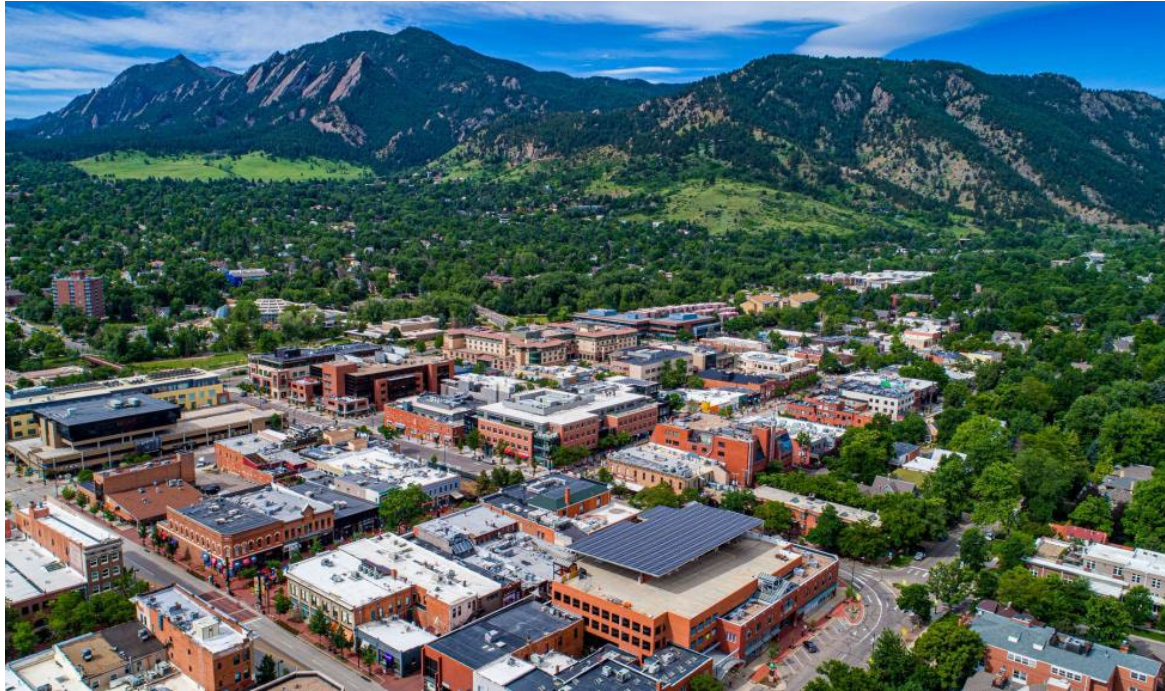


Thistle Community Housing

Resident Outreach
October 16, 2024



45 Minutes / Resident Chat

Agenda

Thistle

- Introductions
- About Thistle
- New Topics
- Thistle Team Reminders
- Website
- Guest Speaker
 - Marguerite Ryback – Thistle Community Land Trust
- Q & A
- Thank You!



THISTLE

Introductions

Thistle Community Housing

- Erin Wenger – Property Manager, Boulder
- Andrew Ellert – Property Manager, Longmont
- Marguerite Ryback – Real Estate & Homeownership Program Specialist
- Paul D'Angelo – Thistle CEO



THISTLE

Thistle Community Housing

Mission

The Mission of Thistle Communities is to produce, preserve and protect quality, permanently-affordable rental and ownership homes for moderate and lower-income individuals and families, seniors, veterans and people with disabilities.

<https://thistle.us/>

<https://www.facebook.com/thistlecommunities>

<https://www.linkedin.com/company/thistle-communities/mycompany/>

Thistle Community Housing Vision

The Vision of Thistle Communities is to Assist moderate and lower-income individuals and families by developing a pipeline of affordable rental and homeownership housing, creating economic opportunities and wealth building for all residents in Boulder County.

<https://thistle.us/>

<https://www.facebook.com/thistlecommunities>

<https://www.linkedin.com/company/thistle-communities/mycompany/>

NeighborWorks America

Working Together for Strong Communities®

NeighborWorks America creates opportunities for people to live in affordable homes, improve their lives and strengthen their communities.

Thistle Community Housing is a NeighborWorks Organization.

<https://www.neighborworks.org/home>

[Dorothy Richardson & NWA](#)

New Topics

- **NoBo Arts District – “First Friday” Events!**

- On the first Friday of each month, NoBo Arts District will be hosting FREE monthly art exhibits at the Bus Stop Apartments Community Room, located at 4871 Broadway, Boulder CO 80301!
- Learn more at <https://noboartdistrict.org/visit/first-friday/>

- **October Is Cybersecurity Awareness Month!**

- Did you know that according to Forbes, there were 2,365 cyberattacks in 2023, with 343,338,964 victims?
- In recognition of Cybersecurity Awareness Month, we’re sharing some valuable information on how to keep yourself and your family’s finances and identities safe from cybercriminals. Please learn more at: <https://www.youtube.com/playlist?list=PLNB0RMOLa6uv89QbAmL5GKtUlyEAWya8g>

- **Thistle’s Corporate Office Has Moved**

- As of November 4th, 2024, Thistle’s corporate office has moved! Please note that we are no longer located at 6000 Spine Rd. #101, Boulder CO 80301.
- Our new corporate address is 2919 Valmont Rd., Suite #5, Boulder CO 80301.

- **Winter Preparation**

- With cold weather coming quickly, please take this opportunity to test your furnaces to make sure they’re working properly. Please notify Management right away if your furnace needs servicing.
- For additional winter preparation recommendations, please visit [WinterPrepare.pdf \(weather.gov\)](#)

Friendly Reminders

Team Thistle



Frequently Asked Questions:

- **How to Place an Emergency Work Order?**
 - All after-hour Emergency Work Orders must be placed by dialing (303)443-0007. During office hours, you can place a work order by emailing maintenance@thistle.us, or by contacting your local Management staff.
- **How to Report a Concern or Complaint?**
 - For all non-urgent concerns or complaints (ie: Lease Violations), please contact your Property Manager directly via phone or email. Statements in writing are always most helpful here.
 - For all non-urgent police matters, please contact the Non-Emergency Police Dispatch number at (303) 441-3333.
 - For all life-threatening emergencies, please dial 911 *before* contacting Management.
- **Smoke-Free Policy:**
 - A friendly reminder that ALL Thistle properties are Smoke-Free Communities, including on patios and in common areas. This includes cigarettes, tobacco products, and marijuana.
- **Picking up after your Pets:**
 - Please ensure that you are picking up after your pets and animals, and disposing of the animal waste properly, and immediately.
- **Please Check your Emails for Communications from Thistle:**
 - If you are registered through RentCafe, you should be receiving email notifications from us. Please be sure to check your Spam/Junk folders, and please add your local Management Staff to your contacts list.
 - Please encourage your neighbors to sign up as well – the more resident involvement we have, the better!

Friendly Reminders

Team Thistle

Frequently Asked Questions Continued:

- **Rental Insurance:**
 - Not required, but highly recommended!
 - Usually, you can bundle Rental Insurance with your Car Insurance for a small monthly charge.
- **Trash Disposal & Large Trash Items**
 - Please use care when disposing of trash, recycling, and compost materials.
 - Large Item removals are charged back to Residents at \$41.00 per item.
 - Please check the City website for the annual “Free Dump Days” which occur each quarter.
- **Quiet Hours:**
 - Thistle House Rules – 10:00pm – 6:00am
 - Please be respectful to your neighbors - excessive Noise at any time is not permitted.
- **Parking Policy:**
 - In most cases, parking is available on a first-come, first-serve basis.
 - In general, one car is permitted per household.
 - Cars that are inoperable, or that have been stationary for more than one month, will receive a tow warning, and will be towed after 48 hours at the vehicle owner’s expense.
 - Please reach out to your Property Manager with questions specific to your property.
- **Preventative Maintenance:**
 - To prolong the appliances and safety features within your apartment, we have begun conducting preventative maintenance at each property.
 - Prior to any Preventative Maintenance visit, you will receive a Notice of Entry on your door. We appreciate your cooperation on this project!



THISTLE

Thistle Website

Your Resource Guide

<https://www.thistlecommunityhousing.org/>



THISTLE

Introductions

Guest Speakers

- Marguerite Ryback
 - Real Estate & Homeownership Specialist
 - Thistle Community Land Trust
 - <https://www.thistlecommunityhousing.org/community-land-trust>
 - mryback@thistle.us



THISTLE

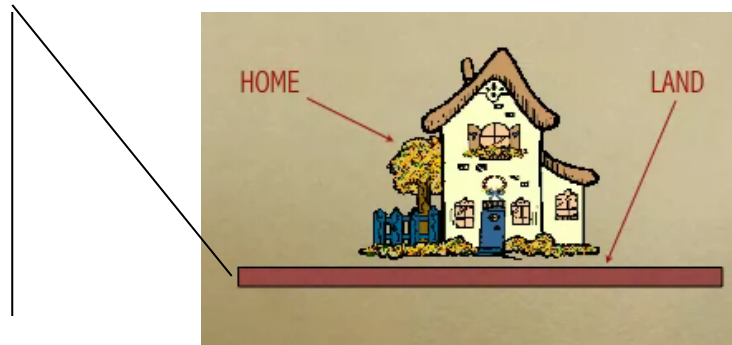
Community Land Trust

Pathway to Homeownership

How the CLT Works: Homebuyer **owns** the **improvements** (home, garage, fences) **on the land**

Community Land Trust **owns** the **land** and leases it to the homebuyer who pays a nominal lease fee that helps with program administration

Land lease places a price restriction on home when it is resold



Relationship defined by a 99-year renewable land lease which is approved by Fannie Mae



Q & A

Team Thistle

This presentation will be shared with our Residents on our Website here ...

- <https://www.thistlecommunityhousing.org/community-meetings>

*Please Note We Hope To Do These Resident Meetings
Once A Quarter*



THISTLE

Thank You

Thistle Residents!

Longmont Residents

The Cannery

15 3rd Avenue

Office Hours: M / W 9am to 12 noon

Tuesday & Thursday 1pm to 4pm

303.443.0007

longmontinfo@thistle.us



THISTLE

Thank You Thistle Residents!

Boulder Residents

Fairways

5620 Arapahoe Avenue

Office Hours:

Monday/Wednesday - 9am to 12 noon

Tuesday & Thursday 1pm to 4pm

303.443.0007

boulderinfo@thistle.us



THISTLE

Q & A

From the 10.16.2024 Meeting

Q - More Security Cameras?

A - We continue to look for funding to have more cameras in Boulder. Longmont properties all have cameras.

Q - How to test your heater as Winter is coming?

A - Switch your thermostat to heat, perhaps up the degrees to let the heater kick on, and hopefully you feel the heat. Reminder the 1st time your heater gets turned on for season, there can be a slight dust burning smell that will dissipate.

Q – How do I find out if homes are for sale in the CLT Program?

A – You will need to check our website ...

<https://www.thistlecommunityhousing.org/community-land-trust>

Q – I've noticed a lot of skateboarders at Bus Stop?

A – Please know signs have been added at Bus stop to help loitering & skateboarding

Q – Night Lighting at our properties?

A – Night Audits have been performed at all the properties & lights should all be good

News -

- We will be updating AnyOne Home to streamline your calls to our main phone number ... 303.443.0007
- Still working on the Fairways remodel but may be exterior only for now; more soon