

# COLYER MANOR NEWSLETTER

January 2012

Fort Riley, KS

One Company. One Mission. Families First.®

## From the Desk of Alison Birney Community Management Director

2012 is stacking up to be a very busy year as we progress through our plans for improving family housing at Fort Riley.

Land development is currently underway for a new area of the McClellan Place Neighborhood near Ware Elementary School. This area will contain three- and four-bedroom homes for the following rank bands: E1-E5, E6-E8, E9 and W04-W05. Construction will begin in early 2012 and homes will be ready for occupancy in mid-2013. The demolition of the two-bedroom, apartment style buildings and renovation of three-, four- and five-bedroom town homes in McClellan Place has moved to Burnside Loop.

Also in 2012, demolition of 347 homes in the Warner Peterson Neighborhood will begin in July 2012 (continuing through 2013) and the first of 344 new homes will be delivered in 2014. The construction area includes homes from A.P. Hill south to Lorraine Circle and the former South Warner area at Thomas Avenue and Hampton Place.

Construction of homes in the Forsyth Neighborhood will be completed in December 2012. Once complete, this neighborhood will be home to 1,389 families. The amenities in the neighborhood will include 20 play areas, a neighborhood center, pool and athletic fields. A walking trail and bark park will be opened in 2012. These amenities are available for all Picerne Military Housing residents.

This summer, we will open the fourth

Neighborhood Center at Fort Riley in the Ellis Heights Neighborhood. Like our other Neighborhood Centers, this center will feature family-friendly amenities including: meeting space, fitness center, Wii café, great room and outdoor swimming pool.

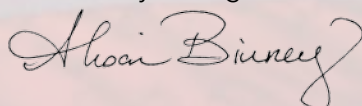
In early 2012, we will be revamping our curbside recycling program to improve the service to our residents who wish to recycle and to improve the quality of recyclable items taken to Fort Riley's recycling center. Please watch for more information on this in the very near future.

We have listened to your concerns regarding our after-hours answering service and are pleased to announce as of January 1 Picerne has changed service providers. This should be a seamless change with noticeable improvements in customer service when reporting emergency maintenance needs.

We hope you see the benefits of the improvements mentioned above and hope you will continue to provide us with your feedback so we can continue to better serve you.

Happy New Year from the entire Picerne Military Housing team at Fort Riley!

**Alison Birney**  
Community Management Director



## NEIGHBORHOOD OFFICE

### Neighborhood Manager

Linda Denning

### Assistant Manager

Kassie Mailhot

### Maintenance Supervisor

Dave Gingles

### Hours of Operation

M-F 8 a.m. to 6 p.m.  
SAT 10 a.m. to 5 p.m.

### Address

3011 Craig Avenue

### Phone

(785) 717-2255

### Fax

(785) 717-2256

### Website

[www.rileypicerne.com](http://www.rileypicerne.com)

### E-Mail

[colyermanor@picernemh.com](mailto:colyermanor@picernemh.com)

## Winter driving tips

Winter weather creates inconveniences and hazardous conditions. Below are a few simple, winter weather driving tips:

- **Decrease speed.** The posted speed limits are designated for dry pavement, decrease speed when driving in hazardous road conditions.
- **Refrain from using cruise control.** Roads that appear clear can have isolated icy spots and the lightest touch of your brakes to deactivate cruise control can cause you to lose control of your vehicle.
- **Watch for icy surfaces on bridges and overpasses.** Even when the rest of the road appears to be in good condition, bridges and overpasses frost over with ice first.
- **Clear snow and ice from vehicles.** Completely clear all windows and lights of snow and ice - even the hood and roof - before driving.
- **Leave plenty of room for stopping and brake early.** It takes more time to stop when roads are wet or icy and braking suddenly may result in them locking up.

## Be a responsible pet owner

Fort Riley is a poop and scoop community. It is the responsibility of the pet owner to pick up their pet's waste. Be courteous to your neighbors by removing all pet waste from yards and neighborhood common areas.

## GREEN CORNER

### TIP OF THE MONTH:

To save energy during the winter months, set your thermostat seven to 10 degrees cooler before you go to bed and turn the heat up in the morning. Doing so uses less energy than keeping the thermostat consistently set at the same temperature.



## New resources available on website

We encourage residents to visit our website at [www.rileypicerne.com](http://www.rileypicerne.com). Important and helpful information is on the site including several features residents can utilize. Two new options include viewing the neighborhood newsletter and submitting work orders.



To view the monthly newsletter, simply visit [www.rileypicerne.com](http://www.rileypicerne.com) and select the "resident" menu option, then your neighborhood. You can then click on the newsletter link at the bottom of the drop-down menu and download the monthly publication.

Routine maintenance requests can also be submitted online by selecting the "residents" tab at the top of the site and then clicking on "submit work order." Residents should fill out the form with as much detail as possible so your neighborhood team can identify and complete your request. If your work order is an emergency, please call your neighborhood office immediately instead of submitting the request electronically. The online form should not be used for any emergency situations, as they require a prompt response.



## Courteous parking makes for happy neighbors

Following these courteous parking guidelines will allow for everyone to find a place to park. Picerne Military Housing and your neighbors thank you for doing your part!

- If possible, park one car in your garage and the other in the driveway.
- If you have assigned parking spots, only park in the spot(s) assigned to you.
- Allow enough room for cars to easily exit parking spaces.
- Check to make sure that your car is not taking up more than one spot.
- All recreational vehicles must be parked at the DFMWR parking lot.
- When having guests over, please direct them to an overflow parking lot or to the end of the street. This will ensure that all residents have a parking spot when they need one.

## Snow removal information

Following a snow or ice storm, Picerne Military Housing's contractor will clear or treat all streets, public sidewalks and parking lots in each Neighborhood. A system is in place to first clear main roads to allow emergency vehicle access, then proceed to clear all residential streets and public sidewalks.

We request your patience and help during the times roadways are being treated by limiting travel; parking vehicles only in approved areas and avoid blocking sidewalks with vehicles. All of these actions assist in clearing the roadways and sidewalks more effectively and efficiently.

This year, residents in McClellan Place will hear a horn sound when the contractors

are ready to clear cul de sac parking lots. At that time, cars can be moved to allow the plows to more effectively clear the lots. All parking lot plowing will take place from 7:30 a.m. to 8 p.m. and after major road ways are cleared.

When residential streets are cleared, snow plows will leave drifts at the end of driveways. Please be prepared to clear these drifts after the plows pass by your home.

Residents are encouraged to keep their private porch, sidewalk and driveway free of snow and ice to avoid slips and falls. Complimentary traction control material is available at the Neighborhood Office.

## Trash Reminders

Please place trash and recycling containers at the curb no later than 6 a.m. on trash day, but not before 5 p.m. the day prior. Return containers promptly to storage locations after the trash and recycling have been collected.

To help keep your Neighborhood attractive and trash-free, please bag your trash and attend to containers and their contents if they tip over. Picerne will maintain all common areas in the neighborhood and it is the responsibility of residents to pickup trash in private yards.

## Our Family for Families First scholarship and grant applications available

Our Family for Families First, John G. Picerne's private charitable foundation, was established to support the educational goals of children and spouses of active-duty Service Members. College scholarships in the amount of up to \$50,000 for the children of active-duty Service Members and educational grants in the amount of \$5,000 are available each year for spouses of active-duty Service Members stationed at Aberdeen Proving Ground, Fort Polk, Fort Bragg, Fort Meade, Fort Rucker, Fort Riley and Fort Sill. Scholarship and grant applications for 2012 are available online at [www.ourfamilyfoundation.org](http://www.ourfamilyfoundation.org). Scholarship applications are due February 16, 2012 and grant applications are due May 17, 2012. Please review the information located on the web site for eligibility requirements and to learn more about the Our Family for Families First Foundation.

The Foundation is committed to supporting military families in the pursuit of higher education, instituting a tradition of community service and encouraging professional career paths through education, internships, and mentoring programs and has awarded more than \$3 million since 2006. It also serves to further the primary mission of Picerne Military Housing – putting military Families First™.



# Lifeguards Wanted!

Are you looking for a fun, summer job? Are you a certified lifeguard? Picerne is looking for lifeguards to work at our neighborhood pools this summer. Our lifeguards provide assistance and assure the safety of our residents while visiting neighborhood pools.

Duties of a lifeguard include maintaining safety around the pool by enforcing the rules and regulations, supervising all activity at the pool, maintaining the pool area and assisting with other duties.

If you are interested or would like more information about the lifeguard positions, contact Jeremy Brown at 785-717-2236 or by scanning the QR code to the right with your mobile device. If you do not have a QR scanner on your phone, you can search for the application in the App Store on your mobile device to download a reader.



## Holiday decoration and live tree disposal reminders

We are pleased to provide complimentary disposal of fresh pine trees after the holidays. If you are interested in taking advantage of this service, please place your tree at the curb on the normal trash day. All decorations and lights need to be removed before discarding the tree.

As a friendly reminder, all outdoor holiday lights and decorations need to be taken down no later than January 8.

# JANUARY

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

**New Year's Day**

**All Picerne Offices closed**

*Trash Day (3000-3069)*

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**Remove all outdoor holiday decorations**

*Trash Day (3100-3150)*

*Trash Day (3000-3069)*

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**Martin Luther King, Jr. Day**  
Office open 9 a.m. to 1 p.m.; All other Picerne Offices closed.

*Trash Day (3000-3069)*

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*Trash Day (3100-3150)*

*Trash Day (3000-3069)*

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*Trash Day (3100-3150)*

*Trash Day (3000-3069)*

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**SAVE THE DATE!** Family Game Night - Friday, Feb. 3, 6 to 8 p.m. at the Forsyth Neighborhood Center.

