

WATCH FOR IT... new name for next newsletter edition!

*Reel it  
in!*

## On the Hook

**St. Joseph's - Salem, MA.** Construction is underway on the former St. Joseph's Parish property in Salem, MA, a 2.6 acre site located adjacent to the

downtown Salem commercial district. The site is being redeveloped by The Planning Office for Urban Affairs (POUA). St. Joseph's will be converted into an approximate 67-unit mixed income, mixed-use development with affordable housing and ground floor retail space. Peabody Properties has

been selected to be the management agent for the property with Peabody Resident Services (PRSI) providing the resident services coordination. PRSI will also provide the MassHealth Group Adult Foster Care (GAFC) program services for eligible residents.

## Our Latest Catches



Cherry Hill II, Plymouth MA



Coddington Point, Newport, RI



270 Centre Street, Jamaica Plain, MA

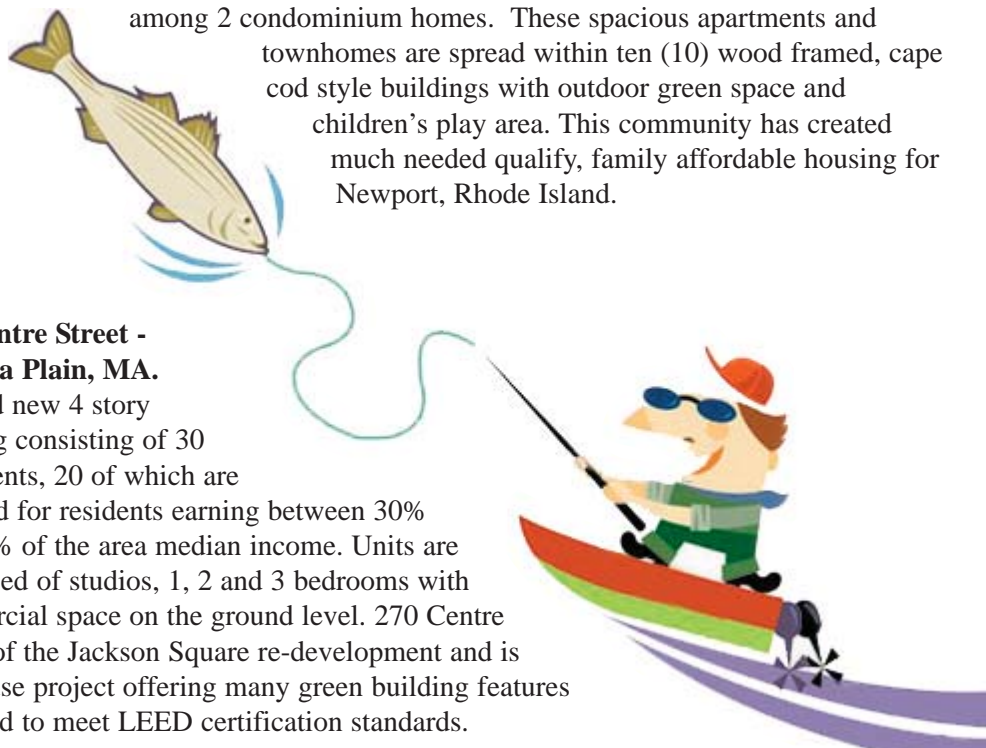
## Another Successful Quarter!

**Cherry Hill II - Plymouth, MA.** Located at 128 Court Street in Plymouth, MA, Cherry Hill II is a brand new community for seniors age 62 years and older, located in the heart of historic downtown Plymouth, walking distance to the waterfront. Features and amenities include energy efficient appliances, hardwood floors, central air conditioning, storage, patio area, community room and on-site parking.

**Coddington Point - Newport, RI.** An apartment and townhome community consisting of 2 & 3 bedroom apartment homes nestled among 2 condominium homes. These spacious apartments and townhomes are spread within ten (10) wood framed, cape cod style buildings with outdoor green space and children's play area. This community has created much needed quality, family affordable housing for Newport, Rhode Island.

## 270 Centre Street - Jamaica Plain, MA.

A brand new 4 story building consisting of 30 apartments, 20 of which are reserved for residents earning between 30% and 60% of the area median income. Units are composed of studios, 1, 2 and 3 bedrooms with commercial space on the ground level. 270 Centre is part of the Jackson Square re-development and is a mix-use project offering many green building features designed to meet LEED certification standards.



# The Saunders School

243 South Broadway, Lawrence MA

The Saunders School Apartments is a 16-unit first of its kind supportive housing development in Lawrence, MA created by Peabody Properties in response to the expanding crisis of family homelessness that has continued to escalate within the Commonwealth over the past decade.

The Grand Opening for The Saunders School Apartments was held on Tuesday, May 24, 2010. About 25 state and local officials joined with Peabody Properties, the development team and financing partners to celebrate the transformation of this former school building into (16) 2-bedroom apartments for homeless families.

Peabody Properties opened the doors to The Saunders School Apartments on March 1, 2011 and all 16 families moved in on the very first day. The complex offers more than just housing, together with the local Social Service agency, COMPASS for Kids, there is a full-time social worker with an office in the building whose job it is to counsel these residents on everything from daycare to job-seeking. Peabody Resident Services is providing an on-site Resident Service Coordinator that serves as a case manager in guiding families to achieve their self-sufficiency goals via an Individual Service Plan. The tenants, who must pay 30 percent of their income as rent, also receive ESOL, GED and community college classes at Northern Essex Community College as well as parental mentoring.

*Special thanks to the chef Paul Ohrenberger of Unidine Corporation at Zelma Lacey House, Charlestown, a PPI managed community, for baking the delicious homemade cookies which were given out as a "sweet" remembrance of a very special day.*



Top row: Cathy Hult, Betsy Collins, Matt Mittlestadt  
Middle row: City Councilman Frank Moran, Doreen Bushashia, Karen Fish-Will, Melissa Fish-Crane  
Bottom row: Mike Fish, State Rep. Kevin Honan, City of Lawrence Mayor Lantigua, State Senator David Torissi, Larry Oaks, Marianne Pelletier from COMPASS Collaborative

Through a grant provided by the City of Lawrence a Resident Service Coordinator was hired in January for the Saunders School Apartments and on March 1, 2011, sixteen formerly homeless families moved into the partially furnished, 2 bedroom units. Each family was provided with a move-in kit consisting of a flatware set, cups, cutlery, tissues toilet paper and paper towels, sponges and cleaning supplies, shower curtain and rings, and an electric broom. They also received a pair of pajamas and several books for each child through The Pajama Program.

The RSC is working individually with each family providing them with Case Management and creating Individualized Service Plan Agreements as part of the grant requirements. Peabody Properties, Inc. has partnered with COMPASS for Kids to tailor an education and training program for each head of household through Northern Essex Community College. The RSC has also secured ESOL classes for the Spanish speaking families and is working with local employers, Sal's Pizza and Little Sprouts, to provide on-the-job training for the residents.



Resident Kristin and 4 year old son Riley with the vacuum cleaner they received in their move-in kit



## A Promising New Model

The Saunders School has been selected by the US Department of Health and Human Services as a promising model for ending homelessness. A team from HHS headquarters in Washington, DC will be visiting the development and interviewing key players involved in the project in mid-July, and they will issue their findings later in the summer as part of a formal report that will highlight approximately a dozen developments from all across the country. It is an HONOR to be selected!

**CONGRATULATIONS TO ALL !**

## 1st Annual Job Fair A Huge Success For Peabody Properties South!

The 1st PPS job fair was held on March 25<sup>th</sup> at Princeton Court Senior Residences in College Park, Georgia. Over 400 resumes were received from around the nation, with over 250 potential candidates in attendance. Regional Managers and site staff were on hand to provide on-site interviews. Thank you to all who participated to make this 1st annual PPS job fair a success!



top from left: Vivian Clark, Jackie Strong, Clara Bray, Patrick Lewis, Treniece Cooper, Evelyn Roberts

far left: Martha Ehlers, Jackie Strong, Evelyn Roberts

left: Kevin Tyson, Treniece Cooper, Evelyn Roberts



Top row from left: Lisa Doran, Danny Cobreiro, Faezeh Nourizadeh, Kristen Martinez, John Protomaster, Tony Caruso. Front row from left: Lindell Francis, Manny Seguro, William Gonzales, Ewart Morgan, Carlos Fortuno, Amado Reyes

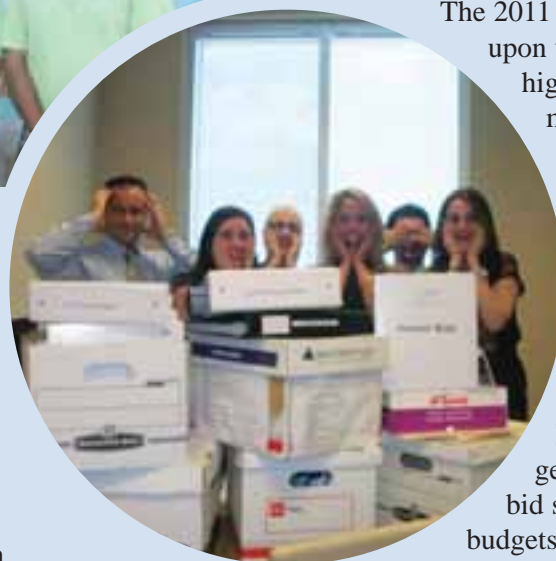
## Slow and Steady Wins the Race at Peabody Properties Miami

The Peabody Properties vision to increase its management and sales portfolio in South Florida continues to be a top priority in Miami. Despite some typical growing pains, a solid foundation has been laid and "cured"... and now the "construction" of Peabody Properties Miami and Peabody Real Estate-Miami can truly begin! Efforts continue through key publication advertising, participation in local industry-related exhibitions and expositions, as well as important area networking to make South Florida aware that PEABODY PROPERTIES is the only logical choice for management, sales and leasing.

We are extremely pleased that construction is well under way to complete the new office space for Peabody Properties Miami and Peabody Real Estate on the highly visible

riverfront ground level space of Latitude, in the heart of Downtown Miami.

We are also excited to report that the new cutting edge International Business Center in Latitude One is now 95% occupied, and becoming increasingly popular, thanks to a dedicated and talented real estate and management team.



The 2011 Hurricane Season is upon us, and Peabody's highly skilled maintenance staff led masterfully by Chief Engineer, Ewart Morgan, is hard at work in preparation for what threatens to be a stormy year in South Florida.

Management staff is gearing up for a busy bid season for the 2012 budgets. Yes, it's that time already! Management is ready for

the challenge of maximizing Association operating dollars, without detriment to operations and overall curb- appeal in a depressed economy.

Please be sure to put Miami on your future travel itinerary and stop by for a visit to this fabulous flagship property in "paradise", where the sun is always shining and the ocean waters, warm and inviting!

## Bourne Mill - Tiverton, RI

Kids activities photos from Bourne Mill



Maureen Murphy, under her "rainbow"

### Going The Extra Mile

So what does it take to lease the remaining vacant apartments at Bourne Mill in Tiverton, Rhode Island? It took working creatively, harder and smarter as a "team". For close to 2 years now, the "team" of Maureen Murphy, Christine Merriman and Donna Tavares have put the "wow" factor into everything they do to lease apartments at Bourne Mill. They go beyond the basics to put their apartment community in front of a captive audience. Their captive audience on March 8<sup>th</sup> was the 2011 Newport County Chamber of Commerce Expo, held at the Hyatt Regency Newport Hotel & Spa on Goat Island, Newport. With a name like Murphy you can't help but think of the Irish and, with St. Patty's Day just around the corner from the Expo, Maureen and Christine used the St. Patty's theme for their dynamic marketing booth; their slogan " Find Your Pot of Gold" at Bourne Mill.

Without a doubt, they benefited from the exposure they gleaned from the Expo traffic, they are just a 1 lease shy of being fully leased up from the original 165 units. Congratulations Bourne Mill Team!

### Clean Up on Earth Day

April 22 was Earth Day. To show their commitment to the environment, 11 volunteers from Bourne Mill, including Leasing Agent Christine Merriman and her son, clean up Fish Road.



### Pet Fest and Fundraiser Little Neck Village- Marion, MA

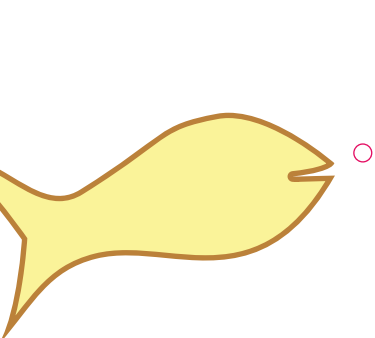
Little Neck Village sponsored the annual Pet Fest and Walk for Animals at Buttonwood Park Zoo in New Bedford. Over 500 dogs and their owners strolled by the booth partaking in the dog treats, water bottles and silly bands - all promoting Little Neck Village! A great way to promote our pet friendly properties!

Little Neck Village generously donated 10 homemade pies to the Mattapoisett Friends of the Elderly for their annual Easter pie sale. Each pie box was decorated with a custom designed "sweet" box label. The event raised

\$750 and the word was out in Mattapoisett about our fabulous and thoughtful senior community, right next door!

For additional information on Little Neck Village, call Whitney at 774-553-5043. [www.littleneckvillage.com](http://www.littleneckvillage.com). Only 1 unit remains, 62+\*, live by the water, maintenance free.

\*LIHTC income qualify



Feel free to contact HR or payroll for any questions you may have - 781-794-1000

# HUMAN RESOURCES / BENEFITS / TRAINING

## Online Pay Statement

The PPI Payroll Department is excited to announce that we will transition all employees to an on-line pay statement process, allowing staff the ability to view and print pay statements on-line through hh<sup>2</sup> |Web Services. hh<sup>2</sup> is a secure easy-to-use solution that provides 24-hour access to current and past pay statements.

Why do you ask, are we switching to online pay statement? Several reasons....

- View, print, and e-mail pay statements from your home 24 hours a day, 7 days a week
- View your pay statements early, 1-2 days prior to every payday
- Pay history is available for loan applications, financial transactions, or agencies requesting wage verification
- Allows convenient, secure, and repeat access to printable personal payroll data

A system generated email from hh<sup>2</sup> was sent to the personal email address that you had provided to the Payroll Department. This email will instruct you to reset your password. If you have not received this email or have already deleted it, please contact Payroll. Please note that this email may have been filtered to your Spam/Junk Email.

### To access your payroll:

Once you have received the initial email and have reset your password, please login with the appropriate User ID and Password. Write down your new password and store it in a safe, secure place. Next, click on the My Records link. Your payroll will be located in this section and you may sort by Period End Date.

## HATS OFF TO A JOB WELL DONE! PPI 3rd Annual Job Fair

The collaborative effort of several PPI staff proved to be a huge success for job seekers who attended the 3rd Annual Job Fair on May 11th & 12th at Peabody's Corporate Headquarters, Braintree, MA. Already lined up before the 2:00PM start time with resumes in hand, over 300 job seekers were greeted by Peabody Properties staff. On-site interviews were held, applications taken and valuable connections were made.



Special thanks to all who contributed to the tremendous success. Each prospect left knowing of the varied employment possibilities at Peabody Properties and, left with a "take-away gift", a bamboo plant with the tagline – Peabody Properties is a great place to work, learn and grow!



Top: Jim Lyons, Q&A / REAC Manager  
Left: Monicka Hason, Training Coordinator w/visitors receiving "take-away" bamboo plant gift  
~ add'l job fair photos on P.11

## Welcome our New Employees

- |  |  |
|--|--|
| Mark Abdelnour, <i>Middleboro Arms</i>                   | Christine Machado, <i>Kensington Court</i>             |
| Jessica Biggs, <i>PPI - Marketing</i>                    | Anthony Maniscalco, <i>Mill Pond Apts.</i>             |
| Irina Biman, <i>PRSI</i>                                 | Kaitlin Manning, <i>Sumner Hill Condo Trust</i>        |
| Kevin Brissette, <i>Lowell Belvedere</i>                 | Kevin McDonagh, <i>Braintree Village</i>               |
| Kerry Cavanagh, <i>Braintree Village</i>                 | Morgan Marie McDonagh, <i>PPI - Compliance</i>         |
| Rosemary Connolly, <i>PPI - Accounting</i>               | Christopher Mcnaught, <i>Blue/Elm United Estates</i>   |
| Kristin Curran, <i>PPI - Payroll</i>                     | Nadia Monchery, <i>PRSI</i>                            |
| Hugo Escoto, <i>Middlebury Arms</i>                      | Irina Moochnick, <i>Leisure Tower</i>                  |
| Ercilia Furtado, <i>Middlebury Arms</i>                  | Humberto M Ocasio - Rivera, <i>Skyline Drive Apts.</i> |
| Oscar Goris, <i>Irving Sq. / Irving St.</i>              | Eric Ouelette, <i>Bedford Towers</i>                   |
| Marcy Grady, <i>Peabody Resident Services, Inc.</i>      | Terrance Ramkissoon, <i>Blue/Elm United Estates</i>    |
| Elizabeth Hagerty, <i>Little Neck Village</i>            | Jose Rios Vasquez, <i>Pleasant St. Condos</i>          |
| Karla Ho, <i>Skyline Apts.</i>                           | Brenda Rivera, <i>Anchor's Weigh Apts.</i>             |
| Reem Khalil Kassab, <i>Robertson on the River</i>        | Ingrid Rodriguez, <i>Charlesview Apts.</i>             |
| Shodman Kodiri, <i>Heritage Apts.</i>                    | Tonya Lee Santaniello, <i>Powdermill Village</i>       |
| Steven Langone, <i>The Waterworks at Chestnut Hill</i>   | Carmen Soto, <i>Pynchon / Edgewater Apts.</i>          |
| Jacquelyn Larivee, <i>PRSI</i>                           | Bethany Souto, <i>PPI - Payroll</i>                    |
| Mirthelina Llanos, <i>Market Mills Apts.</i>             | Steven Tighe, <i>The Hayes at Railroad Square</i>      |
| Luis Lopez De Victoria, <i>Pynchon / Edgewater Apts.</i> | Jose Torres, <i>Hyde Square Apts.</i>                  |

## Christo Rey at Work at Peabody Properties

Peabody Properties will once again participate this year in the Christo-Rey Boston internship ("work") program. The bedrock of the Cristo Rey School is the Corporate Internship or "work" program which places students into entry-level positions - filing, preparing information packets, data entry and more. This past

academic year, four (4) Christo Rey Boston high school students worked at PPI managed properties and we will again participate this coming academic year, employing another four (4) high school students.

Diane Wholey, Director of Human Resources, says "she is gratified we'll be participating in the internship program again this year." It is

a "win-win" for the school and for Peabody, she said. The students are not on Peabody's payroll, rather they are employees of the school for which we pay for the services of the students. "Our experience with the school this past year has been very positive", says Diane.

# PRSI

PEABODY RESIDENT SERVICES, INC.



(Left to Right) Don Young, PPI RSM, Diane Leahy, PPI RRSC, and Tom Stokes, President of NERSC

On behalf of the Peabody Properties, Inc Resident Services staff we would like to congratulate Diane Leahy, Regional Resident Service Coordinator in the Boston Region for winning 2011's New England Resident Service Coordinators in Housing's (NERSC)

## Diane Leahy Wins NERSC President's Award

President's Award. Diane was awarded this great honor at this year's NERSC conference at Sable Oaks Marriott in Portland, Maine.

Diane received this award as a result of her perseverance and dedication to her residents and the Dorchester community. She has made positive connections with local community agencies, Security Companies, and Boston Police Officers. Through her tireless work she has connected with community

agencies to obtain resources and donations for her residents and communities such as free presentations, community holiday decorations, computers, gently used furniture, catered meals, school supplies, back packs from Cradles 2 Crayons, free

tickets to the Huntington Theater Company, and \$4,000 worth of free toys, games, puzzles, and other holiday gifts for the youth of her sites. This in itself is impressive, but Diane did not stop there, she provided RSC coverage at an additional family site in Dorchester for five months "on special assignment" and through her assistance and determination coordinated what Thaddeus Miles, President of MassIMPACT and Director of Public Safety at MassHousing considers one of the "most heartfelt" Youth Centers in the area.

We are very proud of Diane's accomplishments over the past 10 years and appreciate her hard work and devotion to her residents.

## Lenore Martin Wins Community Service Award

On behalf of Zelma Lacey House staff we would like to congratulate Lenore Martin, Front Desk Receptionist and Housekeeping Supervisor for winning 2011's Mass ALFA Award for Community Service on April 25, 2011 at the annual Mass ALFA ceremony held at the Burlington Marriott. Lenore was awarded this great honor because she spearheaded a productive two year community partnership with Community Work Services, a Boston Organization who for 133 years has helped people transform their lives through employment. They work with people who are trying to overcome barriers to employment including those with disabilities, people on public assistance, homeless, veterans, mature workers and individuals in poverty. CWS provides exemplary job training, case management, and support services that ensure successful outcomes for all program participants.



Lenore Martin with her Community Service Award

This ongoing collaboration has fostered a community relationship that has benefited Zelma Lacey House as an applicant pool and our community at large because CWS mission is in alignment with ours by meeting the vocational and social needs of people with disabilities. CWS has allowed us to keep this mission alive by offering employment for those underemployed.

## Five Properties Smoke Free by February 2012

Through the Boston Public Health Commission, five properties in Jamaica Plain were awarded a total of \$20,000 to transform 188 affordable housing units into smoke free housing by February 2012. Peabody Properties, Inc. is working with Jamaica Plain Neighborhood Development Corporation in hiring a part-time Outreach Coordinator who will work closely with Management, BPHC, and the residents to ease the transition and provide smoke free education and smoking cessation resources to the residents. If you would like additional information on this grant please do not hesitate to contact Lynne Sales at (781) 794-1002.

Lenore's hard work to cultivate this community relationship has made a difference in the lives of two gainfully employed people who might not have had the opportunity and has opened the door for many in the future. Her work also represents a living example of how we stay true to our mission statement.

Congratulations once again Lenore!

### NEAHMA Poster Contest Winners

Thank you to all the RSCs for another successful NEAHMA Poster Contest! This year, there were 81 entries from 17 sites. It was not an easy task, but after some deliberation, Kristen Brophy, Jose Hiciano, Lisa Maga, Pam Niemi, Tracey Bernasconi and Lynne Sales chose 29 Peabody Properties, Inc. winners! Of these 29 winners, 20 were submitted to NEAHMA and 4 won the NEAHMA regional award.

The NEAHMA calendar contest's theme was "Open Doors with Your Imagination: Explore the Magical World of Books and Reading." NEAHMA received over 130 very competitive entries this year. Of those entries, Peabody Properties had four winners:

- **Category K-1st Grade, 2<sup>nd</sup> Place:**  
*Analia Cruz, age 5, Market Mill Apartments*
- **Category 2nd-3rd Grade, 1<sup>st</sup> Place:**  
*Deyvi Lopez, age 8, Market Mill Apartments*
- **Category 4th-6th Grade - 3<sup>rd</sup> Place:**  
*Jaleska Merced Rosero, age 12, Edgewater Apts.*
- **Special Needs Category:**  
2<sup>nd</sup> Place: *Muriel Bright, age 52, Cardinal Medeiros*  
3<sup>rd</sup> Place: *Cheryl Lilley, age 46, Fieldstone Apts.*

Analia, Deyvi, Jaleska, Muriel and Cheryl will receive a regional award at the annual NEAHMA conference in October and will move to the National contest where 13 winners will be chosen by NAHMA to be featured in the 2012 calendar. Congratulations to the winners!!!



Diane Leahy, RRSC, and Residents Delores Bryant, and Cheryl Lilley



(Robertson on the River Residents Left to Right) Alianna Shepard, Phoenix Robles, Skylar McCrohan

Category	Placement	Name	Site
<b>Y O U T H</b>			
K-1	1st	<b>Analia Cruz</b>	<b>Market Mill</b>
	2nd	Kiana DeJesus	Market Mill
	3rd	Sara Gill	Taunton Woods
	Honorable Mention	Eliany DeJesus	Market Mill
2-3	1st	Alicia Gonzalez	Market Mill
	2nd	Nytayah Bugg	Braintree Village
	3rd	<b>Deyvi Lopez</b>	<b>Market Mill</b>
	Honorable Mention	Glorily's Rivera	Market Mill
	Honorable Mention	Carrie Arruda	Fairhaven Village
4-6	Honorable Mention	Stephen Gaskill	Carter Heights
	1st	Tiffany Garcia	Pynchon/Edgewater
	2nd	Eliana Gonzalez	Market Mill
	3rd	Lexi Miller	Skyline Drive
	Honorable Mention	<b>Jaleska Merced</b>	<b>Pynchon/Edgewater</b>
7-9	Honorable Mention	Kaileigh Huntley	Robertson on the River
	Honorable Mention	Samantha Durana	Middlebury Arms
	1st	Angier Zhuo	Skyline Drive
	2nd	Jessica Miranda	Taunton Woods
	3rd	Amanda Schievink	Taunton Woods
10-12	Honorable Mention	Helen Karimi	Anchor's Weigh
	1st	Amy Garcia	Pynchon/Edgewater
	<b>E L D E R L Y / D I S A B L E D</b>		
	1st	<b>Muriel Bright</b>	<b>Cardinal Medeiros</b>
	2nd	<b>Cheryl Lilley</b>	<b>Fieldstone</b>
	3rd	Roger Andrews	Kelly House
	Honorable Mention	Patricia Gray Farmer	Blue Elm United Estates
	Honorable Mention	Evelyn Sodec	The Moorings
	Honorable Mention	Maria Cosco	Chelsea Village
	Honorable Mention	Don Shields	Cushing Residence
	Honorable Mention	Dhoksi George	The Moorings

### Fieldstone Seniors and Youths at Robertson on the River Participate in NEAHMA Poster Contest

Fieldstone hosted the NEAHMA poster contest for residents on Friday, 4/22/11 in their Computer Learning Center. A dozen residents attended the event with 5 completing posters that were then submitted to PPI Corporate for judging. All entrants received gift boxes with goodies inside and enjoyed a hot lunch. The residents used Microsoft Publisher 2007 to create their digital posters, downloading images from Google and combining with personal messages related to the theme for 2011 which focused on the value of books and reading, combined with drug-free living.

It was the first time youths from Robertson on the River participated in this contest. They were excited to have this opportunity and submitted several very creative posters. Each youth who participated in the contest received materials to complete the poster and an ice cream bar to enjoy.



(Moorings Residents from left) Kay Costa, Jack Nolan, Don Duggan, Paul Mango, Teresa Mango, Martha Walsh

### Moorings Annual St. Patty's Day Potluck Luncheon

On March 16th, 60 Moorings at Squantum Gardens residents participated in the annual St. Patrick's Day Potluck Luncheon where residents prepared and shared Irish bread, Irish beef stew, desserts and more. Following lunch residents danced to the sounds of the Moorings' very own DJ "Rockin' Rootie".



## Change Is On The Horizon!

In keeping with our tradition of a never-ending pursuit of excellence, we are pleased to announce new procedural changes that will take effect in our Compliance Department this summer, 2011.

Not only are we adding new staff but we will also be expanding the level of administrative support and assistance our department provides to all on-site Management Teams.

The initial focus will be placed on the **Resident Recertification Process**. The following is a brief overview of how we envision our enhanced role on-site. As with any new process, some tweaking may be needed along the way and we welcome input and suggestions.

- Compliance Managers will be assigned a specific portfolio of communities.
- Prior to and throughout the annual recertification process, the Compliance Manager will spend time at each assigned property in accordance with an established schedule, offering technical support and training to the Property Manager and other on-site administrative staff in all areas of the recertification process, as applicable to each property's respective regulatory program(s) in effect.
- The Compliance Manager is responsible to ultimately ensure the timely and accurate review and sign-off of completed Annual Recertifications files.
- Overall communication between the Compliance Manager and the Property Manager will be strengthened. Follow-up and maintaining a consistent level of support will be a priority - **COMMUNICATION COUNTS!**

We will continue to evaluate all interaction between our department and on-site management to seek new opportunities to offer additional guidance. Such areas may include initial application process, investor/annual compliance reporting, and specialized regulatory reporting requirements. Again, your input is appreciated!

*Please join us in extending best wishes for success to our newest Compliance Professionals!*

*Deeba Noyes* who has been working on new rents ups at *The Hayes at Railroad Square, Haverhill, MA* and *The Saunders School Apts., Lawrence, MA* will now be assisting with properties located north of Boston.

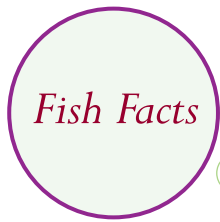
*Carol Germani*, in addition to her current duties, will be assigned properties south of Boston.

The Boston and Western areas are still to be assigned.

The job duties of existing Compliance staff will remain similar. In some cases, they may have an addition of a small portfolio of properties directly assigned to them. But as always, they are there to assist you.

- *Elaine Venezia* will continue as Compliance Manager/Corporate Enterprise Income Verification Coordinator and adds WASS and DUNs to her list of existing duties.
- *Morgan McDonagh* continues as Field Compliance Manager/Enterprise Income Verification Coordinator working on EIV discrepancies with the individual properties.
- *Barbara Regan* will be assigned a small portfolio of properties, in addition to her Special Compliance Projects which includes assisting with new rent-ups.
- *Margie Napper* and *Don Belcher* will serve as Senior Compliance Managers and be assigned a small portfolio of properties along with their expanded Senior Compliance duties.

We look forward to an exciting year of continued growth and opportunity!



# FACILITIES & MAINTENANCE

Contact: Denise Reagon  
Director of Facilities Management  
e-mail: [dregan@peabodyproperties.com](mailto:dregan@peabodyproperties.com)

## HURRICANE PREPAREDNESS

With weather experts predicting a hurricane season of up to **18 storms**, **NOW** is the time to develop your response plan in the event that a storm causes damage to your property and/or to avoid unnecessary upsets in the event that disaster strikes!

Check local flood maps by visiting [www.esri.com/hazards](http://www.esri.com/hazards). It's always a good idea to have your building inspected by a licensed professional to ensure that the roofs and other connections comply with the wind loading requirements for your area!

Have our Emergency Restoration companies names and numbers stored on your phones or readily available in your rolodex! ARS and ABLE 911 are approved PPI Emergency Restoration companies for PPI with all required insurance requirements, including LEAD RRP certifications for pre 1978 buildings! PPI is a PRIORITY Client, which means no matter how large the disaster, we are on a priority client!

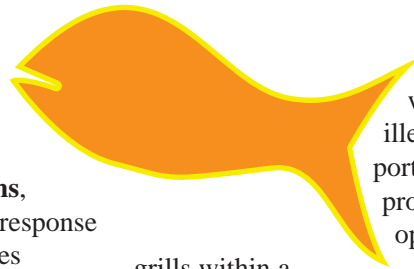
Please visit the PPI website, under facilities, to obtain a copy of our Emergency Hurricane Preparation guideline.

## DECK & ROOF SAFETY REMINDER

Managers should remind residents of the importance of using precaution and common sense when utilizing decks, porches and roof tops for any outdoor activity. Peabody Properties urges all to use structures such as: porches, balconies or decks for their intended purpose while keeping in mind its allotted capacity.

The following are useful safety tips to keep in mind when occupying outdoor structures:

Use of "flat roofs" that have not been permitted for an assembly or recreational use by the town or city is prohibited due to potential safety issues such as lack of railings, egress or structural integrity.



In accordance with Code, it is illegal to use portable charcoal, propane and gas operated cooking

grills within a building or structure including: balconies, fire escapes, porches and roofs.

When using a deck, be aware of the load the deck is carrying. The amount of people and outdoor furniture must be considered when assessing if a structure is being utilized properly. Decks are constructed to withstand a reasonable load, provided the deck is designed and constructed to the standards of current applicable codes

If these structures are in need of maintenance due to normal wear and tear, Managers must hire a licensed contractor and secure all required permits before work can proceed. Take the age of the structure into consideration. Managers should be aware of the structural integrity of their porches and decks. Older decks which were built to the standards of earlier editions of the state building and zoning codes may need to be updated.

## CARBON MONOXIDE DETECTORS

According to the Journal of the American Medical Association, carbon monoxide poisoning is the leading cause of accidental poisoning deaths in America. Carbon monoxide is an odorless, tasteless, invisible gas. Carbon monoxide results from the incomplete combustion of fossil fuels, such as wood, kerosene, gasoline, charcoal, propane, natural gas, and oil.

Carbon monoxide is present in low levels in the air. In the home, it is formed from incomplete combustion from any flame-fueled (i.e., not electric) device, including ranges, ovens,

clothes dryers, furnaces, fireplaces, grills, space heaters, vehicles, and water heaters. Furnaces and water heaters may be sources of carbon monoxide, but if they are vented properly the carbon monoxide will escape to the outside. Open flames, such as from ovens and ranges, are the most common source of carbon monoxide. Vehicles are the most common cause of carbon monoxide poisoning.

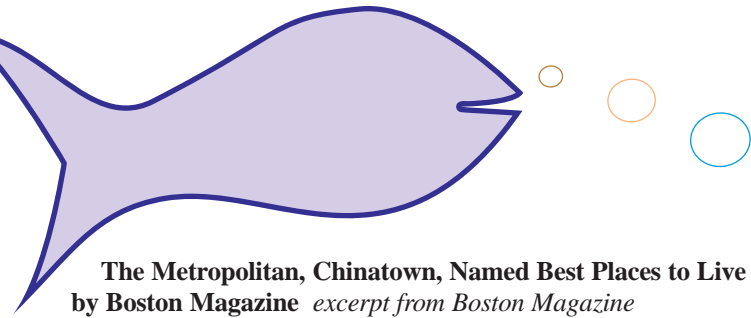
Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Do not place the detector right next to or over a fireplace or flame-producing appliance. Keep the detector out of the way of pets and children. Each floor needs a separate detector. If you are getting a single carbon monoxide detector, place it near the sleeping area and make certain the alarm is loud enough to wake up residents.

Be aware that the average life span of many carbon monoxide detectors is about 2 years. The 'test' feature on many detectors checks the functioning of the alarm and not the status of the detector. There are detectors that last longer, indicate when they need to be replaced, and have power supply backups. When deciding to purchase or replace a carbon monoxide detector, you need to consider not only the number and type of carbon monoxide sources, but also the construction of the building. Newer building may have more airtight construction and may be better insulated, which make it easier for carbon monoxide to accumulate.

Facilities is gathering bulk purchasing options for all sites for 2011-2012. Please contact your facility manager for more information as well as consider the costs for budgeting purposes, if your property requires replacement.



**Safety matters**



# Fish Food for Thought

**The Metropolitan, Chinatown, Named Best Places to Live by Boston Magazine** excerpt from *Boston Magazine* ([http://www.bostonmagazine.com/best\\_places\\_to\\_live/articles/best\\_places\\_to\\_live\\_feature\\_2011](http://www.bostonmagazine.com/best_places_to_live/articles/best_places_to_live_feature_2011))



For downsizers willing to navigate around the gaping hole of the old Filene's building, this area is a comer. Textile-supply buildings have been transformed into chic lofts starting in the \$400,000s. What these areas lack in a Trader Joe's or a Whole Foods, they make up for in theaters and restaurants galore. And of course, the Residences at the Ritz-Carlton embody all the services and fabulousness you'll ever need. Where you should be looking: The Metropolitan on Harrison Avenue in

Chinatown. The high-rise is near the Theater District, the Orange and Silver lines, and scores of ethnic restaurants; plus, there's 24-hour concierge service. It's like the Ritz, but closer to everything, and cheaper.

**Cause for Applause!! Braintree Village, Braintree, MA** has reached a significant milestone by achieving 100% occupancy!



**Cedars Health Fair:** The Cedars Assisted Living, Dartmouth, MA hosted a Health Fair on May 19th that was open and free to the public. Southcoast Hospitals Group Mobile Health Van was on-site offering free cholesterol, glucose, and colon cancer screenings.

**Jeannie Crane & Susan Gustin join RHA Emerging Leaders Committee:** Jeannie and Susan have been elected to serve on the Rental Housing Associations Emerging Leaders Committee. As members, they will be chairing the Social Subcommittee. Look for upcoming news about our Kick Off and New Membership Event

**Homeless Mission** by Donna Travares, Property Manager - Bourne Mill, Tiverton, RI  
On February 19th through the 26th, Donna Travares spent the week in Harrisburg PA with a youth group from Barrington United Methodist Church. There were 14 middle & high school age children and 4 adults (including Donna). During the week, they worked with a homeless program called the Helping Hands of Grace and organized a clothing closet which provides free cloths, shoes and coats to the homeless. They shoveled snow as part of the programs fundraising efforts and, prepared and served a dinner. They also participated in a one-on-one night with the homeless in which they shared their stories of why they are homeless and what

it is like to live on the streets. "It was an unforgettable eye opening

experience that everyone should open themselves up to at least once in their lifetime," Donna said.



**Royalty on Royal Wedding Day:** Peabody accounting Princess' (from left) **Noreen Henderson, Annie Acerra, Mary Blackstone**. All working and playing hard.

**Best Practices Committee:** welcomes new members **Kerri D'Amico** and **Karen Moreno**

**Document Manager:** Reminder to stay afloat of new policies, procedure and forms by logging onto [www.peabodyproperties.com](http://www.peabodyproperties.com). Updates are posted monthly. Contact HR if you need access to your username and password.



**Weston Little League Wins Championship:** Peabody Properties is the proud sponsor of the Weston Little League "Twin Team", who took the championship title on Saturday, June 18th. What a great TEAM EFFORT! Congratulations to all the players and the coaches.



**Wedding Bells:** Congratulations & wishing you many years of joy and happiness - **Lisa MaGuire, Beth Ferrari, Liz Tracey & Margie DeFrancesco** - all Corporate Office staff

**Stork Time:** Happy & big congrats to the following staff on your brand new beautiful baby - **Roshalene Boddien**, RSC, baby Rose on 3/2; 8lb 4oz & 22"; **Benvinda Cardoso**, RSC, baby Anaiya on 5/26; 7lb 13oz & 20"



## PPI Awarded WBE Certification

Peabody Properties is proud to announce that our business is now certified as a woman-owned business enterprise (WBE) for all business activities of real estate management; leasing; sales/ marketing; resident services and development. Peabody Properties will be listed in both the Supplier Diversity Office (SDO) Directory and in the Massachusetts Central Register, which are published on regular intervals.

## PPI Gold Sponsor at RHA's 2011 Spring Golf Outing

The 2011 RHA Spring Golf Outing was held on June 8th at LeBaron Hills Country Club in Lakeville. Real estate professionals from across Massachusetts got an opportunity to elevate their game and mingle with colleagues at LeBaron Hills which offers 18 holes of exceptional beauty and relentless challenges. Jeannie Crane took the title *“Winner of Longest Drive & Closest to Pin”* while Guy Corricelli's foursome took 2nd place.



Regional Mgrs. Adam Kenney & John McKee



Diane Wholey - Dir. of HR/ Benefits; Rob Crowley - Reg. Operations Director; Jennie Crane - Marketing



Guy Corricelli, Controller; Karen Fish-Will, VP and President Elect RHA

## Fair Housing Training



Top: Tracy Lynch, PMgr. Powdermill Village and Lisa Gagne, Regional Resident Service Coordinator.

Right: from left Marcy Grady, RSC Saunders School, Rosie Rodriguez, PMgr. Rita Hall/Saunders School and Lina Llamas, Asst. PMgr. Market Mill

Over 80 PPI employees attended the Fair Housing seminar on 6/15 at Braintree Village.

## Melville Towers, New Bedford, MA - Health Fair

Melville Towers hosted a Community Services Fair on June 9<sup>th</sup> for residents and guests. Health service agencies and businesses in the field of finance, travel and communications were on hand to provide information and health screenings. Special treats for residents and guests included a complimentary continental breakfast and raffles to win goodie bags.

A generous turnout of visitors was made possible by promoting this event via the senior activity pages of local newspaper and distribution of flyers to local Councils on Aging.

Special thanks to all the team members who assisted in making this event possible, including resident volunteers, the Melville Towers management & maintenance staff, RSC Manager Kimberly Brown and RSC Maria Hernandes. Whether skirting tables or serving breakfast, everyone worked together as a team to provide an informative and enjoyable fair.



**PPI Job Fair**

Residents and guests taking advantage of health screenings and info. Bottom right: Jeanne Futtie, Assistant Property Manager at Melville



## Crafty Marketing - An "idea" Journal

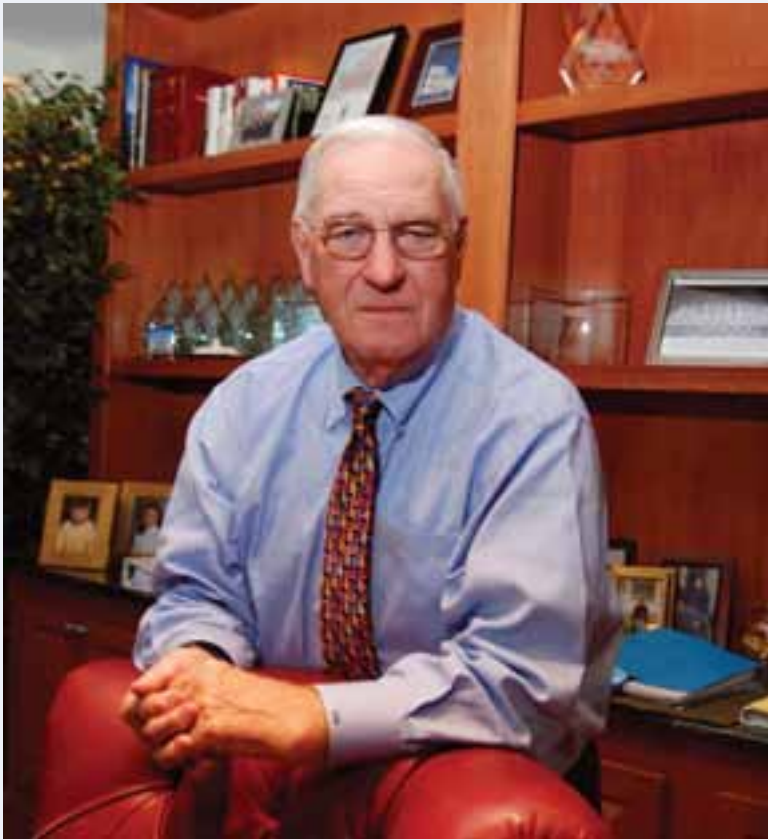
Need ideas to welcome residents into their new homes or for a promotion or just to hand out but not enough in your budget? Check out these tried and true trends and ideas to drive traffic to your site.



from top left: PRSI - Lynne Sales and Lisa Maga; Bill Dever, Kevin Jenkins, Scott Chakoutis, Monicka Hasani; Alyson Walsh, Susan Gustin, Jeannie Crane, Kim Zine



from left: 1. Nylon People (dirt & grass seed mix - head will spout "hair"! Complete with decorating outfits using paper cups. 2. Bamboo gift with tag "work, learn & grow" for visitors at job fair. 3 & 4. Labels for resident welcome gift - pie and plants.



IN MEMORIAM  
**One Year Anniversary**

**Edward A. Fish**  
June 13, 1933 - June 15, 2010

Edward A. Fish, Founder and Chairman of Peabody Properties ended his life's journey on June 15, 2010. Under his leadership and direction, Peabody Properties has flourished to be what it is today... one of the most committed and experienced management companies in New England. Dad's vision and passion was acutely focused on creating affordable housing that truly made a difference in the lives of many. "He has left an indelible imprint on our company and on the housing industry as a whole and, he is profoundly missed, but never forgotten", said Karen Fish-Will and Melissa Fish-Crane.



Your trusted full-service real estate partner, providing the highest quality management, marketing, leasing, development and resident services to residential communities throughout the East Coast.

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