



## Tenant Feature: Meet Trederick

Conversation with Miwa Grajkowski-Blas

When I first called Trederick, he was watching the Brewers play. You can't interrupt the game! We decided to talk the next day. It was definitely worth the wait. Listening to Trederick talk about his hobbies was inspirational.

Trederick, who grew up in Milwaukee, now lives in the East Bluff neighborhood of Madison. He first came to Madison eleven years ago, moving here permanently 7 years ago.



Some of Trederick's hobbies are gardening, oil painting, woodworking, and fishing. With gardening, Trederick only grows vegetables that he can preserve. He cans, freezes, or dries his vegetables. He is working on getting a food dehydrator. Trederick also makes his own soups and sauces which he puts in Mason jars so they have a shelf life.

Trederick learned to paint with oil paints by watching Bob Ross shows, which he watches just about every day. Trederick shared that Bob Ross "has one of those voices that you can listen and relax to". It's so relaxing that Trederick has even fallen asleep to Bob Ross' voice. When I asked if he hangs his paintings on his walls, he said no. His daughters have his paintings. Trederick is working on another painting. It takes time as you have to wait for the oil paint to dry before you can paint over it.

Trederick has quite the list of wood working items that he's built: custom furniture, cabinets, game boards, medicine cabinets, jewelry boxes. He used to sell them but hasn't done much of that lately.

When I asked Trederick about fishing for enjoyment, he said he LOVES the taste of fish. Fishing also relaxes him. He shared that he is often blessed by a child walking by when he hooks a fish. Last year a 6-year-old girl from the Ukraine walked by with her mother just as he hooked a fish. They came here fleeing the war in Ukraine. Trederick asked the girl's mother if the girl could reel the fish in. It was such a fun and meaningful experience. The mother took pictures. She thanked Trederick, saying it truly made their day.

Thank you Trederick for sharing your stories and making my day.





Save  
the  
Date

Thursday, 10/3/24  
3:00 – 4:00pm  
**Tenant & Landlord  
Community Learning**

The purpose of this gathering is to share important information regarding property management and to listen to tenant needs and concerns.

Join us in this time of community and learning!

Snacks and beverages will be provided.

For location of meeting, please call 608-277-8330, press 0.

We've updated our  
website!

[www.housinginit.org](http://www.housinginit.org)

Be sure to check out the TENANT INFO page for helpful links and information. You can submit Maintenance Requests, update your contact information, and see how to pay rent. You can also sign up to receive newsletters via email.



What is the best way to communicate with you? If there's an emergency or a question that needs your immediate input, how should we contact you? Do we have your current phone number and email address? You can receive Property Management Newsletters, rent receipts, pest control notices by email.

### Ways to Update Your Contact Information

Stop by our office

Call 608-277-8330, press 0

Fill out the Update Contact Information form at [www.housinginit.org/tenant-info/](http://www.housinginit.org/tenant-info/)

Email us at [frontoffice@housinginitiatives.org](mailto:frontoffice@housinginitiatives.org)



Beginning January 1, 2025, cash payments will not be accepted.

Talk to Property Management for alternative methods of payment.



# Repair Responsibilities

Call Property Management (608-277-8330) for things that need to be fixed. Tenants will not be reimbursed for work they perform.

## Tenant Responsibilities

- Keep the apartment in a safe, sanitary condition.
- Notify the landlord if smoke detectors are not working properly.
- Comply with all local housing codes.
- Keep the thermostat set at a reasonable temperature to prevent freezing of pipes and other equipment.
- Report all damages caused by the tenant and their guests to Property Management.
- Alert the landlord of any maintenance concerns before they become larger issues.

## Landlord Responsibilities

- Keep heating, plumbing, electrical system, and building structure in good condition.
- Keep common areas such as hallways, storage areas, laundry rooms, parking lots, and yards in good condition.
- Maintain all supplied equipment, including all appliances.
- Comply with all local housing codes.
- Provide a working smoke detector on each floor including the basement. If a tenant gives notice that the smoke detector is not working, the landlord must fix it within five days.
- Install and maintain carbon monoxide detectors.



We want to give a shout out to the following people who care for our trash, recycle and clean up at properties.

- |             |          |          |           |           |
|-------------|----------|----------|-----------|-----------|
| • Anthony   | • Jacob  | • Marcel | • Michael | • Ricky   |
| • Catherine | • Jerome | • Marcus | • Mishal  | • Robert  |
| • Dustin    | • Julie  | • Marc   | • Paul    | • See     |
| • Elvin     | • Larry  | • Mark   | • Regeis  | • William |



## Keys and Locks

All front entry doors are to remain locked and closed at all times.

If keys are lost or stolen, it should be reported **to the Property Management office immediately**. You will be charged for the replacement of the keys and lock change.

Residents are prohibited from copying keys. Residents are prohibited from re-keying their own lock.

This Fall we will be testing all apartment door locks. If locks are found to have been changed, tenants will be charged for replacing locks and keys that are issued by Housing Initiatives, Inc.



## UW-Madison: Rent Smart Free Virtual Programs

<https://fyi.extension.wisc.edu/rentsmart/rent-smart-online/>

What you will learn:

- Planning for and meeting monthly expenses
- Tips for finding and maintaining affordable housing
- How to complete an application and why landlords screen applicants
- Strategies for building positive relationships with landlords and neighbors
- Responsibilities and rights of landlords and tenants

Currently scheduled program options:

- September 2024 – Tuesdays and Fridays 9-10 am – September 10, 13, 17, 20, 24, and 27 (check in September 3 9-10 am)
- October 2024 – Wednesday and Thursday 11 am – Noon – October 9, 10, 16, 17, 23, and 24 (check In October 2 11 am – Noon)
- November 2024 – Saturdays 9:00 – 11:30 am – November 2, 9, and 16 (check in October 26 9-10 am)
- December 2024 – Tuesday and Thursdays 7-8 pm December 3, 5, 10, 12, 17, and 19 (check in November 26 7-8 pm)

Location: Live, online instruction via Zoom; Zoom links will be sent a week prior to the check in date.

Online registration form: <https://go.wisc.edu/Rentsmartregister>

Cost: FREE!



A common tenant request is to unclog the toilet.

Some common reasons for a clogged toilet are:

- Using too much toilet paper
- Putting non-flushable items in the toilet
- Issues with the main sewer line
- Issues with the toilet itself

### 5 Tips to Prevent a Clogged Toilet

1. Never put anything except toilet paper in the toilet.
2. Don't use "Johnny cakes" or any toilet bowl cleaner that mounts inside the toilet bowl.
3. Never flush sanitary products or "wipes" down the toilet.
4. Keep combs, brushes, toothbrushes and small toys far away from the toilet.
5. To keep your toilet clean, use only a toilet brush and liquid cleaner.

## Plunger 101

**Cup Plunger:** The proper use of a cup plunger is to unclog sinks and bathtub drains that can't be cleaned with pliers or a wire hook. Plug the overflow hole, use the plunger to seal the drain, then run water over the cup until it's submerged. Plunge up and down hard, and check for drainage every ten strokes or so.



**Flange Plunger:** "Flange" is a word you'll hear a lot when shopping for a plunger. It refers to the rubber plug attached inside the cup which keeps the plunger from inverting. Unlike cup plungers, flange plungers are designed for toilets. The flange is the first part of the plunger to enter the toilet and seals the pipe more tightly than the cup alone could.



**Beehive Plunger:** Beehive plungers are designed to be versatile. Instead of a cup, they have a stout rubber attachment shaped like a beehive, which tapers off to a smaller flange at the bottom. Not every toilet drainpipe has the same diameter, but the beehive's inverted-dome structure means you can just keep pushing until it creates a seal.



**Tiered Plunger:** Tiered plungers work on the same principle as beehive plungers, but with several flat tiers instead of a rounded edge. If you aren't sure a plunger will fit your toilet, or if you want one plunger to use in multiple toilets, you can't go wrong with either a tiered or beehive plunger.



If your toilet is overflowing, turn off the water supply to the toilet. The water supply valve is usually located behind the toilet. Turn the valve clockwise until it is completely closed. Submit a Maintenance Request.

## **EMERGENCY MAINTENANCE**

Most maintenance issues are not emergencies. Things like dripping water, AC not working, clogged toilet, or refrigerator not working are *not* considered emergencies. These are priorities. For instances like these, submit a Maintenance Request and we will prioritize them accordingly.

True maintenance emergencies are things that put your health or the building at immediate risk. Examples are entry door is damaged and not secure, water overflowing, no heat in winter, loss of power to an entire area. Before calling Emergency Maintenance, ask yourself, "Can this wait until morning or a weekday, or does this need attention right now?"

The Emergency Maintenance number is for after-hours emergencies only, between 5:00pm and 8:00am. (608) 334-7886

### **Ways to Submit Maintenance Requests**

Call 608-277-8330, press 0

Email: [frontoffice@housinginitiatives.org](mailto:frontoffice@housinginitiatives.org)

Online form: [www.housinginit.org/tenant-info/](http://www.housinginit.org/tenant-info/)

In person: Property Management Office: 1110 Ruskin Street

### **Administrative and Property Management Staff**

1110 Ruskin St is the main office for Housing Initiatives property management



**Brad Hinkfuss**  
Executive Director



**Karen Andro**  
Property Manager



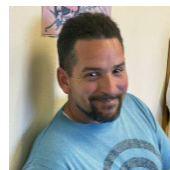
**Aruni Wickramasinha**  
Finance & Business Operations  
Manager



**Miwa Grajkowski-Blas**  
Property & Office Operations



**Ed Lumby**  
Director of Maintenance



**Tim Lumby**  
Maintenance Technician



#### **How can we improve?**

We value your input and would love to hear from you. Please stop in, call, or email.