

JAN
2022

WHIDBEY ISLAND INSIGHTS NEWS & STORIES



Our CEO's Message



Dear HMC Residents,
Happy New Year!

Hoping this finds you well after the holidays and ready for 2022. At Hunt Military Communities, this is a time for our teams to reflect on the past year and prepare for what I know will be exciting changes coming for our residents. In 2022, HMC will strive to meet and exceed the needs of our residents by focusing on several key areas.

Our main area of concern is your Resident Experience and the delivery of service by our team. Focus groups will be utilized at many communities so that we can better understand any perceived shortcomings and actively seek to improve our service to you. We are committed to the long-term health of our communities and by continuing to develop programs and services that benefit our residents, we hope to see our communities continue to flourish. Please stay tuned for updates on these, and other, programs.

Again, Happy New Year and best wishes for a happy, healthy, and successful year!

Best,

A handwritten signature in black ink, appearing to read "B. Stann".

Brian Stann, President & CEO
Hunt Military Communities



HuntMilitaryCommunities.com



CONTACT INFORMATION



Please see below for our updated
contact information:

Office Phone Line: 360-679-4241

Leasing Phone Line: 877-340-9055

Maintenance Work
Orders: 866-616-3267

Email: northsoundrso@huntcompanies.com

Garry Oak Tree Planting

A Different Kind of Christmas Tree

By Jon Hill - NASWI Environmental Protection

At one point Oak Harbor's namesake tree, the garry oak, was almost eliminated from North Whidbey due to destruction of its prairie ecosystem. "The garry oak can take more than a century to grow to full size, so it will take some time to rebuild the population," says Brad Gluth of Garry Oak Society, a local non-profit dedicated to repopulating the species in the area. "We should have started planting them 50 years ago."

Fortunately, the folks in Housing are helping with repopulation efforts. In addition to saplings planted years ago along Regatta and behind the Victory Terrace Community Center, Housing PPV Maintenance coordinated with Garry Oak Society this December to plant 10 more saplings outside the Victory Terrace and Crescent Harbor community centers.

Currently, the saplings are covered with fencing barriers to prevent deer and rabbits from eating them. So if you see one of these barriers with a tiny oak inside, think about how one day that tree will be a sixty-foot giant appreciated by our children's children, and generations to follow.



New Year Recipes

Toasted Ravioli

Recipe courtesy of Lauren via Delish.com



INGREDIENTS:

- 2 large eggs
- 1/2 c. milk
- 1 c. Italian bread crumbs
- 1/4 c. freshly grated Parmesan cheese, plus more for serving
- Kosher salt
- Freshly ground black pepper
- 1 lb. frozen ravioli
- Marinara, warmed (for serving)
- Vegetable oil, for frying
- Marinara, sauce for serving

DIRECTIONS:

1. Line a large baking sheet with parchment. In a shallow bowl, whisk together eggs and milk. In another shallow bowl, combine bread crumbs and Parmesan. Season with salt and pepper.
2. Working one at a time, dip ravioli in egg mixture then in bread crumbs, pressing to coat. Place on prepared baking sheet. Freeze until solid, 30 minutes.
3. In a large pot over medium heat, heat 2" oil until shimmering (about 365°). Working in batches, fry ravioli until golden and pasta is cooked through, 3 to 4 minutes, flipping as necessary. Place on a paper towel lined plate and immediately sprinkle with more Parmesan.
4. Serve warm with marinara for dipping.

Andes Brownies

Recipe courtesy of Lena via Delish.com



INGREDIENTS:

For the brownies:

- 1 box brownie mix, plus ingredients called for on box

For the buttercream:

- 1 c. (2 sticks) butter, softened
- 4 c. powdered sugar
- 1 tsp. mint extract
- 3 tbsp. heavy cream
- green food coloring

For the ganache:

- 1 1/2 c. chocolate chips
- 3/4 c. heavy cream

DIRECTIONS:

1. Preheat oven to 350°. Grease an 9x13" pan with cooking spray.
2. Prepare brownie batter according to package directions and pour into greased pan. Bake for 25-30 minutes, until a toothpick inserted into the middle comes out clean. Let cool to room temperature.
3. Make buttercream: In a large bowl using a hand mixer or the bowl of a stand mixer using the paddle attachment, beat butter until fluffy. Add powdered sugar and beat until combined, then add peppermint extract and heavy cream and beat until combined. (If you desire a thinner consistency, add 1 more tablespoon cream.)
4. Spread buttercream over brownies in an even layer. Place in refrigerator while you make your ganache.
5. Make ganache: Place chocolate chips in a medium, heatproof bowl and set aside. Heat heavy cream in a small saucepan over medium heat. When bubbles begin to break the surface around the edges of the pan, turn off the heat.
6. Pour the hot cream over chocolate chips. Let sit for 5 minutes, then whisk constantly until the sauce is smooth. Pour over the mint layer. Refrigerate brownies until the ganache has set, about 15 minutes. Slice into squares and serve.



Winter Weather Reminder

We wanted to give you some information given the current weather conditions. Also, we wanted to give you some tips to make the cold weather easier to handle. With winter weather, here are some tips you can follow to help prevent major problems.

1. Open cabinets during extended periods of below freezing temperatures so that the warm air can reach pipes along exterior walls that are often exposed to the most extreme temperatures.
2. Remove all hoses from hose bibs.
3. Turn on faucets so that they drip in occupied homes during extended periods of below freezing temperatures. Dripping faucets can help prevent freeze ups.
4. Notify the leasing office if you're going on vacation for extended length of time.
5. Do not turn off your thermostat while on vacation or away from your home. Maintain a constant temperature of 55 degrees or greater.
6. Any registers in unused spare rooms should be left open in order to keep the room warm and prevent interior water lines from freezing.
7. Remember to keep your garage roll-up doors closed when not in use to prevent freezing of interior pipes or belongings.
8. Do not warm up your vehicle inside your garage, this can create high levels of carbon monoxide in your garage and your home.
9. Make sure heat registers or baseboard heaters are not obstructed.
10. Be mindful of hazardous road conditions during winter weather activity. Maintain appropriate speeds and take extra precautions when necessary.

We will still respond to Emergency & Urgent Maintenance needs that are called in.
The Emergency Work Order Phone is, (866) 616-3267. We appreciate your understanding.

MAINTENANCE CORNER



Air Filters/Furnace - Check your filter monthly. Your central heating unit works hard to push air throughout your house. By changing your filters on a regular basis, you help the unit operate efficiently and effectively. We change them quarterly for you. Visit our self help section in our Maintenance Shop if you would like to change them monthly. Please remember to periodically run/check your furnace and ensure that it is working properly before seasonal changes begin. Contact maintenance with any issues that may be occurring.

Exhaust Fans - Dust, lint and debris accumulate in bathroom fans. An accumulation of dust, lint and other debris cause bathroom fans to seize and burn. Check and clean your exhaust fans on a regular basis to ensure they are free from dust and debris. Please contact our maintenance department if you feel the fan is not operating properly or may need to be checked by a technician.



Hose Bib Covers - As the temperature begins to drop, frozen pipes become a concern. Check your outside faucets and disconnect any hoses that may be attached. Secure your hose bib covers over the faucet for protection. If you are in need of hose bib covers, the maintenance shop has them available for resident use.

Smoke Alarms/Thermostats - Test all smoke alarms to make sure they are working properly. Replace batteries if necessary. Check your thermostats to ensure they are working properly. If you plan to travel, please contact your local management office to make them aware and reduce your temperature to 65 degrees while away from the home.



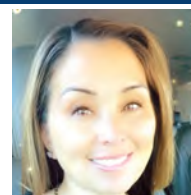
We're Here for You!



Matt Bush
Community Director



James Mauck
Community Supervisor



Divinia Nichols
Community Manager



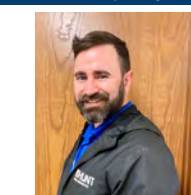
Jen Jones
Community Manager



Louise Aldana
Maintenance Manager



Heather Eaton
Maintenance Manager



Nathan Kline
Maintenance Manager



Tony Peppy
Maintenance Supervisor

Contact Information
Neighborhood Management and
Maintenance Offices open:
Monday - Friday 8:00-5:00pm
Closed Saturday & Sunday

Office Phone: 360-679-4241
Available for Emergencies 24/7:
866-616-3267

Victory Terrace - 2205 Egret Drive
Crescent Harbor - 1930 Magnolia Way
Maylor Point - 1093 Mt. Stewart Loop
Maintenance Shop - 2372 Robin Street

Facebook: www.facebook.com/whidbeyislandfamilyhousing
Website: [whidbeyislandfamilyhousing.com](https://www.whidbeyislandfamilyhousing.com)





COMMUNITY ADVISORY BOARD

CREATING BETTER COMMUNITIES TOGETHER

- HUNT MILITARY COMMUNITIES -



GET INVOLVED & BE AN ACTIVE
VOICE FOR YOUR COMMUNITY



HUNT IS EAGER TO CREATE A COMMUNITY ADVISORY BOARD
**TO BETTER SERVE OUR RESIDENTS
& MEET THEIR NEEDS.**

We are **LOOKING FOR MOTIVATED RESIDENTS**
that would like to get involved and be an active
voice for the community.

If you interested in being a voice for the community contact the Management Office at:

360.679.4241 • NorthSoundRSO@huntcompanies.com

Winterize YOUR HOME

The cold weather is upon us & frozen pipes could be a possibility.

Here are **9 things you can do** when temps reach 32 degrees & lower to help prevent pipes from freezing in your home:

✓ **Disconnect Garden Hoses**

In November, disconnect your garden hose from the outside hose bib and store until Spring. If they are not disconnected, you will risk the water freezing and pipes bursting in your home.

✓ **NEVER Turn Your Heat Off Under Any Circumstance**

Set your thermostat no lower than 65 degrees. Even if you are planning on going out of town or leaving your home for more than 24 hours, it is imperative to leave the heat running to help prevent your pipes from freezing and bursting.

✓ **Let Your Faucets Drip**

Open your faucets in the kitchen and bathrooms to allow the cold water to drip. This allows for the water to have a constant flow and assists with preventing pipes from freezing.

✓ **Keep Your Garage Door Closed**

Keep your Garage Door completely closed when not in use during the Winter months.

✓ **Open Cabinets**

During extended periods of below freezing temperatures, keep kitchen and bathroom cabinets open so that the warm air can reach pipes along exterior walls that are often exposed to the most extreme temperatures.

✓ **When Leaving for Vacation**

Notify the leasing office if you're going on vacation for an extended length of time.

✓ **Leave Registers in Unused Rooms Open**

Any registers in unused spare rooms should be left open in order to keep the room warm and prevent interior water lines from freezing.

✓ **Do Not Warm Up Your Vehicle Inside Your Garage**

This can create high levels of carbon monoxide in your garage and your home.

✓ **Remove Heater Obstructions**

Make sure heat registers or baseboard heaters are not obstructed.

**In the event you have frozen pipes or pipes that have burst, call in an Emergency Work Order immediately.
As a reminder, never use your stove or oven to heat your home.
Maintenance 24/7 Phone Line: 866-616-3267**



HUNT HEART PROGRAM

SPOUSAL OUTREACH SUPPORT

Life as a military spouse has its own challenges, but deployment brings on additional challenges for the spouse who cares for the home. Today's military families may be faced with multiple deployments or have to leave home for extended periods of training and the spouse who stays home shoulders the responsibility of maintaining the home life, and caring for children and pets, often while supporting a career. Spouses of deployed service members are faced with fulfilling the roles of both parents while bearing the emotional load of concern about the safety of the deployed spouse and the risk they face abroad.

Hunt recognizes these challenges and cares about our service members and their families. This is why we have established the **Hunt Heart Spousal Outreach Support (SOS) Program** for our resident families during a time when the spouse is deployed or away from home.

The **Spousal Outreach Support (SOS) Program** is backed by a team of caring individuals whose goal is to make life a little bit easier and bring smiles to the faces of family members while the service member is not there.

QUALIFICATIONS

Any resident with a spouse who is deployed, will be deploying or will be leaving for an extended period of time qualifies to be in the Hunt Heart Spousal Outreach Support Program (SOS).

ENROLLMENT

Residents who want to be considered for the SOS Program should contact the leasing office for enrollment. You will need a copy of your orders and a Power of Attorney to get started.

The **SOS Program** serves as an added bonus to living at a Hunt military community by providing deployed or absent service members peace of mind knowing that their loved ones will always have someone to contact for assistance while they are away.

SPOUSAL OUTREACH SUPPORT (SOS) BENEFITS:

- Maintenance Plus
- SOS Days
- SOS Resources

SOS MAINTENANCE PLUS

Maintenance Plus is designed to assist families with tasks that are traditionally done by the absent family member. Services provided are in addition to the 24 Hour Emergency and routine maintenance services that are already provided.

Services may include but are not limited to:

- Assistance with hanging pictures
- Assembling bikes and toys
- Changing light bulbs or moving furniture
- Mowing lawns
- Putting up or taking down Christmas decorations
- Grass cutting
- Weed removal from flowerbeds
- Shoveled sidewalks during snow events
- Box and packing material up

SOS DAYS

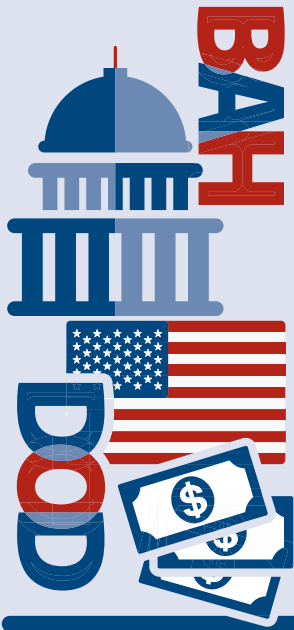
SOS Days are special events and days of family oriented activities dedicated to family of absent or deployed spouses.

SOS RESOURCES

SOS Resources are provided to assist our families in preparing and planning for deployment.

There are many decisions that have been made prior to deployment and preparing for deployment and preparing for deployment is paramount to family well-being.

WHERE DOES YOUR BAH WITH HUNT MILITARY COMMUNITIES GO?

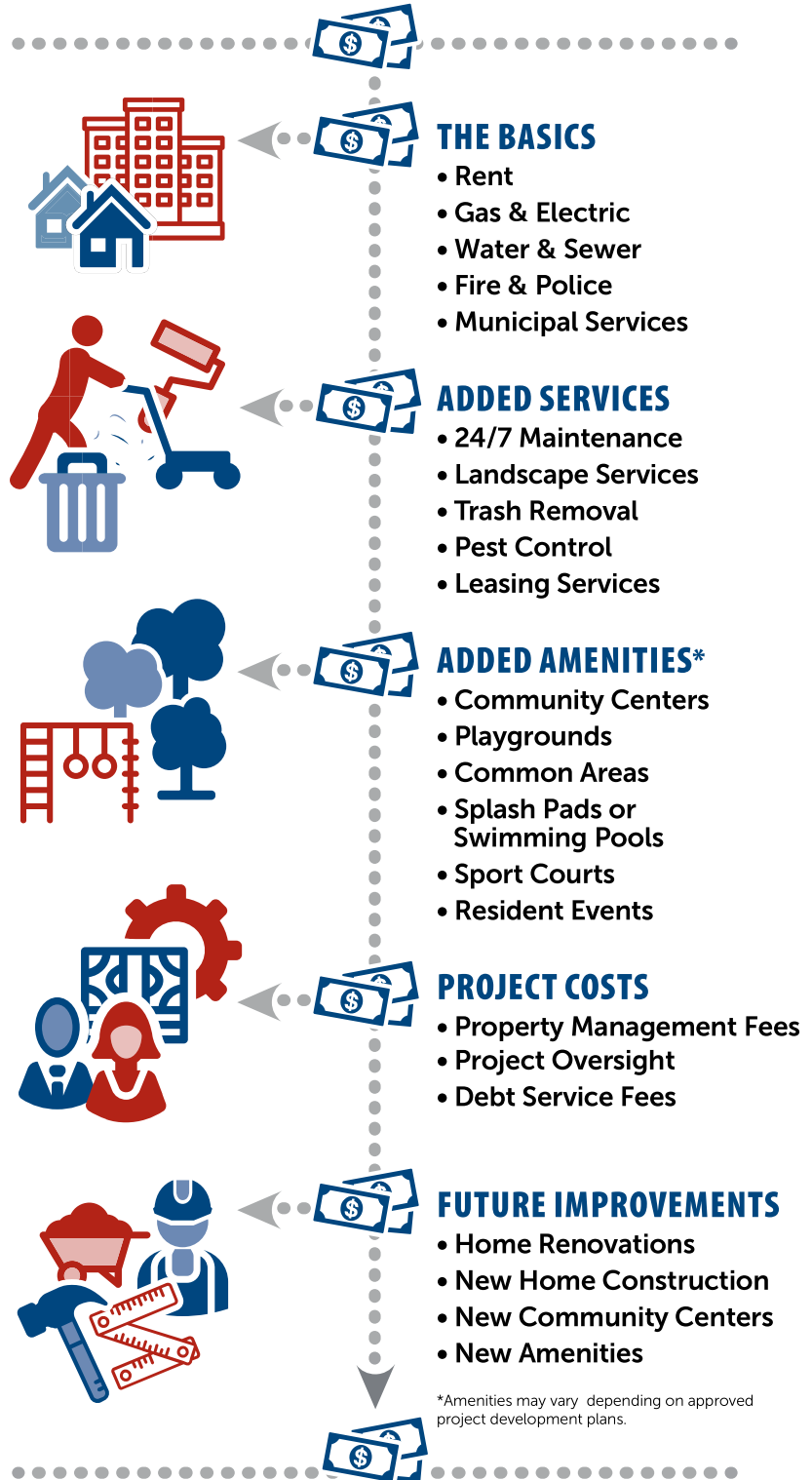


Your Basic Allowance for Housing (BAH) is the stipend the Department of Defense allocates for you to pay for the majority of rent and utilities.

HuntMilitaryCommunities.com



Your BAH with Hunt Military Communities Includes:



BAH funds are reinvested back into the project for current and future service members' needs.



IS GOING “PAY” PERLESS!

The Safe, Secure, and Seamless way to make payments.

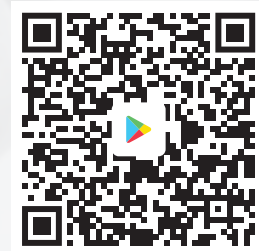
HMC is now accepting online payment options only. Residents may utilize the following online payment services:

Hunt Resident App  • **Hunt Resident Portal** • **WIPS Walk In Payment System**

Benefits of Paying Online

- ✓ Eliminates the Need to Drop Off Payments
- ✓ Secure Payments Can Be Made Right from Your Phone or Device
- ✓ Payments are Posted to Your Account Immediately
- ✓ Email Receipts are Sent Directly to Your Inbox
- ✓ Never Forget a Payment Again, Set Up Recurring Account Payments
- ✓ Pay Without Fees for Direct Bank Account Payments

Scan the QR code with your phone to download the **Hunt Resident App** 



Please contact our office if you need assistance setting up online payments via the Hunt Resident App/Portal or WIPS.