

CLEMENT KERN GARDENS RESIDENT NEWSLETTER



Celebrate with Us!



Christmas

Hanukkah

Kwanzaa



SCHOLARSHIP OPPORTUNITY

It's never too early to start thinking through how to pay for your child's college education. Join Detroit Promise to learn more about how your child could be eligible for a tuition-FREE college degree.

DATE: Monday, Dec. 12th **TIME:** 4-5pm

Link: <https://bit.ly/3D4qf2v>



Message from CKG Management Office

Residents can now submit a maintenance work order and or pay their monthly rent using the **ActiveBuilding** App. Below is a flier with instructions on how to download, create account, and submit for a service from the comfort of their home.

NOTE: DO NOT submit work orders for carpet or paint on app. since these needs inspection by IMS. Please visit the office or contact Amber at 313-965-5650 during office hours: 8AM - 5PM - Monday - Friday.

Mark Your Calendars

1) Kickin' It with Klaus - Dec. 10th 12-3pm
@ TCB, 1842 Michigan Ave. (have your photo taken with Santa, participate in activities, and enjoy some refreshments, all in the holiday spirit!) **Link to Register:**

<http://bit.ly/3XGgiQQ>

2) CKG Winter Wonderland Milk & Cookies Make & Take - (Join us as we celebrate the holidays & host the last Resident Council event for the year) Dec. 15th 3-5pm @ CKG

3) Women Empowerment Series Part II - Dec. 17th 1-3 pm @ TCB (1842 Michigan Ave.). Ladies, this is an event you won't want to miss because this series is **JUST FOR YOU!**

Link to register: <https://bit.ly/3zvBY7Q>

4) Food Distribution- Friday, Dec. 2nd @

12:30-2pm

5) Youth Advisory Council- Saturday, Dec.

17th @ 2-3:30pm (1842 Michigan Ave.) -

Youth Voice Matters & We Want to Hear

From YOU!

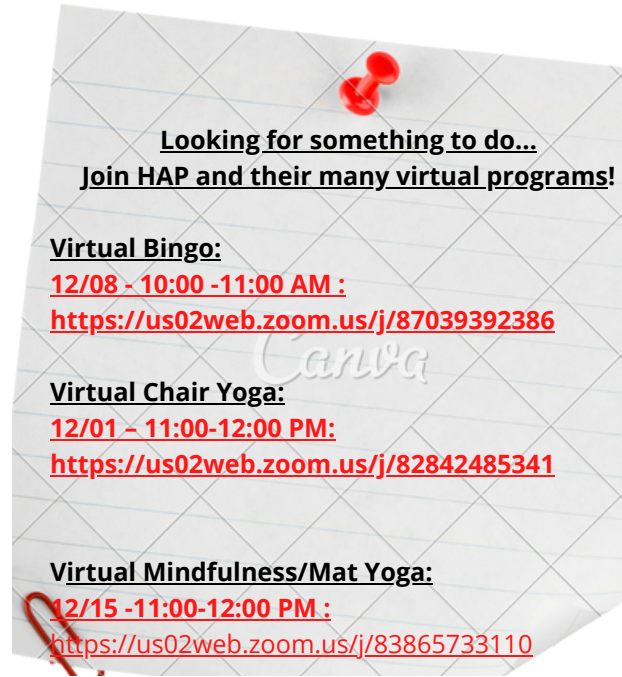




Welcome the New CKG Resident Champion

MEET YOUR NEW RESIDENT CHAMPION!
Shandron McLendon has been a resident at Clement Kern Gardens (CKG) for 38 years. He is a great addition to the team since he not only brings his charisma and enthusiasm but past experience as a neighborhood watch organizer. Shandron is excited to be able to support the work that is being lead as part of the Choice Neighborhood Initiative grant and connect them to his CKG neighbors and greater community.

Please help TCB welcome Shandron!



**Looking for something to do...
Join HAP and their many virtual programs!**

Virtual Bingo:

12/08 - 10:00 -11:00 AM :

<https://us02web.zoom.us/j/87039392386>

Virtual Chair Yoga:

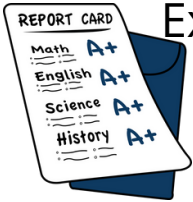
12/01 - 11:00-12:00 PM:

<https://us02web.zoom.us/j/82842485341>

Virtual Mindfulness/Mat Yoga:

12/15 -11:00-12:00 PM :

<https://us02web.zoom.us/j/83865733110>



Extra, Extra, Read All About It: Report Card Roll Call!

TCB has started making calls to families to share a copy of their student's report card. Please provide an image to your CL Service Coordinator and be entered to win prizes, a gift card or a pizza party. You will also be featured on the CKG Academic All-Star Wall in the Management Office, a chance to be spotlighted in the CKG Newsletter, and bragging rights!

Family Success Plans Are Happening Now Sign Up TODAY!

Are you ready to set goals for you and your family? If so, the time is NOW to reach out to Community Life Service Coordinators, Melinda Smith & Tracey Rucker! They are ready to help you get connected to the tools and resource for you and your family to CRUSH the GOALS you set.

Call 313.653.4445 TODAY to get CONNECTED!

Resident Resources

Are you going through more food than normal these days?



Food Distribution is held monthly on the last Friday of the month in front of the Management Office from 1- 3pm. Please text the CL Service Coordinators to be added to the list for pick up @ 313.484.4702. You can also sign up to join the next **Cooking Matters** Sessions, by texting the Education & Resource Manager @ 313.484.4709.

Next Distribution - December 2nd

CKG Youth Advisory Council



Meeting monthly at the TCB office (1842 Michigan Ave.) on Saturday, December 17th from 2-3:30pm

BRING A FRIEND, HAVE A VOICE!

Ten Rights You Have as a Tenant

As a tenant in the State of Michigan you have the following rights:

1. The right to a habitable rental unit.
2. The right to withhold rent if the landlord refuses to make repairs, the right to withhold rent to have repairs made and to make complaints to attempt to enforce your right to a habitable unit. In Detroit, those complaints should be made to the Building and Safety Engineering Department, 313-224-2733.
3. The right to the quiet enjoyment of your rental unit. This includes no entrance by the landlord without the permission of the tenant (unless there is an emergency), no changing of the locks without providing a key, no boarding of the unit, termination of utilities provided by the landlord, or failure to repair heating or hot water systems to force the tenant to move etc.
4. The right to a written notice before a case is filed to take you to court or before a term in your rental agreement is changed (e.g., rent increased). This notice should come from the landlord. Notices for non-payment of rent should be for at least 7 days and, termination of tenancy should be for one month.
5. The right to have your case heard by a judge and to raise defenses.
6. The right to a jury trial and to be represented by an attorney. The court should notify you of the ability of free legal counsel if you qualify and grant you an adjournment if you request one to obtain counsel.
7. The right to be a member of a tenant association.
8. The right to not be discriminated against based on religion, race, color, national origin, age, sex, familial status, marital status, ability, weight, or height.
9. The right to not be evicted by anyone other than a bailiff of the court pursuant to an order of eviction signed by a judge after the time for complying with a judgment has expired.
10. The right to be required to pay no more than 1 ½ times the monthly rental amount for a security deposit and to a return of that deposit if you move with no rent owed or damages to the unit. Charges such as "last month's rent is simply a security deposit of another name and is subject to the 1 ½ month rule.

FOR FREE HELP IN PROTECTING THESE AND OTHER HOUSING RIGHTS YOU CAN CALL THE UNITED COMMUNITY HOUSING COALITION AT 313-570-0992

Welcome to the Team!



Tracey Rucker

The Greatest SUCCESS we'll know is HELPING others Succeed & Grow- Gregory Scott-Reid. Let's continue to Succeed & Grow together. TCB is here to help. tracey.rucker@tcbinc.org (313) 484-4816



Melinda Smith

THANK YOU to all the residents who welcomed me into their space, I am truly thankful! I will not take your trust and my responsibilities lightly, and the CL team is here, if ever you need us. melinda.smith@tcbinc.org 313-484-4702

CKG Career Coach's "Team Huddle"



Kimberly Cooley

CKG's Career Coach wants to connect with YOU! Call/Text her at 313.586.7495 or email her at kcooley@detroitatwork.com to schedule an appointment TODAY! Learn about FREE Resources, Services & Support waiting for you!

Get Ready for "Third Thursdays!"

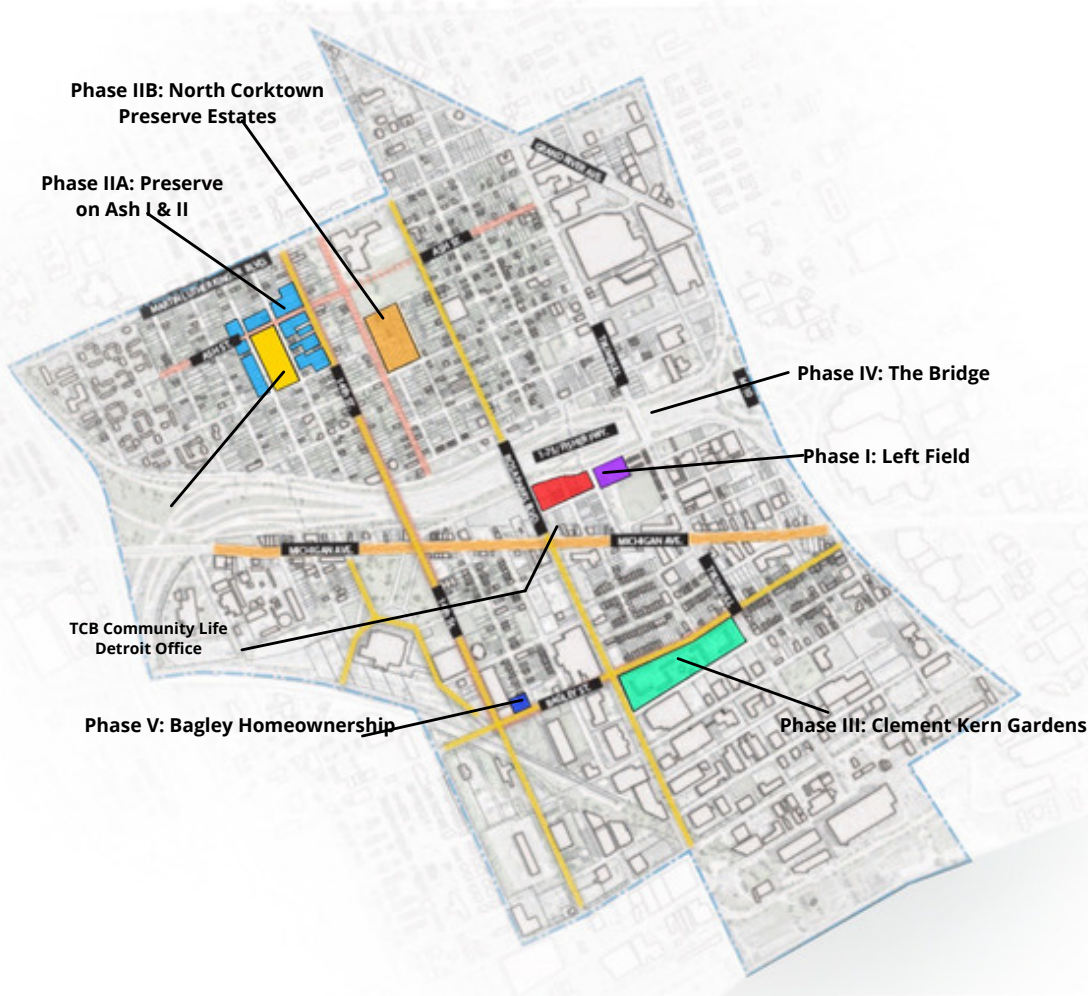
Starting January 19th, 2023 connect with professionals for guidance, job prep, employment, etc. Our first Guest will be Kimle Nailer, President, National Association of Black Women in Construction (NABWIC), Owner of Nail-Rite Construction, and new Stellantis Diversity Supplier. She will intro Women (Men too!) to the field and share employment info!

NOTE - Topics? Field? Like to learn? Call/Email/Text to above!

Coach's Playbook - When should you connect with a Career Coach?

1. Finishing Education
2. Find/Seek Training
3. Looking for Job/Career
4. Want to Explore Careers
5. Starting/Changing Careers
6. Leaving/Post Careers

Housing Phases by Location:



Phase I: Left Field

2610 Cochrane St, the Southeast corner of Cochrane and Fisher Service Drive. Directly North of the former Tigers Stadium

Phase IIA: Preserve on Ash I & II

Several blocks along 14th and Ash St, just South of Martin Luther King Jr. Blvd

Phase IIB: North Corktown Preserve Estates Home Ownership

Directly East of Preserve on Ash I & II, West of Wabash St along Ash St.

Phase III: Clement Kern Gardens

Located on Bagley St, between Rosa Parks Blvd and Trumbull Ave

Phase IV: The Bridge

Between Rosa Parks Blvd and Cochrane St, directly West of Left Field

Phase V: Bagley Homeownership

Northwest corner of Bagley St and Wabash St, about two blocks West of Clement Kern Gardens

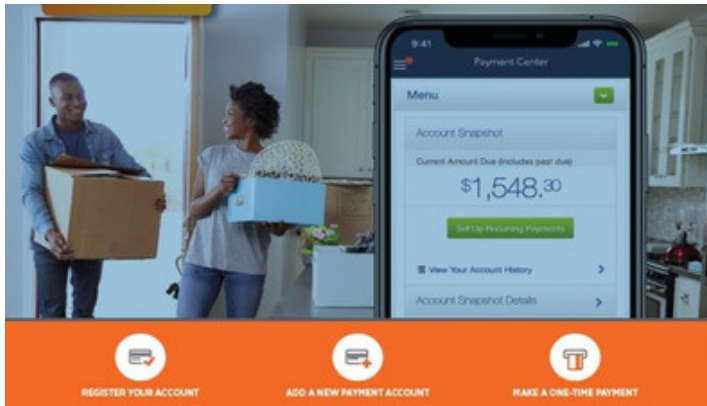
TCB Community Life Detroit Office:

1842 Michigan Ave.

CKG Community Resources



Make Your Next Monthly Rent Payment or Submit a Maintenance Work Order by Using the ActiveBuilding App **Create an account, NOW !**



How to Pay with ActiveBuilding

REGISTER FOR ACTIVEBUILDING

1. Open invitation email (Welcome to Property Name)
2. Click on the link
3. Complete the forms

CAN'T FIND YOUR INVITATION EMAIL?

1. Go to the property's ActiveBuilding URL (<propertyname>-activebuilding.com)
2. Click on New user? Get started now
3. Fill out the forms
4. Click Continue

HOW TO MAKE A ONE-TIME PAYMENT

1. Log in to ActiveBuilding
2. Go to Dashboard > Payment Center
3. For first-time logins, click Select a Payment Method, then Add New Payment Account
 - Note: Enter your card number or checking and routing number for bank accounts
4. Fill out the One-Time Payment form
5. Select your option for amount to pay
6. If paying by credit card, enter your security code
7. Proceed to confirmation
8. Review details and click Confirm Payment

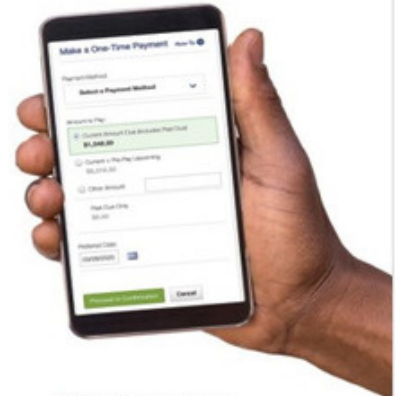


ADDING A NEW PAYMENT ACCOUNT

1. Login to ActiveBuilding
2. Under Quicklinks, click Make a Payment
3. Click Saved Payment Accounts
4. Click Add a new Payment Account
5. Select Payment Type
6. Fill out the information needed and click Add Bank/Card Account

SETTING UP RECURRING OR SCHEDULED PAYMENTS

1. Log in to the portal
2. Click Make a Payment
3. Select Set Up Recurring Payments
4. Click Schedule a New Recurring Payment
5. Enter a Payment Nickname
 - Note: Adding a nickname for this account setup will allow you to easily distinguish this saved account from other saved accounts you may enter.
6. Select what Type of Recurring Amount
7. Select the Frequency
8. Select the Date of the First Payment
 - Note: This is the date that your payment will process. In the event this falls on a banking holiday or weekend and you are paying from a bank account, the payment will process on the next banking business day. If the first payment is indicated to fall on the 30th of the month, each future payment will fall on the last day of the month.
9. Select the Number of Occurrences
10. Check "I agree to the Terms & Conditions"
11. Click Review and Confirm Payment



12. Check the two statements:

- I understand and agree that the amounts of my payments will vary, and that I may not receive advanced notice of those payment amounts.
- By choosing to make a payment using your bank account, you are authorizing (property name) to debit your bank account for the total amount specified. If the debit is dishonored for any reason, you are also authorizing an additional debit for the state-allowed, returned-check fee.

13. Click Submit

Download ActiveBuilding or Your Property's App Today!



NOTE: Payment options and applicable fees may vary.



Contact your leasing office for more information.

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ACTIVEBUILDING®



MAINTENANCE PROBLEMS? NO PROBLEM!

It's never convenient when something doesn't function the way it should, but ActiveBuilding lets you place maintenance requests 24/7. You'll get an email, text or voice message to let you know the status of your request. Not home? You can also give maintenance teams permission to enter in your absence.*

Please visit the office or contact Amber if you have any questions or need support with this at 313-965-5650
Office hours: 8AM - 5PM
Monday - Friday.

