property weekly and disposed of safely

and properly in the provided waste containers. Pets must be licensed and vaccinated according to country requirements.

Pets are to be under the tenants control at all times, they should not be allowed to roam freely.

They should not be

allowed to bark continuously, or disturb in any other way the neighbors and other Tenants right to peace and safety.

Should this become a problem you will be asked to remove your pet(s) from the premises.



## Pet Friendly Tips To Help Your Dog Enjoy Summertime Too

Left outside in the sun, dogs can suffer heat exhaustion and heatstroke. Keep your dog's water dish filled with cool, fresh water. Allow access to shade and cooler rooms of the house. When taking walks with your dog limit it to light exercise and go in early morning or late evening when it's cooler

outside. Never leave your dog in the car in the summer heat.

Temperatures can reach over 120 degrees, and cracking a window does not help. Though most Americans enjoy a summer fireworks display, many dogs do not. Bring your dog indoors to a quiet area of your home where the noise is

muffled. Mask the frightening noises with familiar sound from radio or TV. Stay with your pet, consider taking him to a boarding kennel where he will have supervision and care from humans as well as the company of other dogs to distract him from the frightening noise of fireworks.

## Recipe of the Month: Layered Summer Fruits with Creamy Lime Dressing

PREP TIME 40 Min  
TOTAL TIME 40 Min  
SERVINGS 24

### Creamy Lime Dressing

1 - Package (8 oz) cream cheese, softened  
1/2 cup - frozen limeade concentrate, thawed  
1/4 cup - powdered sugar  
1 cup - whipping cream, whipped

### Fruit

3 cups - cut-up cantaloupe  
1 quart - strawberries,

quartered  
2 - Ripe medium mangoes, seed removed, peeled and cut up

2 cups - blueberries  
2 cups - cut-up honeydew melon  
Mint leaves, if desired

1. In medium bowl, beat cream cheese, limeade concentrate and powdered sugar with electric mixer on medium-high speed about 3 minutes or until smooth. Fold

in whipped cream. Set aside.  
2. In 3-quart trifle bowl, layer cantaloupe and strawberries. Spread half the cream cheese mixture over the strawberries. Layer mangoes, blueberries and honeydew over cream cheese mixture. Spread remaining cream cheese mixture on top. Garnish with mint leaves.  
3. Serve immediately, or cover and refrigerate up to 2 hours before serving.



## WHAT TO DO TO GET YOUR HOME "ENERGY READY" FOR SUMMER

Before it gets too warm, it's time to make sure you're ready for hot weather.

This doesn't mean running out and buying the latest swim wear. It means checking your home's heat and air-conditioning system.

First, change your filters in your heating/cooling system. Change them regularly - at least monthly.

Next change your thermostat over to "cool" and test the system by turning the temperature down. If the air conditioner does not turn

on, first check to make sure no breakers are tripped. If you can't figure out the problem, call your housing office for a maintenance order.

If your cooling system turns on, make sure it is putting out adequate cooling. If it's not, and you can't figure out the problem, call your housing office. Make sure you set it at 78 degrees.

If you cover your air conditioner's condenser unit (the part that is outside the house) for the winter, take off the cover and hose down the coils. Clear areas around the condenser unit so that it

has full air flow.

Install ceiling fans or whole house fans to help reduce your need to use the air conditioner.

And don't forget your car. Get it ready for summer and any vacations by filling up the tires, changing filters, checking the fluids and getting a tune up if it's needed.



Energy Star Appliances and Electronics save you money

## Going Back to School Pays:

Housing tenants can get credit towards their rent when attending school. Grades of C or better can net you \$100 a month off your rent until you graduate!

Having moderate to low income also can help you qualify for Grants and Scholarships to help pay for tuition, books and other fees involved in attending college!

Tribal Members: Check with George Gover at the Brigham City Tribal Office for information on Tribal Scholarships and other resources available to Tribal Members.

Other resources for assistance in costs of returning or attending school:

State of Utah Department of Vocational Rehab

<https://studentloans.gov> where you would fill out a FAFSA for financial assistance: College Counselors are trained to help you fill these forms out.

Need a GED? Utah Department of Workforce Services offers classes at little or no cost to help you study and take the GED.

Need Child Care while attending? The State of Utah offers assistance to qualifying students. Also check into help from the Tribe.

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**Arrowpoint Solutions**  
A Tribal Member Owned  
Employment Agency,  
Has Warehouse and  
Productions Jobs available  
in the Brigham City and  
Tremonton Area  
Call their office at  
(801) 773-8822 to find out  
how to apply.

## Past and Future Housing Projects:

Housing is getting ready to begin construction on our new office! We will be at the same location as now, but across the parking lot.

We purchased some land in the south end of Brigham City and are working on funding to begin the construction of

several new rental homes for tenants.

We have completed and leased the Jason Street project in Pocatello. All 5 homes have been filled with qualified home buyers. These homes are offered on a "Lease-to-Own" basis with the renter purchasing the home

within 1-3 years.

These are not low-income units and do have market rate rents.

We hope to build more of these homes in the near future.



### NWBSN Housing Authority

707 North Main Street  
Brigham City, UT 84302

PHONE:  
(435) 723-3013

FAX:  
(435) 723-3015

E-MAIL:  
[housing@nwbsoshone.com](mailto:housing@nwbsoshone.com)

Office Hours:  
Mon to Fri 10AM to 4PM  
Except Legal Holidays

### *What Housing Offers:*

The Northwestern Band of the Shoshone Nation Housing Authority is here to help low-income tribal members to obtain affordable rental housing. The Housing Authority also offers the following:

**Low-Income Housing Assistance:** Rental payment is based on income. There is a waiting list and application for this program.

**Home Owners Assistance:** to qualified tribal home owners who need help with repairs.

#### **Homelessness**

**Assistance:** Help with costs of becoming housed. Up to 3 months assistance is available on a 1 time basis.

**Down Payment /Closing Costs Assistance:** for qualified tribal members needing help with the costs of buying a home.

**First Time Home Buyers classes:** Financial Literacy, Preparation for purchasing a home via our Pathways Home Program. Classes are free to tribal members wishing to learn more about managing your finances in order to buy a home.

**Lease to Own:** Rent for 1-3 years and buy the home you're renting. (Some homes do not qualify. Check with Housing for more information)

#### **Section 184 Native American Housing Loans**

Available to qualified Native Americans with an affordable mortgage.

Interest rates are low right now with as little as 3.5% down- payment.

Contact Housing for more information:

(435)723-3013 Office

[Housing@nwbsoshone.com](mailto:Housing@nwbsoshone.com)

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