



November 2020

# RESIDENTIAL READER



We completed our annual housing inspections and I could not be **more impressed** with how **well** you are maintaining your homes!

No joke, some of your houses look like they were plucked from a *Home and Garden* magazine. Thank you so much for all the effort and keep up the good work!

Maintaining your house will make it much easier during the inevitable transfer in one, two, three, or four years from now.

Oh, and thanks for letting me pet your dogs and cats. That was the **best** part of the visit for me (aside from meeting you, of course).

Best wishes,

John



Is this house haunted? Yes, but not by what you think!

## What's Up with All the Vacant Houses?

Coming right off Halloween, we'd love to say that our vacant homes on Laurel Street are haunted and that our occupants were so scared of the Shadow People that they ran in fear, leaving all their worldly possessions behind. They then got a book deal, sold their rights to Hollywood, got a movie deal, and became as famous as the Lutz family from *The Amityville Horror*.

But that would be a half-truth. The fact is, they *are* haunted but it's not by ghosts. They are haunted by maintenance issues.

Living in a historic home—and they are historic in terms of their age—requires a substantial effort to keep them in working order. As you undoubtedly know, each house was recently inspected for lead, asbestos, and radon gas. Those found wanting, and there were a few, require remediation. Remediation takes time, money, and effort. Additionally, many require new carpets, new interior paint, and, in some cases, structural work to ensure new tenants get a safe and high-quality home. As a result of all this, some houses on Laurel tend to remain spooky for longer than we prefer.

Vacant or not, all the houses on Laurel Street are owned and operated by the Coast Guard. As tenants and members of the Coast Guard Family, you can help us keep them safe until they are ready for the next family. "How?" you ask. Since we do not have the capacity to maintain a "watch" on Laurel Street, you can help us by letting us know if you see anything out of the ordinary with any vacant home. If you're out walking your dog, taking a jog, or pushing your stroller and you see a broken window, broken tree limb, or the house engulfed in ectoplasm, let us know. We'll add it to our maintenance Work Order list and get it repaired (or call the local clergy). ❄️

### Inside this issue:

Vacant Houses	1
Think Spring: Vegetables	2
FAQ	2
Vacating Beverly Housing	3
CG on Facebook	4
Housing Staff Spotlight	4

## Think Spring: Vegetables

By John R. Cole



Too early to “think spring”? Probably. But it’s always a good time to talk vegetable gardens.

Unlike me, you may enjoy planting a vegetable garden when the Sun finally makes its appearance after a long New England winter. If vegetable gardens are your thing, there are a few things you should know before you put that first seed into the ground.

First of all, you absolutely can do it. Nothing prohibits you from growing your own carrots, tomatoes, or Brussel sprouts at Beverly Housing (although why you’d want to grow Brussels sprouts is beyond me). That said, be aware that the soil around these houses contain lead.

Lead is not good for us humans to consume.

Why is there lead in the soil? Well, for one thing, the houses are old. Despite our best attempts to remove lead from the roofs, windows, paint, and siding over the years, Mother Nature has continued to rain and push some of that into the soil. Additionally, until the 1970s, car engines ran on leaded gasoline. All that exhaust had to land somewhere, right? The good news is that the lead in the soil is **not** considered dangerous because the recent readings found the samplings well below the Environmental Protection Agency’s danger zone (none of the samples came close to 400 parts per million (ppm) at *any* housing unit).

Still, why take the risk?

Which is why we are talking vegetables. Fruits and vegetables tend **not** to absorb lead. Lead can, however, bind to the **skin** of root vegetables or adhere to leafy greens like lettuce. Yes, you can scrub and peel the dickens out of them but that won’t guarantee it will all be removed.

So what can you do?

The answer is to build a raised vegetable bed. I won’t tell you how do to this since, quite frankly, I don’t have a clue. I will say that YouTube has hundreds of videos showing hundreds of different ways to construct. The important thing to remember is you want to keep your food separate from the earth



below. Some gardening sites recommend 10 inches and other a foot. Unless you are growing competition carrots, 12 inches seems like a reasonable distance. Fill the bed with fresh, non-contaminated soil (Home Depot, Lowe’s, or your local garden center) and plant away.

We only ask one thing. If you choose to build a vegetable garden raised bed, and we encourage you to do so, just let us know **first**. We will ask that you fill out a Self-Help Modification Form and return it to the Housing Office. Once we approve it, you’re good to go.

Oh, and save me a radish. I like radishes. ✨



## Frequently Asked Questions

**Question:** Can I install a fence in my back yard so my dog can run and play?

**Answer:** Yes, you can. All you need to do is send us a Self Help Form and describe exactly what your intentions are. You can find the form on our Internet site at <https://www.dcms.uscg.mil/Portals/10/DOL/BaseBoston/Base%20Boston%20Self%20Help%20Form.pdf>. The form will ask for a plan or sketch of the layout (including location) and type of material. Avoid encroaching on common areas and/or “pushing” on to another property. If you have questions about property lines, give us a call. Once your self-help project is approved, you may install your fence. Remember: **any** approved self-help projects **must be completely removed** prior to you vacating your unit.

**Question:** Who is the Base Boston Ombudsman and what is her purpose?

**Answer:** Our Ombudsman is Mrs. Jennifer Kuivinen. She can be reached at [basebostonombudsmant1@gmail.com](mailto:basebostonombudsmant1@gmail.com) or (413) 885-9089. Her role is to act as an information source to our families, provide direction in the event of a disaster, and refer families to professional help or guidance when challenges arise. She does **not** organize social events, loan money, provide child-care, or arrange temporary housing. Of note, the command does **not** provide your personal contact information to her. You are responsible for that. If you’d like her to know about you, and get information from her about various services, reach out to her. She’s very friendly and will take the time to speak with you.

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

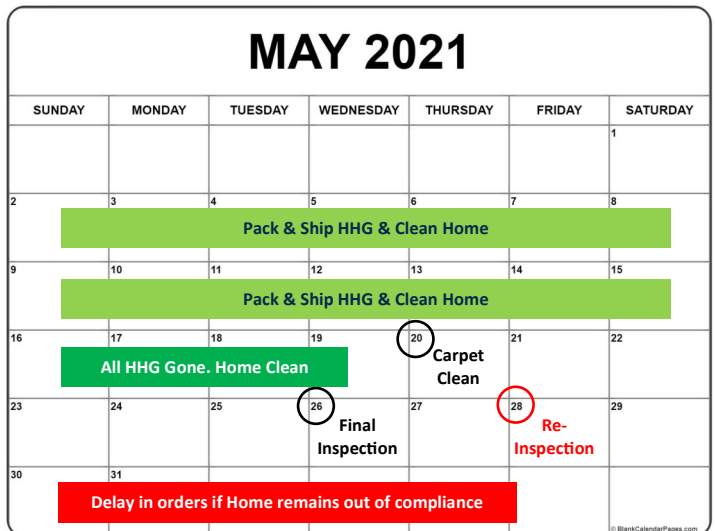
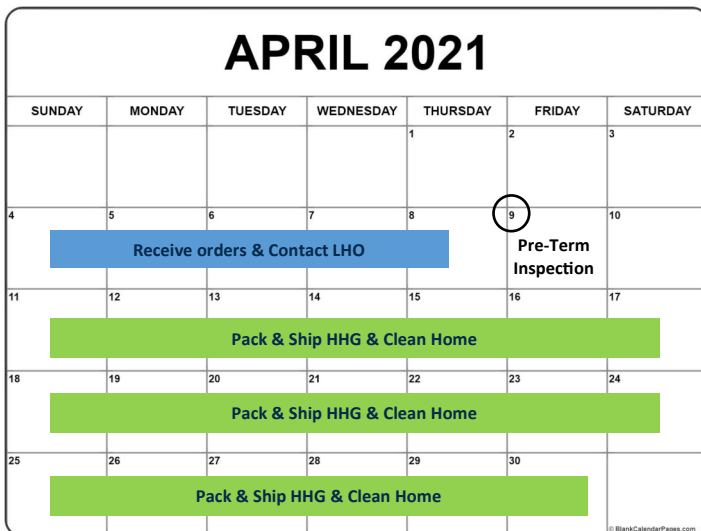
We’d love to hear from you! ✨

## Vacating Beverly Housing

Below is a rough timeline of how your schedule should look when planning to vacate your home in Beverly. Items to note are:

1. **Notify the Local Housing Office (LHO) when you receive your orders.** During that session, we'll coordinate your 45-day Pre-Termination inspection **and** your Termination Inspection.
2. At the Pre-Term Inspection, we'll tell you those areas we feel you'll need to focus (if any) to pass successfully.
3. We recommend you **professionally carpet clean** at least 5-days before the Termination Inspection. If the carpets are not dry, you will not pass.
4. We will **never** schedule a Termination Inspection on a Friday.
5. All HHG **must be removed** by the Termination Inspection.
6. If there are discrepancies, you will get **one day** to correct. If you **fail** the re-inspection, *it may delay your departure date.*

- START Receive Orders & Notify LHO
- T -45 days** Pre-Termination Inspection
- Pack & Ship Household Goods
- Clean Home
- T -5 days** Professional Carpet Cleaning
- T -0 days** Termination Inspection
- T +1 days** Correct discrepancies
- T +2 days** Re-Inspection (if needed)
- T +? days** Delay of orders if non-compliant or failure of re-inspection.
- T +? days** Departure Date



**Example:** Member receives orders. He or she contacts the Local Housing Office to coordinate a Pre-Termination inspection at least 45-days prior to their departure date. Between that date and the Inspection, the member ensures that all household goods (HHG) arrangements are made with the local Transportation Office. Note: *All household goods (HHG) must be removed prior to the Termination Inspection.*

As the timeline progresses, the member ensures the house is clean per the Tenant Occupancy Agreement.

At least 5-days before the Termination Inspection, after all HHG is removed, the tenant gets all carpets professionally

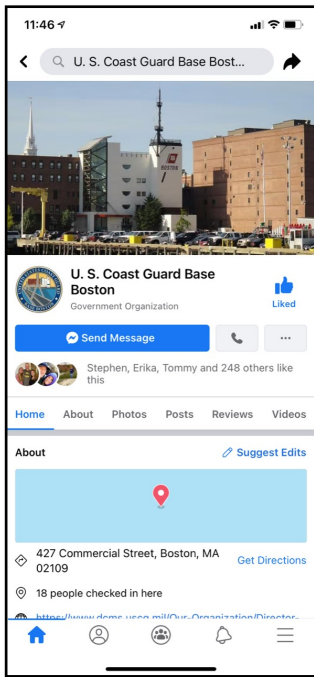
cleaned. We recommend that you leave all windows open to ensure the carpet is completely dry by the time of the Termination (final) inspection.

Termination Inspection: Close windows and remove all plug-in air fresheners. Remove any Lysol/Pinesol products from sinks.

The LHO will inspect. If all items are within compliance, the tenant is released. If not, the tenant will have one working day to complete required items. The re-inspection will be scheduled for the following day. If items are completed, the member will be released. If not, the process repeats and may cause a departure delay or monetary liability to the tenant. ❄️

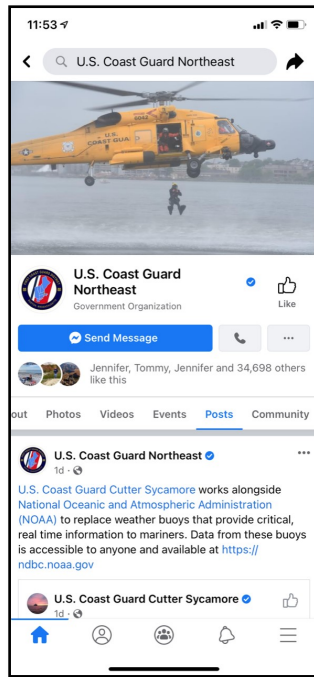


## facebook



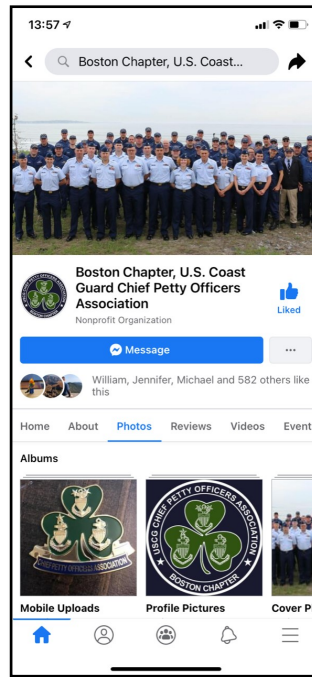
Base Boston (official) Facebook page.

Like this page and get updated information on Base activities as well as any weather-related status updates.



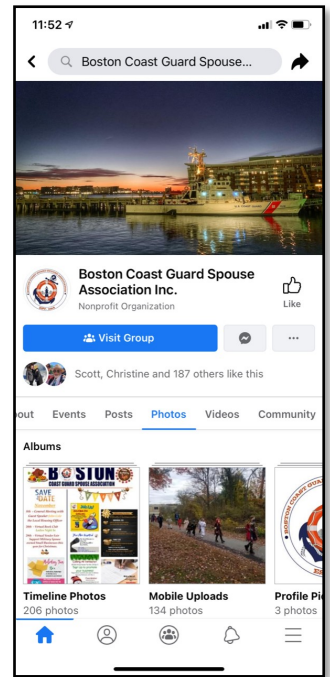
D1/Northeast (official) Facebook page.

Like this page to see the great work the Coast Guard is doing across the First Coast Guard District.



CPOA (non-profit) Facebook page.

Like this page to find out how the Boston Chapter of the Chief Petty Officer Association can help you and your family.



Spouses' Association (non-profit) Facebook page.

Like this page to learn more about how our spouses continue to support military families across the region.

## Housing Staff Spotlight



Congratulations to **CS1 Charmaine Laford**, our Barracks Manager (to the left of CDR Kristin Preble, Personnel Support Department Head), for receiving a Commander's Intent Award (and unit coin) for her support to our fallen veterans as assistant Military Funeral Honor's Coordinator.

Well done, Charmaine!



### 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