

# COMMUNITY DIRECTOR UPDATE

**JANUARY 1, 2025**

## **COMMUNITY NEWS**

January marks a new year and we hope you and your families had a wonderful holiday season and great start to the 2025 year. We are excited to be in the new year and we look forward to this year's community events!

Did you have a live tree this holiday season?

Air Force Academy Military Communities is working with Embassy Site Management, our landscape and snow removal firm, to help remove live trees!

Embassy Site Management will do a pick-up on:

- Friday, January 3
- Monday, January 6 through Friday, January 10

Please have your tree to the dumpster for Main Douglass Valley and Pine Valley or curbside for MilCon and Upper Douglass Valley **by 7:00 am in order to get picked up.**

Friendly reminder, that all decorations must be removed from your tree prior to pick-up. This is required to ensure proper disposal.

**Our offices will be closed Wednesday, January 1st.**

If you have a maintenance related emergency, contact (719) 982-4800 option #1 to be connected with our on-call maintenance technician.

### **Leasing Office Contact Information**

-  (719) 982-4800
-  [afacontact@huntcompanies.com](mailto:afacontact@huntcompanies.com)
-  [airforceacademyfamilyhousing.com](http://airforceacademyfamilyhousing.com)

### **TRASH SCHEDULE**

**Recycling: Jan 2, 16, 30**

**Trash Day: January 2, 9,  
16, 23, and 30.**

## **FRIENDLY REMINDER**

### **Holiday Lighting and Decorations**

We wanted to send out a quick reminder about holiday lighting and decorations. Decorative lighting for other time periods may be installed/displayed three weeks prior to the holiday and removed no later than seven (10) days after the holiday. All lighting and décor must be removed from premises and stored properly no later than January 10, 2025.

### **How Does BAH Work?**

With the new 2025 rates released, we want to take a moment to explain how your money is applied to your rent. For active-duty service members, your rent is paid in arrears, meaning funds we receive the first of the month are applied to the month prior.

On January 1, your LES should reflect a pay statement ending December 31. New BAH rates are not applied until mid-month January, and fully on February 1. You will not see any adjustments to your 2025 BAH allotment until mid-month January.

### **Air Filter and Carbon Monoxide Sensors**

Don't forget to replace your air filter at least monthly. We recommend the 1st of every month. This will help keep your heater working properly this winter season. **If you need a replacement air filter at no charge, visit the Community Management Office during business hours to pick up a FREE air filter.** Be sure to test your smoke detectors and carbon monoxide sensors twice a month. We recommend doing this every pay day, so do not forget.

## **UPCOMING COMMUNITY EVENT**

### **POPCORN FRIDAYS!**

Date: Every Friday in January!

Time: 9am - 5pm

Location: AFA Clubhouse

Popcorn Fridays has returned! We would love for you to stop by for popcorn and to say hello!



## MAINTENANCE TIPS

### To Flush or Not to Flush...

At Air Force Academy Family Housing, sewer backups caused by improper flushing are a recurring issue. These backups pose serious health risks, but together, we can prevent them!

- **Flush Only Toilet Paper:** Use single or double-ply toilet paper, which is designed to break down and not clog pipes.
- **Use Drains for Water and Soap Only:** Drains are meant for used water and soaps from cleaning or washing activities.



### DO NOT Flush These Items:

- Facial tissue, baby wipes, or any kind of wipes—even if labeled "flushable" or "biodegradable."
- Paper towels or cotton swabs (e.g., Q-Tips).
- Disposable diapers, feminine hygiene products, tampons, or their applicators and packaging.




These items do not break down in the sewage system and can lead to costly clogs.

- **Avoid Pouring Fats, Oils, and Grease Down Drains:** Use an old can to collect grease and dispose of it in the garbage when full.


If you have additional questions about what items can and cannot be flushed down the drains and/or toilets, please contact (719) 982-4800 or [afacontact@huntcompanies.com](mailto:afacontact@huntcompanies.com).

If you have already contacted our local Management and Housing office team and are not satisfied with the outcome, or if you have words of praise to share, we encourage you to reach out to our senior management.

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**Jennifer Adams**

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**Director of Operations**  
**Molly Koerperich**

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# JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			<p><b>Change your Air Filter!</b> 01</p> <p><b>OFFICE CLOSED</b></p> <p>Rent is Due!</p>	02	<p>03</p> <p><b>Pizza Party</b> Fridays all month!</p>	04
05	<p>06</p> <p><b>Christmas Tree Pickup with Embassy Site Management starts</b></p>	07	08	<p>09</p> <p>Law Enforcement Appreciation Day</p>	<p>10</p> <p><b>Last Day for Christmas Tree pickup</b></p>	11
12	<p>13</p> <p>HMCF Scholarship Program Launches</p>	14	<p>15</p> <p><b>Check your Smoke Detectors and Carbon Monoxide Sensors</b></p>	16	17	18
19	20	21	22	23	24	25
26	27	28	29	<p>30</p> <p><b>Check your Smoke Detectors and Carbon Monoxide Sensors</b></p>	31	