

Nuts & Bolts

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a newsletter from Home Repair Resource Center

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... New income guidelines for 2011

We have just received the new guidelines for our tool loan and other income-restricted programs. Check out your eligibility for these helpful benefits.

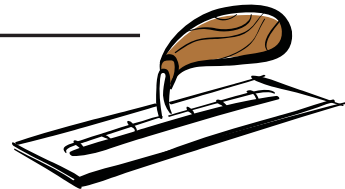
Important Changes for Project Repair

Like many other nonprofit organizations, Home Repair Resource Center has been impacted by recent cuts in federal funding. We have been notified of a significant reduction in the Community Development Block Grant allocation we will receive through the City of Cleveland Heights to support this year's programming, and have been told to expect additional cuts next year.

As a result, our Board of Directors has been taking a hard look at our programs and the resources it takes to provide them. The Board has made several decisions that will directly affect Project Repair participants:

- We regret to announce that the positions of Jim Kunselman, our Repair Instructor, and JoAnn King, our Clerical Assistant, have been eliminated. We extend our heartfelt thanks to both of them for their efforts to "keep Cleveland Heights in good repair" over many years, and wish them well in all their future endeavors.
- We are working to develop more opportunities for contractors and other professionals to partner with HRRC.

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Low-Moderate Income Guidelines

We have just received the new guidelines from HUD for 2011. (Amounts refer to the maximum anticipated total gross income for all adults in the household for the next twelve months.)

family of 1 – \$35,200	5 – \$54,300
2 – \$40,200	6 – \$58,300
3 – \$45,250	7 – \$62,350
4 – \$50,250	8 – \$66,350

Please note that, since these guidelines are lower than those in 2010, *anyone using Project Repair’s services after 6/1/11 will need to complete a new income form, even if they did so previously in 2011.*

These guidelines apply to Project Repair’s tool loan and grants for workshop supply costs; to HRRC’s Assist 0% loan, Incentive Grant, Senior Grant, and Deferred Loan Match benefits; and to the City’s Free Paint Program, Violation Repair Grant, and Deferred Loan. Future purchases of prepaid workshop cards (that cover the modest materials fees for our hands-on repair classes) will also be based on the new guidelines; call us or see our website for the updated fee schedule. There are **no income restrictions** for our Resource Library and the Challenge Fund Loan Guarantee, and our Home How-To women’s repair course has higher income limits.

If you have questions about your eligibility for any of HRRC’s services, call our office at (216) 381-9560 or (216) 381-6100.



Holiday Closings:

Home Repair Resource Center will be closed on Monday, July 4th for Independence Day and Monday, September 5th, for Labor Day.

Plan ahead to get any tools or information you’ll need.

Your opinion counts

If you’ve used a contractor for a home repair or remodeling project, please share your experience – good or bad – with your neighbors. Call us at 381-9560 to request a **Contractor Evaluation Form**. Your write-up will be added to the others in our Resource Library available to people seeking contractors who do good work.

We particularly need evaluations of specialty contractors – tradespeople who lay ceramic tile, repair slate roofs, refinish hardwood floors, install insulation, etc. We also need write-ups of newer jobs, since many of our evaluations are several years old. So, if you recently used a contractor, please share your assessment of their work.

Important changes for Project Repair

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As part of this effort, we are seeking volunteers interested in teaching one or more classes (*see page 4*). Meanwhile, at least for the next few months, we will be offering fewer workshops as we develop this cadre of instructors.

- We will no longer offer classes if there is not a reasonable level of interest. Workshops will be cancelled if we do not receive at least five reservations by the Wednesday prior to the class.
- We will also be making significant alterations to our Tool Loan. There will be changes in the times when tools can be borrowed and returned, and advance reservations will be required (*see page 5*).

In addition to making cost-saving adjustments to our services, we are looking at the possibility of establishing partnerships with other organizations that could expand our impact in the community, as well as new and creative ways of carrying out our mission.

- Beginning with this issue, our *Nuts & Bolts* newsletter will be published every three months, instead of every two. That means that you may receive fewer reminders about upcoming workshops. (Note that the schedule of classes is always posted on our website, www.hrrc-ch.org.)
- To save on postage and printing costs, we will no longer send reminder cards for workshops held in our Teaching Center. We also encourage anyone willing to receive newsletters and/or workshop reminders online to email their address to rstager@hrrc-ch.org.
- We soon hope to resume offering consultations for repair projects. In the meantime, if you need advice about a specific repair, we suggest you talk with your local hardware store or, for code and permit issues, with the Cleveland Heights Building Department.

All these changes represent HRRC's efforts to define a comprehensive fund development strategy that will ensure the future of our organization. In addition to making cost-saving adjustments to our services, we are looking at the possibility of establishing partnerships with other organizations that could expand our impact in the community, as well as new and creative ways of carrying out our mission. Watch future newsletters for more information.

In the meantime, we are asking Project Repair participants to understand that these changes are necessary if we are to continue offering our services to the community. HRRC will be working to secure the resources to cover program operating expenses, but we will need the cooperation of program users to ensure that our services can operate within budgeted costs.

Volunteers sought to teach workshops



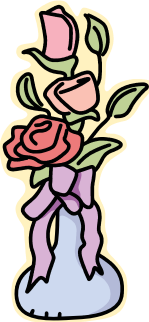
Here's your chance to get involved! We know there are a lot of people with carpentry, electrical, or plumbing skills who might be willing to share their knowledge with others. Home Repair Resource Center is working to find a group of instructors who would be interested in teaching one or more of the hands-on workshops we offer through our Project Repair program.

For professional tradespersons, this opportunity can be a “win-win” situation for both you and Home Repair Resource Center. HRRC will be able to expand the classes we offer to community residents, and you will increase your exposure to potential customers. (HRRC will list each instructor on printed materials and provide a link to their business website on HRRC's website.) Retired tradespersons and hobbyists may also find that teaching a class is a way to share their experience and give back to the community.

If you are willing to partner with us in this way, or know someone who might be interested, please call Kathryn Lad at (216) 381-6100 or Becky Stager at (216) 381-9560. We'll be happy to discuss your ideas and provide further information.

Goodbye & thanks to Seitz-Agin

Like many people in Cleveland Heights, everyone here at HRRC was saddened to learn that Seitz-Agin Hardware will soon be closing. Joel Berwick and Seitz-Agin have worked with our Project Repair program for nearly 25 years, honoring the PR discount card for program participants. More recently, Seitz-Agin agreed to partner with HRRC in providing discounts to donors of \$50 or more to our organization – a major contribution to our efforts to build individual donations.



Seitz-Agin also helped homeowners tackle the repair needs of their older homes. Not only were they knowledgeable and willing to share advice, they also carried products specific to older homes – such as plaster washers and ashpit doors – not available in most hardware stores.

Thanks again to Seitz-Agin for all their years of service to the community and to HRRC!

Urgent message to tool loan users:

As of July 1st, there will be several important changes in the way that HRRC's Tool Loan operates:

- Tools will be available **by reservation only**. All tool loan requests must be placed in advance by calling (216) 381-6100 between 10 a.m. and 3 p.m. Monday through Friday.
- Hours for tool pick-up and return will be:

Monday 5 - 7 p.m.	Tool returns only; no tools can be borrowed
Thursday, 4 - 7 p.m.	Pick-up for reservations previously made
Saturday, 9 a.m. - noon	Pick-up for reservations previously made

- Yvonne Schaffer will now be supervising the Tool Loan.

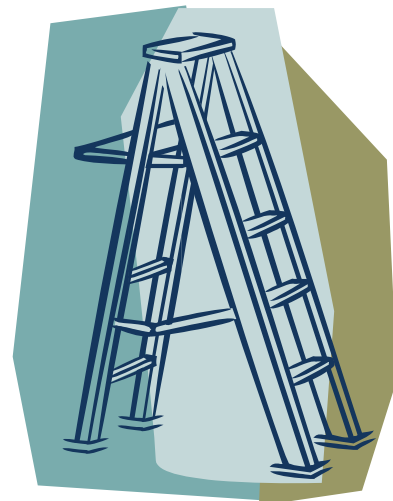
We hope that this new schedule will better fit the needs of our clients, who increasingly seem to be tackling projects over the weekend.



Of course, it will be important for you to “do your homework” before you come. If you aren't sure what tool will work for your project, be sure to ask questions when you make your reservation. For example, if you reserve a 50' sewer snake, but discover when you get here that the 100' snake would better suit your job, you may find that the larger model is not available for you to borrow.

Remember that you must meet the new income guidelines for 2011 (*see page 2*). As always, you should plan to arrive early enough to complete your transaction and load the tool within the time specified. Bring someone with you to help load any heavy tools. To transport a ladder atop your car, bring a blanket or rug to protect the roof.

Finally, just a reminder that lawn mowers and gas chain saws can no longer be borrowed from our Tool Loan. They were simply too costly for us to maintain.





Workshop Schedule

Our summer workshops will be held at the homes of Project Repair participants who have volunteered their repairs for class projects. In September, we'll move back inside our Teaching Center. Please note the earlier start time for the "on site" classes, to let us finish work before dark.

All classes are open to Cleveland Heights residents. We ask participants to pay a small **materials fee** to help offset the cost of workshop supplies. (*See our website for details, or call us for more information.*) Call 381-9560 to save your spot.

A brief reminder: If you need a new "punch card" for an on-site workshop, call in advance and we'll prepare a card for you to purchase when you come for the class.

July

Sidewalk Leveling

Monday, July 11th, 6:30 - 8:30 p.m.

Instructor: Bill Knop, Rehab Specialist, City of Cleveland Hts.

Learn how to lift a sidewalk block and reset it at the same level as its neighbor. We'll talk about why a block gets out of alignment; how to tell if it can be leveled, rather than replaced; and how to cut a large section into smaller segments with a gas-powered concrete saw.

Building Wooden Steps

Monday, July 18th, 6:30 - 8:30 p.m.

Instructor: M. Orel, Alliance Carpentry

At this class, you'll learn many basic carpentry skills as we construct new wooden steps to replace old ones that have deteriorated. We'll show you how to measure, cut, and assemble the materials to meet code requirements.



August



Underground Wiring *(rescheduled from an earlier date)*

Monday, August 8th, 6:30 - 8:30 p.m.

Instructor: John Sobotincic, woodworker/handyman

Learn what's involved in burying the electrical service to your garage. We'll talk about code requirements for underground wiring, and then show you how to dig the trench, run wires through conduit, drill a hole in the house foundation, and hook up the wires at the service panel and garage.

Adding an Exterior Outlet

Monday, August 22nd, 6:30 - 8:30 p.m.

Instructor: John Sobotincic, woodworker/handyman

You'll learn how to run a new circuit and install an outlet on the outside of your house or garage.

September



Modernizing Old Windows

Monday, September 12th, 7 - 9 p.m.

Instructor: Britt Rayburn, Lyndhurst Lumber

Before you decide to replace your old double-hung windows, check out another option. You'll learn how to replace the old hardware with a system that will allow you to tilt your windows in for easy cleaning.

Caulking & Winterization

Monday, September 19th, 7 - 9 p.m.

Instructor: Paul Markuz, Kilroy Home Insulation

Learn how to seal those cracks and gaps that let warm air escape and cold air enter. We'll demonstrate strategies for winterizing doors, making windows air-tight, and eliminating hidden heat leaks.

Insulating Your Home

Monday, September 26th, 7 - 9 p.m.

Instructor: Paul Markuz, Kilroy Home Insulation

You'll learn how to work with various types of insulation and where each is most appropriate, as well as which do-self projects can give you effective results.



*Free advice
from the experts . . .*

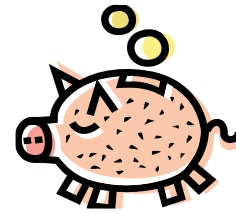
Planning Your New Garage

John Keeley, Lally Garage Builders

If you are planning a new garage, there are many options to consider regarding design and materials. Learn how choices of layout, foundation type, and siding and roofing materials can affect quality and longevity.

Tuesday, August 16th, 2011 - 7 pm

HRRC's Financial Fitness/ New Home Buyer Classes



Home Repair Resource Center's interactive Financial Fitness series will help you develop your money skills, provide you with strategies for improving your credit, and teach you how to protect your home investment. All classes 6 - 8 p.m.

July	13	Wednesday	Creditworthy Equals Choices
	20	Wednesday	Power of a Personal Budget
	27	Wednesday	Understanding Mortgages
August	3	Wednesday	Avoiding Mortgage Default/Home Maintenance
	10	Wednesday	Power of a Personal Budget
	17	Wednesday	Creditworthy Equals Choices
	24	Wednesday	Understanding Mortgages
	31	Wednesday	Avoiding Mortgage Default/Home Maintenance
September	8	Thursday	Power of a Personal Budget
	15	Thursday	Creditworthy Equals Choices
	22	Thursday	Understanding Mortgages
	29	Thursday	Avoiding Mortgage Default/Home Maintenance



**HOME
REPAIR
RESOURCE
CENTER**

*HRRC's HouseMender University and Financial Fitness
Classes are free and open to residents of any community.*

Reservations requested – call (216) 381-6100

All classes will be held at

**Cleveland Heights - University Heights
Public Library, 2345 Lee Road**

When you're replacing your gutters

Installing new gutters is a common home repair. Most people choose replacement gutters made from aluminum, because they don't rust like the older-style galvanized gutters. White and brown are the standard colors available, although you can paint gutters to match your house trim, if you wish.

Homeowners generally consider two alternatives for new gutters. The first is "seamless" gutters, formed by a machine at your house. Seamless gutters are usually installed professionally. The second option is the more traditional pre-made gutter sections that you buy at a retail store and assemble to fit your house. These sections can be installed professionally or on a do-it-yourself basis. Both types of gutters have advantages and drawbacks.

Seamless gutters have fewer joints to develop leaks. On the other hand, the aluminum from which they are made must be a light enough weight to go through the forming machine. Most contractors use .027 gauge aluminum, which can deform if you lean a ladder against it or if you have some heavy icicles hanging from it. You can specify a heavier .032 gauge, but not all contractors have the equipment to produce seamless gutters of that weight, so you may have to pay a higher cost for them to obtain the materials elsewhere.



If there is a drawback to sectional gutters, it's that the joints may leak if the connections aren't made properly. Like seamless gutters, pre-made gutter sections can be purchased in different gauges. The gutter sections available in most retail stores are only .024 gauge (thinner than most seamless gutters), and are sold in standard ten-foot lengths. Heavier-gauge gutters, as well as longer lengths, are available in specialty shops. It's a good idea to use the heaviest gauge you can, one that will withstand some ice or ladders.

In choosing between seamless and sectional gutters, consider cost, durability, and the expertise of the installer. Then, select the option that makes the most sense for your situation.

Consider your downspouts, too. In most cases, a traditional 2 x 3-inch rectangular downspout will be sufficient to carry water from your gutter to the storm sewers. However, if one of the downspouts must transport a large amount of water – where several roof sections come together, for example – you may wish to install a 3 x 4-inch downspout. This larger-capacity downspout may not be available at retail stores, but is worth seeking out.

In addition to the type of gutter you'll be installing, you should also think about the condition of the fascia board that runs behind the gutter. This board can sometimes rot out. If any of your fascia boards have deteriorated, you'll need

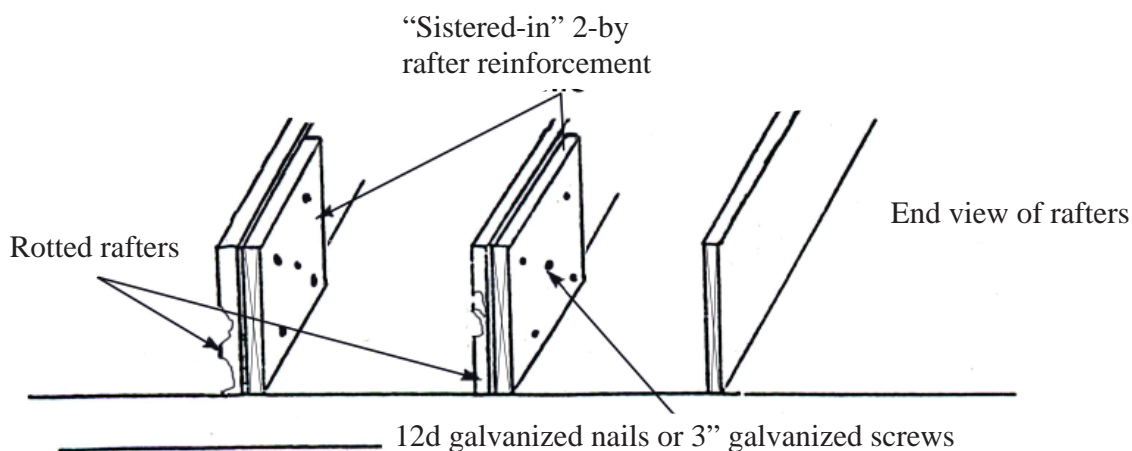
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When you're replacing your gutters

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to replace them when you replace the gutter; otherwise, there will be nothing to nail the gutters into. Outdoor treated wood, pre-painted wood, or vinyl- or aluminum-wrapped fascia will all resist moisture. Any untreated wood used for the new fascia should be painted both front and back with two coats of oil-base paint before installation.

Rafter ends, to which the gutters are fastened, can also rot out. If that has happened, new pieces of wood will need to be “sistered” alongside the original rafter, so that a gutter hanger or fastener can be secured into sound wood at each and every rafter end. This ensures that the gutter will remain in place even when filled with ice or water.



Another “gutter issue” is how to keep your gutters clear of leaves, maple “helicopters,” and other debris. Don’t try covering your gutters with wire mesh (which will corrode) or flimsy plastic mesh (which will end up dropping into the gutter). If you are going to install gutter guards, it’s better to use something

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made for that purpose. There are many types of gutter coverings, all promising to end clogged gutters forever. They are generally made of aluminum or plastic; neither material will rust, but aluminum can corrode. Corrugated types, usually made of metal, can hold leaves on top of the guard, while plastic models tend to shed better.

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When you're replacing your gutters

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Almost all gutter guards will keep leaves out of your gutters, but other types of debris can cause problems. For example, small granules from asphalt shingles are commonly washed into gutters when it rains, and certain styles of coverings can allow smaller bits of organic matter through the openings. Even with gutter guards, you'll still need to check and clean your gutters – just not so frequently – and that can be difficult. Some styles of gutter coverings are screwed in place or otherwise permanently attached, making it nearly impossible to use a hose to wash out the gutter channel without removing the covers. On the other hand, guards that snap into place can be “unsnapped” when you need to do routine maintenance.

So, if you want to cover your gutter, don't just look at the price – check out the style of gutter guard being proposed. Whether you are doing the work yourself or contracting the installation, ask what the covering will be made of, how it will be attached, and how you can get access to the gutter channel when necessary.

A final consideration is whether to add a clean out at the bottom of each downspout, where it enters the tile crock and connects to your storm sewer. Because tree roots frequently invade the storm sewer system, most people will need to snake their downspout drains periodically, and a clean out can provide easy access for the snake cable. It's a good idea to add clean outs when you replace your downspouts.

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You or your contractor can easily construct clean out(s) for the storm sewer system from schedule 20 PVC parts; you can install a clean out on all your downspouts, or just the one(s) used for snaking. (*See our handout on “Adding a Clean Out” for how-to information.*)

A clean out will also give you easy access to add copper sulfate to your drain lines. Copper sulfate will kill the roots (but not the tree) in your storm sewer, so you won't need to snake as often. It will not dissolve existing roots, however – you'll need to snake to remove them.

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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