

# CHAD Welcomes & Thanks

Department managers from Carol Stream Home Depot store donate landscaping material, volunteer at a CHAD home in Wheaton

You may know Home Depot employees for their orange smocks, but how about their



John Hadac (l.) and Scott McArdle, long-time managers at the Home Depot in Carol Stream, braved chilly temperatures while planting nearly 50 perennials at a CHAD home during November.

orange work gloves ... working in your yard?

Carol Stream Managers **John Hadac** and **Scott McArdle** gave up their smocks and donned dirty Home Depot work gloves on Nov. 8 to finish a landscaping makeover at a CHAD home in Wheaton. The duo spent nearly two hours spreading fertilizer, planting nearly 50 perennials, digging a new tree and arranging mulch. "We were glad to make the house look like the best on the block," said McArdle, who organized the project on behalf of the Carol Stream Home Depot.



531 E. Roosevelt Rd., Suite 200  
Wheaton IL 60187



## Holiday Help Ideas

Residents can use your help during the holidays!

Consider buying extra **grocery** or **discount store gift cards** and drop them off at CHAD's Wheaton office. The extra help will stretch our residents' budgets a little further. Thank you!

Contact us at (630) 456-4452

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

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Issue ONE

A Quarterly Newsletter to CHAD Residents & Supporters



**CHAD**  
COMMUNITY HOUSING  
ADVOCACY & DEVELOPMENT



## Mark your calendar >>>

CHAD celebrates 30 years of providing housing to Chicago's Western Suburbs

6 – 8:30 p.m.

Thursday, May 16, 2013

Mayslake Peabody Mansion  
1717 W. 31<sup>st</sup> Street, Oakbrook

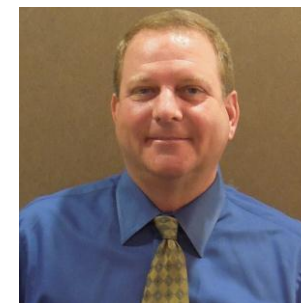
Join us in celebrating CHAD's 30<sup>th</sup> anniversary at the Mayslake Peabody Estate in Oakbrook. Spend a fabulous evening enjoying the warmth of this 1921 Tudor Revival mansion while enjoying live music, outstanding food and the company of good friends. Make your early-bird reservation now for only \$50 at [www.chadhousing.org](http://www.chadhousing.org)!



## New Leadership at CHAD

Brian Worth brings fresh management savvy

CHAD's board of directors has appointed **Brian R. Worth, Esq.** as the organization's new executive director. Brian has more than 15 years of experience in affordable housing development and Section 42 portfolio management, including large-scale acquisitions, underwriting and operating budget analysis, as well as construction and facilities oversight.



Brian brings significant experience in all phases of managing organizations of significant complexity. He has helped organizations expand their housing portfolios while maintaining sound cost controls and adhering to sound management tenets. In addition to his hands-on experience in housing and real estate, Brian is also an attorney with a law degree from DePaul College of Law.

He also holds an Illinois Real Estate Broker license and is an Associate Member of the Appraisal Institute.

*"Brian's clear communication and respectful management style bodes well for*

*CHAD's future."*  
– Nancy Singer  
CHAD Board President

These considerable skills and experience enable Brian to accurately assess property values, estimate costs to upgrade and maintain properties, as well as direct others in the organization to apply for grants, seek housing and select appropriate tenants.

CHAD is the largest nonprofit provider of affordable housing in Chicago's Western Suburbs, with 400+ units across 29 communities in DuPage, Kane, Cook, and Will counties. CHAD's mission is advocating for and providing quality, affordable housing for low- to moderate income individuals and families.

By Brian Worth, CHAD Executive Director

## CHAD's New Aurora Single-Family Homes



First, let me take this opportunity to introduce myself and welcome you to the CHAD community!



I hope we have the chance to personally meet and for us to share in a conversation about CHAD and what it means to you. I am very excited about our partnership with the city of Aurora. Through the city and its administration of federal initiatives, CHAD has purchased five single-family homes in highly desirable neighborhoods close to excellent recreation, public schools, health care, good-paying jobs and other amenities. These are areas where families can settle down, develop deep roots and thrive in a nurturing environment. We are excited to begin renting these homes in the spring of 2013. Continue to watch our website at [www.chadhousing.org](http://www.chadhousing.org) for availability updates.



Secondly, CHAD is hard at work in increasing the maintenance standards of its more than 400 units in 29 communities across DuPage, Kane, Cook and Will counties. As you see on the neighboring page, we have a new maintenance team dedicated to top customer service. Please join me in welcoming **John Ware**, our new facilities director, **Jodi Middleton**, property manager, **Enes Lukovac**, maintenance supervisor, **Audrey Krysko**, maintenance technician and **Mikhael Gritsak**, maintenance vendor. Our residents are already raving about this new team. A community member from Glen Ellyn called us to say Enes, "is a kind and considerate maintenance man" and that he "cares for their units and the building." Wrote one resident: "He is greatly appreciated at this location."

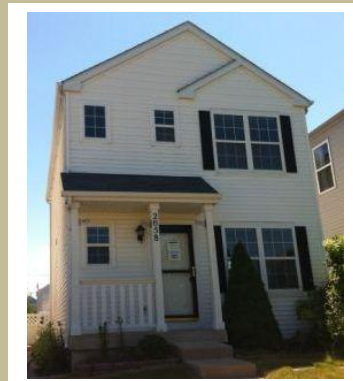


Residents also marveled that CHAD's new cleaning crew was down on their knees scrubbing. One resident commented the building looks great and that he is extremely happy with CHAD's services.

It was a bittersweet experience to accept the resignation of **Jan Kay** as CHAD's interim executive director and board president effective Sept. 24. While Jan provided an exemplary level of commitment and dedication in this dual role for six months, she has supported CHAD in many ways since it formed nearly 30 years ago. The good news is Jan continues as a tireless advocate for affordable housing throughout greater DuPage, and is also a mentor and inspiration to many of us. While we wish Jan the best, we know she is always available when we need her!

I am delighted to announce **Nancy Singer**, director of administration for College Church in Wheaton, has stepped up as CHAD's new board president. **LaSandra Kittling**, a CHAD resident with nonprofit advocacy experience, has also joined the CHAD board. Welcome!

From our family to yours, please accept our best for a very happy holiday season and New Year!



## Enjoy these Upcoming Family Events through the End of 2012

### Elmhurst

- **Family Open Gym through Dec. 16**

This is free program for children ages 4-14 with a parent at Churchville Middle School. This program is part of a new cooperative effort between the Elmhurst Park District and Elmhurst School District 205. Play basketball, soccer, tag, or other games of your choice. Please note parents are required to remain at the site with their children during this program.

- **Amazing Gingerbread Houses Nov. 26**

Ultimate Classes and Parties designed this program for youth ages 3-12 with a parent; everything is provided including a snack and beverage. The event is at the Wagner Community Center Multipurpose Room D.

- **Tree Lighting, 6 p.m., Dec. 6**

Join the holiday spirit in an old-fashioned celebration at Wilder Park. Featuring holiday sounds from local choral groups, a special visitor from the North Pole, and live reindeer, the Old-Fashioned Tree Lighting will put you in the holiday spirit. Warm up with cookies and hot cocoa as your family enjoys the wonderful tree decorations created by local organizations.

### Lisle

- **Tree House Tales at The Morton Arboretum through Nov. 30**

Play in the Empress Tree Castle or the Burr Oak Clubhouse Hideaway at "Tree House Tales at The Morton Arboretum!" Admission is free with an Arboretum pass.

### Lombard

- **Jingle Bell Jubilee, Dec. 1**

The event includes the lighting of the Village Christmas Tree, the arrival of Santa Claus to Downtown Lombard, the Lombard Park District Holiday Walk at Lilacia Park, free visits with Santa, train rides, and live entertainment throughout the downtown with scenes from the Nutcracker displayed in business windows.

- **Daddy/Daughter Holiday Dance, Dec. 7**

Dads and daughters ages 3 – 10 can enjoy dancing, games, a dessert table and visit from Santa at the Lombard Community Building. Dads can pre-order a corsage and have it waiting for them at the dance.

### Villa Park

- **Fall Festival - An Arts & Crafts Affair through Nov. 18**

More than 500 artists & crafters from 30 states fill the Villa Park Odeum Expo Center with hand-made items just in time for your holiday shopping. Also included are stage entertainment, refreshments and hourly giveaways.

### Warrenville

- **Holly Days, Dec. 7**

Enjoy a spectacular light display along IL Route 56, a visit from Santa, bonfire, raffles, free horse and carriage rides, refreshments and entertainment.

### Westmont

- **Holly Days Winter Festival through Dec. 31**

Special events and activities include Holly Days Gift Bazaar, Holly Days Food Drive, 5K Family Fun Run/Walk, Frost-Tee Golf Outing, Grinch Candy Cane Scramble, Holly Days Giving Tree, Business Decorating Contest, Phone Calls from Santa, Santa's Mailbox, Polar Express, Breakfast with Santa, Lunch with Santa, and more. Opening ceremonies on Nov. 23 include the 10th Annual Frosty & Friends Parade, Mr. & Mrs. Claus, and the tree lighting ceremony.

### Wheaton

- **Cosley Zoo Festival of Lights – 3 – 9 p.m., Nov. 27 – Jan. 1, 2013**

More than 20,000 twinkling lights and hand-decorated trees transform the Cosley Zoo into a fairytale winter wonderland. Visit with the animals, including the zoo's newest residents, Sal & Val, at the Bobcat Exhibit. The festival also includes refreshments, stocking stuffer and holiday decoration vendors, and freshly-cut Christmas trees. Admission is free.



# CHAD Maintenance Team is Ready for Action

John Ware



**John Ware**, our new facilities director, joined the CHAD team in September. He has brought his welcomed knowledge of property management, supervisory and maintenance skills to CHAD with enthusiasm. John comes from Interstate Realty Management Company. With 20 years of experience, John expects to bring quality property management to CHAD. His goal is to help make CHAD the leader again by providing quality, affordable housing.

Andrey Krysko



**Andrey Krysko** is also joining the CHAD team as a maintenance technician. He was formerly employed by K & B Custom Homes, Inc. for 10 years as a project manager. His experience in HVAC, electrical, carpentry and plumbing is a huge asset to CHAD. His energetic, upbeat, and positive attitude, are rare qualities and important traits he brings to CHAD. Welcome aboard!



Jodi Middleton

**Jodi Middleton**, CHAD's new property manager comes from Foresite Realty Partners, LLC and has an extensive background in property management. In her short time with CHAD, her knowledge and energy has made a vast improvement to our team. Jodi's main responsibilities are preparing units for rental and spending time in the field performing inspections. Welcome, Jodi!

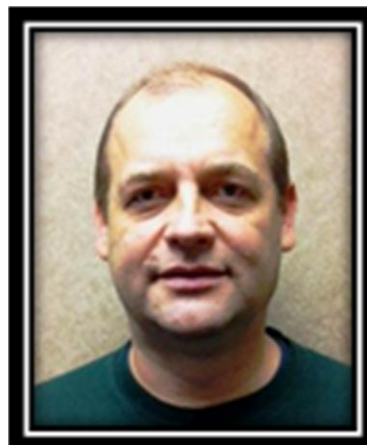


CHAD welcomes **Enes Lukovac**, as a new maintenance supervisor. Enes comes from Interstate Realty Management Company and he joins our staff with more than 20 years of maintenance experience. His expertise crosses the board in plumbing, electrical, and carpentry. He likes to make the residents happy in their homes by making sure repairs are done in a timely and quality manner. Enes is a great asset to CHAD because he knows how to get the job done.

Enes Lukovac



Mikhael Gritsak



As CHAD works to rebuild its maintenance team, we have added **Mikhael Gritsak** as a maintenance vendor. Mikhael comes to CHAD from Amerimax Home Products, Inc. He has 14 years of experience in the maintenance field. Mikhael's expertise and knowledge are welcomed by CHAD.

## CHAD office closings

Please note CHAD's offices in Wheaton and Aurora are closed on the following dates:

### Thanksgiving

Thursday, Nov. 22 & Friday, Nov. 23

### Christmas

Monday, Dec. 24 & Tuesday, Dec. 25

### New Years

Monday, Dec. 31 & Tuesday, Jan. 1

# CHAD is a Crime-Free Multi-Family Housing Program

*Initiative is a win-win for the 29 communities where CHAD owns multi-family properties in DuPage, Kane and Cook counties*



CHAD participates in the program by partnering with local police in the towns and villages where CHAD owns multi-family properties. Staff asks residents to sign a Crime-Free Housing Addendum when they move in. The result of this team effort is a safer, more habitable environment in which to live. For example, the initiative does not allow residents to prop open common doors. Loitering is also not tolerated on CHAD properties.

The Crime Free Multi-Housing Program is a state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs in apartment properties. This program was successfully developed at the Mesa Arizona Police Department in 1992.

The International Crime Free Multi-Housing Program has spread to nearly 2,000 cities in 44 U.S. states, five Canadian Provinces, Mexico, England, Finland, Japan, Russia, Malaysia, Nigeria, Afghanistan, and Puerto Rico.

Vandalism to CHAD properties can result in costly repairs. Graffiti on brickwork is difficult to remove and is unsightly. Residents should call the police and the CHAD office immediately if they see or know of anyone vandalizing and endangering the safety of others. There are anonymous tip lines for reporting criminal activities.

Violating any of the provisions in the addendum is a serious violation and material non-compliance with the Residential Lease Agreement.

## ask the experts >>>

**Q:** Where is a local food pantry?

**A:** Go to the DuPage County Food Pantry Map at [dupageco.org/FoodPantries](http://dupageco.org/FoodPantries)



The DuPage County Food Pantry Map provides helpful information for residents needing food assistance. It provides location, eligibility, service hours and contact information for every food pantry in DuPage County. Residents may also print information for each pantry as a reference. For more information, call the DuPage County Dept. of Community Services at (630) 407-6500.



## How to Make CHAD Homes Look & Smell Good All the Time

*Follow these common-sense rules to make sure CHAD's multi-family properties are maintained to top standards all the time*

## Here Are Six "Yes!" Activities to Proper Garbage Disposal

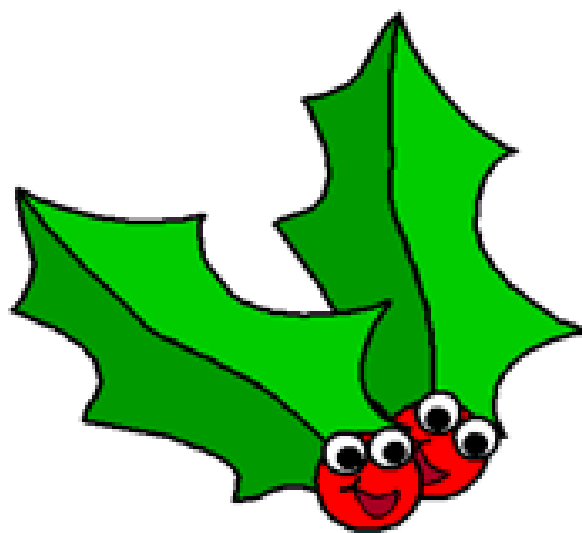
- **YES:** Place trash contained in a tightly tied plastic bag before placing in the dumpster!
- **YES:** Keep the dumpster lid closed at all times!
- **YES:** Break down all boxes!
- **YES:** Show children how to safely use the dumpster and corral. Youth can become great role-models on how to keep common garbage areas neat and clean!
- **YES:** Keep the corral gate closed as a proactive way to deter animals!

## And the "No's" Include...

- **NO:** Refrain from throwing loose garbage around the dumpster
- **NO:** Do not dispose of flammable, toxic or hazardous materials; furniture, mattresses, box springs, appliances, tires or automobile batteries

## Christmas Word Search

O B E A Y H A R E E S P G L R T  
 F R Q N G L E T O B A R N R V I  
 C W N I A I I T N Y M E I U S N  
 M O E A N C E M E A T S F D T S  
 Y L O D M L Y N A U S E F O H E  
 S L E K T E M D R F I N U L G L  
 O E L S I I N K N U R T T P I C  
 R U I O H E E T T A H S S H L A  
 F M H C H Y S S T O C K I N G S  
 S E I R R E B N A R C S E V L E



candycane  
 chimney  
 Christmas  
 cookies  
 cranberries  
 elves  
 family  
 holly  
 lights  
 mistletoe

ornament  
 presents  
 reindeer  
 Rudolph  
 Santa  
 sleigh  
 stockings  
 stuffing  
 tinsel  
 turkey



*Bake these easy-to-make cookies into the shape of an ornament. Enjoy them as snacks or as colorful holiday decorations!*

**Yields:** 50      **Total Time:** 40 min      **Prep Time:** 25 min      **Oven Temp:** 350

### Ingredients

- 2- 3/4 cups all-purpose flour
- 1/2 teaspoon baking powder
- 1/4 teaspoons salt
- 1 cup or 2 sticks unsalted butter, at room temperature
- 3/4 cups sugar
- 1 large egg
- 1-1/2 teaspoons vanilla extract

### Directions

1. In a large bowl, whisk together the flour, baking powder, and salt.
2. Using an electric mixer, beat the butter and sugar until light and fluffy, about 3 minutes. Beat in the egg and then the vanilla.
3. Reduce the mixer speed to low and gradually add the flour mixture, mixing just until incorporated. Shape the dough into 4 disks and roll each between 2 sheets of wax paper to 1/8 inch thick. Chill until firm, 30 minutes in the refrigerator or 15 minutes in the freezer.
4. Heat oven to 350 degrees F. Line baking sheets with parchment paper. Using floured cookie cutters, cut out cookies. Place on the prepared sheets. Reroll, chill, and cut the scraps.
5. Bake, rotating the positions of the pans halfway through, until the cookies are lightly golden brown around the edges, 10 to 12 minutes. Let cool on the sheets for 5 minutes before transferring to wire racks to cool completely.