



RESIDENTIAL READER

October 2020



Hi, there! My name is John Cole and I'm your new Local Housing Officer.

I recently assumed the mantle after completing more than 35-years of active duty service as both an enlisted member and officer in the Coast Guard. Over my career, I've lived in all sizes and shapes of housing from government quarters to privately-owned apartments in the economy.

Moving was always stressful and finding a place to live was even more so.

In other words, I feel your pain.

The good news is that our office can help.

Whether you're a new resident, a departing resident, or simply one of our longer-term families, we are here for you.

Feel free to reach out to me or one of our Housing Management Specialists and talk to us. We can guide you or provide you with the information you need.

Thank you!

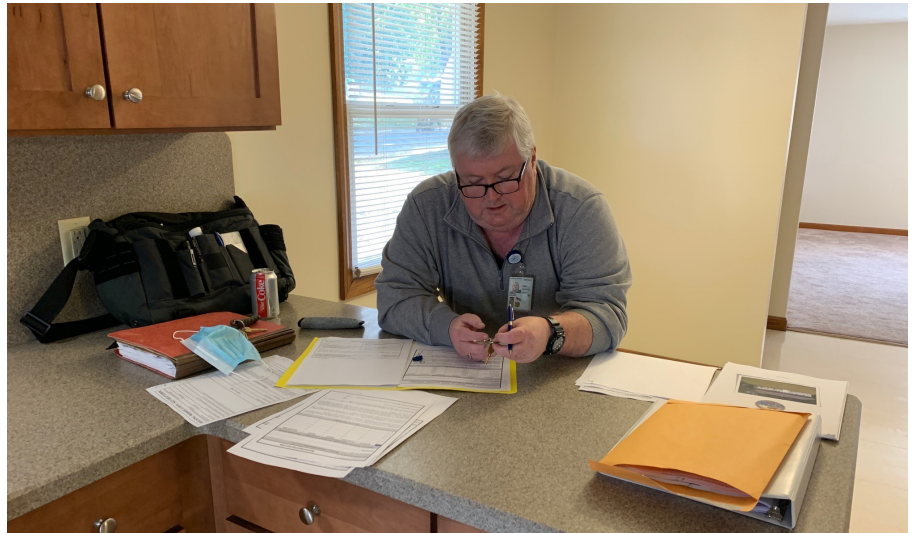


Photo of Mr. Colum Kearns, Housing Management Specialist, Base Boston

October is Annual Inspection Month at Beverly

For those of you living in Beverly Family Housing, your Local Housing Office staff will be visiting your residence on either October 20th or 21st for the required annual inspection. Memos have already gone out via e-mail to the military member which shows the visit schedule. Per the Coast Guard's Housing Manual (COMDTINST M11101.13G), "An annual inspection must be conducted with the member within 12 months of initial occupancy and at least every 12 months thereafter." These inspections also include visual inspections of environmental health hazards and reminding residents on precautionary safeguards.

These inspections are meant to be as little disruptive as possible so we ask that you are ready to receive us. This means that if you have a pet, please keep him or her secured and/or properly controlled. In addition, we ask that you respect the ongoing pandemic and wear appropriate face protection. We will do the same.

If you'd like to get a head start of what to expect, you may find a copy of the Coast Guard's Quarters Inspection Checklist, Form CG-6089, on the Deputy Commandant for Mission Support's Coast Guard Forms website on the Internet at:

<https://www.dcms.uscg.mil/forms/smdpage4081/4/smdsort4081/publicationnumber/smdorder4081/desc/>

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Old Man Winter

By John R. Cole

I seem to be in the minority. Everyone—everyone—I talk to seems to be anxiously looking forward to the winter season in New England. “Oh, it’s so pretty!” they say. “I love the chilly air!” they say.

I say, give me Hawaii any day.

Despite my personal feelings, the fact of the matter is that we both need to prepare for a potentially snowy season. Here are some things to consider.

For our Beverly Families, please keep your eye on snow accumulation on your rooftops. Although they are not flat, snow will build and could lead to damage to your roof. Since nei-



ther of us want a problem, we encourage you to reach out to our office if it appears as if the snow is greater than two feet. Also, the Beverly Fire Department requires that there are two clear entrance points to all residences in the Town. We ask that you keep both the driveway and path to your front door clear of snow during the winter.

For our Barracks personnel, our Facilities folks, in conjunction with our Snow Removal Teams, do a great job in clearing ice and snow from the parking lots and sidewalks. However, despite our best efforts, someone inevitably slips and falls. The issue is that snow can often hide cracks or uneven surfaces on the concrete. We ask that you watch where you walk, wear rubber-soled shoes, and avoid areas that are clearly icy.

For our families at Hanscom and living in the economy, commuting is dangerous work. The Command posture has always been safety first. This means that there is no expectation that you sacrifice yourself for an on-time arrival on bad winter days. Moreover, we have always maintained a liberal leave policy. Since all communities in New England are not the same in terms of snowfall, if your area is particular bad, you may ask for leave from your supervisor. Always play it safe. Drive like your life depends on it—because it does.

For all new folks to Base Boston, we maintain a Base Status Line that is updated daily. During the winter, we often refer to it as the Snow Line. Our policy is to update it by 6 p.m. each evening. Should there be any Base delayed-openings or excused absences for the following day, calling that number will give you the information you need. The number is:

(617) 223-3270



Frequently Asked Questions

Question: Can I hang holiday lights during the holiday season?

Answer: Yes, you can. Some folks may be concerned about electrical consumption but contemporary lights tend to use minimal power. That said, we do recommend that you use *extreme caution* if choosing to hang lights on the exterior of your house. Avoid hanging any lights on the roof or from the gutters, too. In other words, do not climb on top of the roof to mount Santa and his eight tiny reindeer (nine if you count Rudolf). As a matter of fact, *don’t put anything on the roof!* We also ask that you **NOT** permanently affix anything them with nails, screws, or other fasteners that would affect the integrity of these 1958 homes. Oh, and remember to remove them after the holiday season. Thanks!

Question: Why can’t I hang pictures inside my house using nails?

Answer: Nails, screws, or other fasteners that break the dry-wall surface will expose potential asbestos that has been safely sealed beneath the walls. Asbestos that is disturbed becomes “friable”. Friable means easily crumbled. **This type of asbestos is a very serious health hazard and can lead to some serious medical conditions.** Since it’s safely under the drywall, it’s of no concern to you or your family... unless you bang a nail through the wall to hang a picture. *Please don’t do it!*

Question: Why do I have to mow and maintain my own yard in Beverly when folks at Hanscom AFB have it as a service?

Answer: The answer to this is a matter of understanding who owns the property. Hanscom housing, while located on an Air Force Base, is managed by Hunt Military Communities, a private public venture (PPV). Beverly, on the other hand, is strictly governmental. The former supports more than 52,000 homes across the United States. The latter has 16 units in a tiny town in Massachusetts. While both consume BAH as “rent”, only the former has sufficient funding to provide global services such as lawn maintenance and snow removal. Oh, and that BAH rent collected at Beverly? It does NOT come to Boston. Instead, it remains with Big Coast Guard and is repurposed for other uses. The unfortunate side effect is that our tenants are self-reliant for general services. Looking at the bright side, families in Beverly Family Housing have more autonomy than Hanscom, are not beholden to Air Force Base requirements, and are free to pick and choose providers of their choice (if desired).

If you have a question you’d like us to answer, please e-mail the Local Housing Officer at John.R.Cole@uscg.mil.

We’d love to hear from you!



Your Housing Staff in the Spotlight



Congratulations to **CS1 Daniel Knight** who advanced to First Class Petty Officer on October 1, 2020! Petty Officer Knight is our Assistant Barracks Manager and provides exceptional support to our permanent party, reserve, and transient personnel.

Congratulations to **YN3 Kendall Ryan** who recently received a Commandant's Letter of Commendation. She arrived to the Base as a non-rated member but quickly found her home with our barracks staff. She attended Yeoman A-school and recently graduated. She is now on her way to Training Center Yorktown in Virginia.



Pets: Friend or Foe?

By John R. Cole

Pets are our friends 90 percent of the time. They are friendly, cuddly little cute-faces who like to play, keep us warm in the winter, and do silly things to make us smile. The other 10 percent, however, they make us question our sanity. They puke on the kitchen floor (which we step in), shed fur like nobody's business, and fill our homes with pet odor.



Pet odor is the number one reason our tenants fail their Termination Inspections. Just like that commercial on television, we become "nose blind" to the smell of our pets.

And that's a problem.

As a pet owner in Beverly Housing, you are completely responsible for the pet odor in your home. If, during your Termination Inspection, one of our Housing Management Specialists detects any pet odor, you will fail on the spot. Moreover, if we find that the carpet is wet from a recent cleaning, you will fail on the spot. If we find that the house is filled with air fresheners, a technique often used to mask the smell of pet odor, you will fail you on the spot.

This high rate of failure is due to tenants cleaning the carpets themselves.

If you fail the Termination Inspection because of pet odor, one of two things will happen. First, you will be asked to have the carpets professionally cleaned. You must then wait the appropriate number of days to have it re-inspected. This will delay your departure. If you opt to ignore the professional cleaning, and the smell remains (and it will), you will be held liable for a new carpet. This is non-negotiable and may cost anywhere between \$1,500 to \$2,500.

You can avoid this by:

1. Having your carpets **professionally cleaned periodically during your residency**. Make certain you ask for a pet deodorizer.
2. Having your carpets professionally cleaned **at least a week before** the Termination Inspection. Ask for that pet deodorizer.
3. Ensuring your carpets are **completely dry**.
4. Removing any and all air fresheners from the house at least three days before the Termination Inspection. Also

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Did you know?

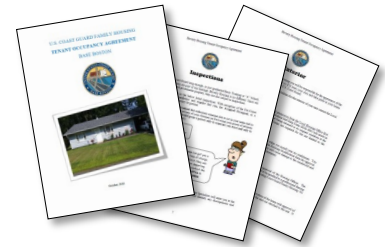
Did you know that the laws governing landlords and tenants differ from state to state? If you are planning to or are living on the economy, it might be a good idea to review the local state laws before entering into any lease. The following links may be helpful.

- [The Rhode Island Landlord-Tenant Handbook](#)
- [New Hampshire Consumer Sourcebook – Renting, Security Deposits, and Evictions](#)
- [Massachusetts Guide to Landlord/Tenant Rights](#)
- [Maine Chapter 14: Consumer Rights when you Rent an Apartment](#)

Recent Updates

Tenant Occupancy Agreement

We've taken a "round turn" on our Tenant Occupancy Agreement and made a few modifications. While the existing one remains applicable, the new version contains some added phone numbers for local services as well as a complete format change and improved navigation. New tenants should begin to see them soon.



Housing on the World Wide Web

The Base Boston web site, like other services, was impacted by the global pandemic. Fortunately, many of the out-of-date pages are now updated and ready for public access. This includes the Housing pages. You can now find links to the MBTA transit schedule as well as a brief history of the Beverly Family Housing site. As new resources are identified, they will be added so check back often!

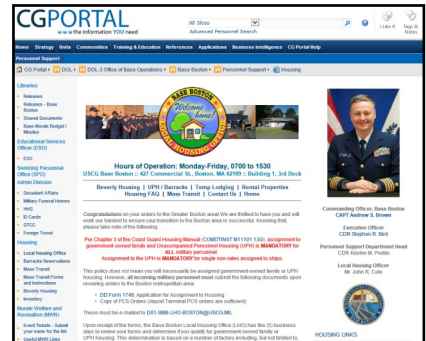
<https://www.dcms.uscg.mil/Our-Organization/Director-of-Operational-Logistics-DOL/Bases/Base-Boston/Personnel-Support-Department/Housing/Beverly/>



Housing on Coast Guard Portal

For those of you with Coast Guard Portal access with a Common Access Card (CAC), you can now find an enhanced housing experience at Base Boston. The site explains, in detail, how to go about applying for housing as well as options for referrals and temporary lodging—some of which will, over time, be duplicated to the World Wide Web. The link can be accessed here:

<https://cg.portal.uscg.mil/units/dol/dol-3/BB/p/SitePages/Housing.aspx>



Pets (Continued)

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avoid plug-ins, candles, and strongly-scented cleaning supplies.

- Verify success by closing all windows for a few days and asking a neighbor to visit—preferably one without a pet. Does it smell?

The fact is, rental equipment and consumer-grade cleaning supplies are **not** strong enough to return a carpet to pre-pet condition. The only way to ensure the house is returned to acceptable condition is to hire a professional.

Isn't your pet (and pocket book) worth it?



Base Boston Local Housing Office

Hours of Operation: Monday-Friday, 0700 to 1530
USCG Base Boston :: 427 Commercial St., Boston, MA 02109 :: Building 1, 3rd Deck

Local Housing Officer	Mr. John R. Cole	(617) 223-3348
Housing Management Specialist	Ms. Christine Reilly	(617) 223-2024
Housing Management Specialist	Mr. Colum Kearns	(617) 223-3366
UPH/Barracks Manager	CS1 Charmaine LaFord	(617) 223-3171
UPH/Barracks Assistant Manager	CS1 Dan Knight	(617) 223-3171
Housing Maintenance (Business Hours)	Facilities Engineering	(617) 223-3279
Housing Maintenance (After Hours)	Engineer of the Watch	(781) 953-5545

