

WELCOME TO THE NEIGHBORHOOD: WHAT'S NEW IN THURSTON WOODS

Every newsletter we are going to welcome newcomers in the Thurston Woods community and highlight their journey to the purchase of their new home. The Neighborhood Coordinator at Agape Community Center has access to a variety of homeowner programs to pique the interest of potential homebuyers. The home buying process can be long, in-depth, and intimidating. Some common challenges include:

- Assessing financial situation
- Locating a Realtor
- Securing mortgage financing
- Locating earnest funds and down payment
- Negotiating points and fees

Agape Community Center can direct prospective home buyers to programs that will educate and walk them through every aspect of the home buying experience. Also, the Neighborhood Coordinator will coordinate programs and activities that will connect the new homeowner to the existing neighborhood.



Many soon-to-be first time homeowners go into the housing market without the knowledge of all the programs that will be able to save them time and money. One such home buying program that is being offered by Select Milwaukee has helped hundreds of families navigate the home finance and purchase process. Select

Milwaukee is able to offer financial readiness assessments that develop a personal plan and timeline to achieve budgeting and financial literacy. Homeowner workshops allow you to earn a Certificate of Homeownership Education that is required for many special programs. Also you can get advocacy services that help you with the preparation and submission of your mortgage loan package. You will be able to access first time home buying programs including the Individual Development Account (IDA) program offer through the Boys and Girls Clubs of Greater Milwaukee. The IDA program allows you to save up to \$1,000 and in turn the Boys and Girls Club will match every \$1 with \$4 for a total of \$4,000. This money can be used toward a down payment, earnest funds, or closing cost.

We encourage everyone to consider Thurston Woods as a destination to purchase a home and settle down with their families. The Thurston Woods neighborhood is a hidden gem. It is in a convenient location but has a suburban feel with its beautiful tree-lined streets and Havenwoods State Forest on its western boundary. Thurston Woods has a high rate of home ownership and would like to continue the trend of attracting concerned and involved residents to its affordable homes.

To get more information about Select Milwaukee or other reputable home buying agencies and resources, please contact Claudiare Motley at 464-4440 x239.



THURSTON Woods COMMUNITY NEWSLETTER

WELCOME FROM AGAPE COMMUNITY CENTER'S EXECUTIVE DIRECTOR



Welcome, Neighbors! My name is Sister Patrice Colletti, and I am the Executive Director at Agape Community Center, the neighborhood community center serving Thurston Woods and surrounding neighborhoods since 1986! Welcome to this first edition of the Thurston Woods Community

Newsletter!

Agape Community Center offers activities, programs and recreational fun for neighbors of all ages, and all of our activities are affordable. Youth and teens enjoy football, basketball, volleyball, arts and crafts, dance and music, homework help, driver education, workshops, and career readiness activities each Monday through Friday, 2:30-9:00 p.m., in age appropriate groups and schedules. Neighbors and friends share dinner (free) each Tuesday, Wednesday and Thursday, making new friends and visiting with neighbors at our community meals. Families can also access support and social services if they're experiencing challenges. Young adults, adults and seniors enjoy job and career related workshops, and adult education courses including cooking, art, health and wellness, and exercise. Volunteers of all ages work closely with thirteen professional staff members to make Agape Community Center a center for our neighborhood communities.

This newsletter is a part of our Thurston Woods Neighborhood Investment Initiative, a special project targeting the area within the boundaries formed by Sherman Boulevard, Douglas Avenue, Teutonia Avenue, and Silver Spring Drive. This initiative began in 2006, and has brought

our Thurston Woods neighborhood well over a quarter of a million dollars in improvements! It is a community-based project designed to increase home ownership, promote home improvements and "home make-overs," and strengthen connections between neighbors. We want to make Thurston Woods a place where everyone wants to live!

This newsletter will help you stay connected to the many wonderful happenings in our Thurston Woods neighborhood. We'll ask for your help, so that we can all be informed of upcoming events, activities, improvements, and projects. We'll also offer you tips on lawn and garden care, home improvement resources, and ways to access programs to help you and your family continue to upgrade your home. Through this newsletter, you'll also have a chance to meet new and long-time neighbors, find out about block projects and discover new opportunities for involvement in your neighborhood and community.

Why not start by discovering all that Agape Community Center itself has to offer? You can schedule a special "VIP" tour of the Center, with a brief overview of the dozens of programs that occur daily within our 18,000 square foot facility. Simply call us at Agape Community Center between 9:00 a.m. and 4:00 p.m. at 464-4440. We look forward to your visit!

Table of Contents

- Hello Neighborhood, pg. 2
- Get Involved, pg. 2
- Home Improvement Resources, pg. 3
- Calendar of Events, pg. 3
- What's New in Thurston Woods, pg. 4



Hello Neighborhood

My name is Claudiare Motley and I am the Neighborhood Coordinator with Agape Community Center. I have been with Agape since January 2008 as part of the Thurston Woods Neighborhood Investment Initiative.

The Thurston Woods neighborhood is a 50+ block area bounded by Sherman Blvd. on the west, Douglas Ave. to the north, Teutonia Ave. on the east, and Silver Spring Dr. on the south.

We have many strong qualities in our Thurston Woods neighborhoods and we want to make it even better. My job will use the reinvestment program to keep us moving in the right direction. The Thurston Woods neighborhood has a terrific future – and you are part of it. We have strong homeownership base along with caring neighbors. Also, we have community partners willing to invest in this neighborhood.

I look forward to working with you all on projects that have been implemented by Agape Community Center. We plan to continue:

- Paint & Fix Up Program (last year 18 homeowners received small grants to complete needed home improvements)
- Targeted Investment Neighborhoods (TIN) Program

GET INVOLVED!!

Are you happy with the direction your neighborhood is going? Have you wondered how you could get better service for your home or property? Let us get together and have our voices heard! The Agape Community Center is creating a Thurston Woods Landlord Association and individual block watch committees.

The Landlord Association would be for solid landlords with an interest in investing in our neighborhood's long-term success. These landlords want nice facilities,

(last year, 12 families were given a total of \$126,000 in financial support to rehabilitate their homes)

- Block Pride Projects (last year, neighbors joined together on projects and received small grants to make these block-based projects happen)
- Homebuyer Fairs (last year, homebuyers met realtors, attended workshops, and toured available properties)
- Meet and Greet with important officials

These programs have proven to be very successful and have had a positive effect on the community. Along with these programs I want to put into action some additional programs for 2008:

- Thurston Woods Newsletter
- Create a Landlord Association
- Strengthen and support neighborhood block watches
- Home landscape renovations programs
- Neighborhood Showcase and Tours
- Block Projects / Neighborhood Clean-ups
- A neighborhood 'blog' to raise Milwaukee's awareness of what a great place Thurston Woods is

I am excited about the endless opportunities for Thurston Woods and its wonderful residents. I truly believe that we can be the stimulus to create continued change and make us known as one of the most successful communities in Milwaukee. To learn more about the Thurston Woods Investment Initiative and how it can benefit you and your family, please call me, Claudiare Motley, Neighborhood Coordinator at 464-4440 x239.

few or no nuisances or problems, and good tenants. The Association will allow landlords to effectively work together on common concerns or beneficial projects.

A Neighborhood Block Watch is a crime prevention program which brings together active participation between citizens, local law enforcement, city officials, and city departments to reduce and prevent crime in our neighborhoods. It is also a great chance to get to know your neighbors and discuss different ways to increase the cohesiveness and value of your block.

If you are interested in participating in either the Landlord Association or a local block watch or just would like more information, feel free to contact Claudiare Motley, Neighborhood Coordinator, at 464-4440 X239.

3 in 30

Did you know you can have a property deemed a nuisance property by contacting the Milwaukee Police Department on 3 different occasions within 30 days? If a property is considered to be a chronic "nuisance," that property owner can receive fines from the Milwaukee Police Department and the Department of Neighborhood Services that will be added to their property taxes, if problems go ignored. A residential or commercial property can be deemed a nuisance. This ordinance is a useful tool to assist residents in ridding their blocks and communities of unsightly garbage, loud disruptive noise, pest and animal control, loitering, or if you suspect drug dealing. Here are some helpful tips to make this ordinance work for you and your neighborhood:

- When calling the Police Department or Department of Neighborhood Services, provide the address of the nuisance property, not yours.
- If you have names or descriptions of individuals participating in the activity please provide.
- License plate numbers if applicable.
- Give specific information to best assist the dispatcher.

Please remember, you always have the option to remain anonymous.

For Emergencies Call 911. For non-emergency situations, call District 4 Police Station at 935-7243. To report a nuisance, call 933-4444.

HOME IMPROVEMENT RESOURCES

If you live in a certain portion of Thurston Woods, you may be eligible for various home improvement loans and programs. The Paint & Fix-up Program

reimburses up to \$800 for exterior home improvement projects. The Target Investment Initiative (TIN) allows up to \$25,000 for homeowners and investors to complete interior and exterior home improvement projects. Interested? Please call Claudiare Motley at 464-4440 X239.

CALENDAR OF EVENTS

Weekly Events:

- Tuesday thru Thursday, 5:30-6:00 p.m., Community Meal Program
- Tuesday & Thursday, 4:00-5:00 p.m., Intergenerational BINGO
- Tuesdays, 6:00-7:00 p.m., Book Clubs
- Thursdays, 6:30-7:30 p.m., Job Readiness for Teens and Young Adults

March

- 11-13 Financial Fitness Week
- 28 Women's Day Celebration 11:00 a.m. - 1:00 p.m.

Other Events:

Computer classes anyone? Please call August Marie Richardson Wagner at 464-4440.

To register for any of the above listed events or to get more information, please call 464-4440.

