



**HOME
REPAIR
RESOURCE
CENTER**

www.hrrc-ch.org

What's Happening at **HRRC?**

Winter 2012

Please join us –

Grand Opening at Library

Home Repair Resource Center's Resource Area at the Cleveland Heights - University Heights Main Library on Lee Road will be officially unveiled at a celebration on Thursday, January 26th. The area will make available print and video resources produced by HRRC, as well as other materials on home repair from the library's collection.

"We see this as a way to share our expertise with more people," said HRRC Director Kathryn Lad. "Through HRRC's partnership with the library, we can offer people specialized information that will help them maintain the older homes that characterize Cleveland Heights and neighboring communities."

Although plans are not yet finalized, HRRC hopes to expand its programming to include more offerings at the library. Currently, our Financial Fitness/Home Buyer classes and HouseMender University presentations are held at the Lee Road branch.

Board presidents from both HRRC and the library will participate in the grand opening reception and the official ribbon cutting. People will then be welcome to tour the new resource area and talk with board and staff members.



HRRC Can Help You Plan Your Home Repair Projects

You don't need to stop your home improvement efforts when winter comes. The colder months are a great time to plan your upcoming repair projects and identify contractors you might like to use for the work. Start with a visit to HRRC.

To identify companies that do good quality work, you can check out contractor evaluations submitted by local homeowners. The forms are separated according to the type of work done (one book for roofers, another for electricians, etc.) that you can look through to find contractors who were recommended for their work on projects like yours.

You can also pick up a specification sheet for your type of repair, so you are prepared to talk with the contractor about how they plan to complete your project. HRRC has developed fifteen of these specifications sheets, for projects like roofs, gutters, carpentry, exterior painting, heating systems, electrical and plumbing work, concrete, and asphalt. The form asks the contractor to specify material quality and installation techniques, so both homeowner and contractor can be "on the same page" regarding what will be done.

While the forms are not intended to substitute for a well-written description of the work to be done and may not address every issue pertaining to your individual project, we have tried to list basic procedures that will generally result in a quality job. Modifications can be agreed to by both you and the contractor, if appropriate to your particular situation. Once completed, the specifications form can become an addendum to your written contract with the contractor that you choose to do the job.

If you use the winter months to gather the information you need, you'll be ready to talk to contractors as soon as the weather breaks next spring. Remember that good contractors will get booked early – so don't wait too long to start your "home-work!"

The recent sale of the renovated house on Berkeley Road, completed by our *Home in the Heights* subsidiary, offers an opportunity for HRRC to recognize the efforts of two extraordinary volunteers who made this project possible. **David Hunter**, who served as construction manager for the renovation, devoted many hours to coordinating the contracted work and ensuring that the results met the quality standards set for all our rehab efforts. **Al Kuntz** was always available when we needed someone to fill in for Dave and did all the landscaping on the property. Thanks to these two men, and to all the volunteers for *Home in the Heights*, who have "gone the extra mile" for HRRC.

You may be eligible to participate –

HRRC Services Now Open to More People

While HRRC's highest priority will continue to be assisting low-income Cleveland Heights homeowners, our recent strategic planning process looked at ways to broaden access to some of our programs. As a result, more people are now eligible to use two of our programs:

1. HRRC's Tool Loan will be open to Cleveland Heights homeowners with higher incomes.

For example, the maximum income for a family of 2 used to be \$40,200; it will now be \$61,150; the limit for a family of four increased from \$50,250 to \$76,400. (For guidelines for other household sizes, call (216) 381-6100 or check our website: www-hrrc-ch.org.)

Income must be verified the first time tools are borrowed each calendar year; we'll tell you what documents to bring.



Tools can be reserved at any time by email at toolloan@hrrc-ch.org or by phone at (216) 381-6100, ext. 18. We'll get back to you to confirm your reservation and review the deposit and fee amounts for the tools you'll be getting. You can pick up or return tools 5-7 p.m. Monday through Friday.

2. HRRC's repair workshops will be open to other communities.



Our Project Repair workshops will no longer be limited to Cleveland Heights residents. People from surrounding communities can now take advantage of the hands-on instruction that we offer on many common home repair projects.

Attendees will pay a materials fee of \$10 for Cleveland Heights residents and \$15 for non-residents. Scholarships are available to Cleveland Heights residents with low incomes.

Workshop registration can be made by email at workshops@hrrc-ch.org or by phone at (216) 381-6100, ext. 16. Be sure to provide a daytime phone number so we can get back to you!

We are excited about this opportunity for HRRC to help keep more homes in good repair. Please spread the word to your friends, neighbors, and co-workers. More details can be found on our website: www-hrrc-ch.org.

Tosha Hudson a Savvy New Homeowner

Taking HRRC's Home Buyer Classes paid big dividends for Tosha Hudson. When she purchased her home in 2009, she was able to use the information she had gained from HRRC Financial Education Coordinator Gail Jackson to qualify for a conventional mortgage, rather than having to get an FHA loan – so she paid fewer fees. And, she received \$10,000 in down-payment assistance from the City of Cleveland Heights, so she didn't have to use as much of her own cash for the down payment.



Tosha Hudson in the closet she is insulating and drywalling in her new home.

Tosha enjoys being a homeowner. “It’s a big responsibility, but I welcome the challenge,” she explained. “I enjoy my neighborhood, the park system, the recreation center, the diversity of Cleveland Heights. People who live here seem to value the City.”

HRRC's Home How-To for Women program also gave her confidence. She had heard about the program from her mother Octavia, who was a member of the very first class back in 1997. “Thanks to the course, I know what it takes to have things done,” she said, “and the right questions to ask. I have a knowledge of basic home repairs that might come up. I’m more comfortable asking questions.” She also feels ready to tackle repairs herself, at least the smaller ones. She added, “I enjoyed the electrical classes the most. I work with engineers, and now I understand a bit more of what they do.”

Tosha dreams of upgrading to a grander house someday, but she is definitely satisfied with her current home. “It fits me and my life style,” she explained.



Tosha shows off the toolbox she constructed as part of the Home How-To program.

John & Mary Tamerlano Glad HRRC Could Help



The Tamerlano's old furnace was covered with asbestos.

When you look up “longevity” in the dictionary, don’t be surprised if you find a picture of John and Mary Tamerlano. John worked in construction until he was 84, finally retiring seven years ago. He and Mary have been married for 65 years, and have owned their Cleveland Heights home for the last 54. And, all that time “the monster” – their old, asbestos-covered furnace – labored in their basement, until it finally died last year.

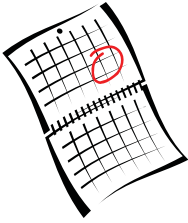
“Handling something like that at our age, it’s a big thing,” Mrs. Tamerlano explained. She and her husband were grateful to HRRC Financial Program Counselor Allison Urbanek, who helped them apply for the assistance that made getting a new furnace possible. “HRRC’s programs made the furnace more affordable,” said Mrs. Tamerlano.

This was not the first time that the Tamerlano’s had used HRRC’s loan programs. Some years ago, they got a loan to cover the cost of exterior painting, patio replacement, and other necessary repairs. “Back in 1996, we got a no-interest loan for the work,” Mrs. Tamerlano offered. “This time, the Senior Grant and Deferred Loan covered the cost of the furnace, and we didn’t have to come up with a monthly payment.”

The Tamerlanos are thankful that they were able to turn once again to HRRC for help with this essential repair. “We really appreciate all that Allison and Home Repair Resource Center did to assist us,” said Mr. Tamerlano. His wife agreed, adding “We would have had a very hard time if HRRC had not been there for us.”



John and Mary Tamerlano enjoy their new, efficient furnace.



What's Coming Up at HRRC?

*Reservations requested for all offerings.
Call (216) 381-6100 to save your spot!
(See www.hrcc-ch.org for more information.)*

HouseMender University Sessions:

*(all 7 - 8:30 p.m. at CH-UH Lee Road Library;
free and open to residents of all communities)*

- Tues., 1/24 Water Heaters – A Sustainable Approach to Home Use
Fred Cortright, former Construction Mgr., Habitat for Humanity
- Tues., 2/21 The Expanding Role and Importance of a Home Inspection
Fred Freer, Four Square Home Inspections
- Tues., 3/27 Exterior Lighting for Landscaping and Security
Robert Eskin, Kichler Lighting (rescheduled from an earlier date)

Financial Fitness/New Home Buyer Classes:

*(all 6 - 8 p.m. at CH-UH Lee Road Library;
free and open to residents of all communities)*

- Tues., 1/24 Power of a Personal Budget
- Tues., 1/31 Creditworthy Equals Choices
- Tues., 2/21 Power of a Personal Budget
- Tues., 2/28 Creditworthy Equals Choices
- Mon., 3/5 Power of a Personal Budget
- Mon., 3/12 Understanding Credit & Mortgages
- Mon., 3/19 Shopping for a Mortgage & Avoiding Default
- Mon., 3/26 Home Maintenance for Home Buyers

Project Repair Hands-On Repair Workshops:

*(7 - 9 p.m. at HRRC's Teaching Center, 2520 Noble Road.
Open to Cleveland Heights residents, modest materials fee)*

- Mon., 1/9 Dropped Ceilings, *Patrick Johnson, Johnson Home Remodeling*
- Mon., 1/23 Basic Electrical Repairs, *Jim Cline, Retired Electrician*
- Mon., 1/30 Intermed. Electrical Repairs Part 1, *Jim Cline, Retired Electrician*
- Tues., 2/6 Intermed. Electrical Repairs Part 2, *Jim Cline, Retired Electrician*
- Mon., 2/13 Practical Troubleshooting, *Jim Cline, Retired Electrician*
- Mon., 2/27 Toilet Repair & Replacement, *Herb's Plumbing*
- Mon., 3/5 Faucet Repair & Replacement, *Herb's Plumbing*
- Mon., 3/12 Drains & Traps, *Herb's Plumbing*
- Mon., 3/19 Copper Water Lines, *Herb's Plumbing*
- Mon., 3/26 Plastic Water Lines, *Herb's Plumbing*

Yes, I want to support HRRC's Annual Fund

Name (as you want to be listed in HRRC's Annual Report):

Address:

City/State/Zip:

Phone:

Email:

Amount enclosed (check payable to Home Repair Resource Center):

\$1,000 \$500 \$250 \$100 \$75 \$50 \$____ Other

In honor memory of: _____

Please mail to: Home Repair Resource Center
2520 Noble Road
Cleveland Hts., OH 44121

*Donations are tax-deductible. Donations can also be made
online at www.hrcc-ch.org*

Sun Newspapers is partnering with HRRC

Check your local Sun newspaper each week for HRRC's new column, where we offer a seasonal home maintenance tip. We appreciate this opportunity to introduce Home Repair Resource Center to readers who don't know us.

Getting the Word Out

HRRC's strategic planning includes enlarging our "cyber profile," to attract people who engage through social media. To learn about upcoming classes and activities, you will soon be able to follow us on Twitter or like us on Facebook.

Meanwhile, you can send us your email address to get a brief message each week about upcoming events. You can also get your newsletter online – just send your email address to rstager@hrcc-ch.org with "hrcc newsletter address" on the subject line. Every person who receives their information through email helps reduce HRRC's printing and postage costs, so we have more resources to put into program services.

Operating support for HRRC is provided by individual donations, foundation grants, and HUD Community Development Block Grant funds through the City of Cleveland Heights.



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2520 Noble Road
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