



**DELUZ**

HUNT MILITARY COMMUNITY

**AUG '23**  
NEWSLETTER



## BACK TO SCHOOL

Hunt Military Communities Foundation (HMCF) and Operation Homefront are excited to collaborate again to bring school supplies to military children before the 2023-2024 school year. This year, HMCF secured 2,314 backpacks filled with school supplies and will be distributing them throughout August to HMC communities within the continental U.S. and Hawaii.

Each year, Active Duty Service Member school-age children between the ages of who reside in Hunt Military Communities homes are eligible to register for a backpack. This program, in its third year, aims to alleviate some of the financial burden military families face when getting their children ready for school by providing backpacks with a variety of needed supplies, including pens, pencils, paper, scissors, and binders all tailored to the needs and grade levels of the children.

Hunt Military Communities Foundation and Operation Homefront are proud of the partnership and this most worthwhile program that provides needed supplies to our military families.

760-281-2900



@DeLuzFamilyHousing



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# IMPORTANT EVENTS

## Otter Pop Friday

Come and cool off poolside with your favorite DeLuz Team, and enjoy your delicious Otter Pops on Friday, August 4th.

## Trick or Treat in August

Who said it needs to be Halloween to have a tasty treat! Come by the Leasing Office on August 15th and enjoy saying "Hello" to your DeLuz staff while gathering your yummy treats.

## R.E.D.

On August 25th, come and enjoy some yummy popcorn and wear RED to "Remember Everyone Deployed."

# MOVING SOON? THE NOTICE TO VACATE PROCESS

## Are you and your family moving soon?

If so, please remember you must provide DeLuz Family Housing a written 30-Day Notice to Vacate and a copy of your Orders if applicable. If not, you will be financially responsible to fulfill a 30-Day Notice to Vacate.

## Where can you get a 30 Day Notice to Vacate?

You can visit DeLuz website at [www.DeluzFamilyHousing.com](http://www.DeluzFamilyHousing.com) and download the 30-Day Notice to vacate form or we will accept a written 30-Day Notice to Vacate on any piece of paper as long as it states your full name, current address, telephone number, date you wish to vacate your home, and your signature. NOTE: An email is NOT a valid 30-Day Notice to Vacate

## How can you submit a 30-Day Notice to Vacate and a Copy of your Orders to DeLuz Family Housing?

There are three (3) different ways to submit:

- Deliver your Notice to Vacate and a copy of your Orders if applicable to the Community Management Office,
- Scan a PDF file of the 30-Day Notice to Vacate with a copy of your Orders if applicable to [DeLuzleasing@huntcompanies.com](mailto:DeLuzleasing@huntcompanies.com) or;
- Email [DeLuzleasing@huntcompanies.com](mailto:DeLuzleasing@huntcompanies.com) and a 30-Day Notice to Vacate will be sent to you for signature via DocuSign

## What if you cannot give a valid 30-Day Notice to Vacate because of short notice Orders

Short notice Orders are when you receive official Orders not allowing you to give the required written 30-Day Notice to Vacate. As long as you provide a Notice to Vacate in writing, copy of your Orders, letter from your Commander validating the Orders, and are approved by the Community Manager and/or Community Director you will not be held financially responsible to fulfill a full 30-Day Notice to Vacate.

# COMMUNITY IMPROVEMENTS

Here at DeLuz, we are committed to making improvements. We are continuing our exterior paint project in Central DeLuz and working on curb appeal throughout the community.



## EMPLOYEE SPOTLIGHT

### Miriam Solis

Miriam Solis is a Resident Service Specialist here at DeLuz Family Housing. She likes to going camping and loves to go on vacation trips. When asked what she loves about her job, Miriam said, "I love to help people by offering excellent customer service and by being a great listening ear."



### PET OF THE MONTH

Haley Brooke Hutchens' pup Scout



### PET OF THE MONTH

Lydia Holk's pup Casper

# THE PROPER CARE AND FEEDING OF YOUR GARBAGE DISPOSAL...

What is my garbage disposal good for? That's a great question! Your garbage disposal is a very useful tool and an integral part of your home's whole plumbing system. A garbage disposal is a machine that is primarily used to shred food waste into super small pieces that won't clog pipes. It's smart to run your disposal regularly and to keep it clean. And it's important to always run your disposal with cold running water, which solidifies any grease or oils so they can be ground too.

Things it can be used for include soft-cooked food plate scrapings, fruit peels, ice cubes, etc. The disposal helps to keep plumbing pipes cleaner and running unclogged by those substances that would otherwise cause major plumbing issues all the way down the line.

Using a garbage disposal helps to cut down on odors in garbage. The downside to using a garbage disposal is that the disposal itself can develop a foul odor, particularly if you put forbidden food items down the drain and clog up the disposal. Your garbage disposal is one of the most convenient appliances in your home, but it is also one of the appliances that we get called about the most for repairs. In many cases, garbage disposal problems are avoidable if you know how to properly use and take care of your unit. By using the garbage disposal tips below, you can keep your unit running smoothly and avoid unnecessary repairs.

## **All of these items are safe to put down your disposal:**

- **Citrus rinds:** Small sections of citrus fruits also naturally clean your disposal and leave your drain smelling fresh.
- **Egg shells:** The hard shells also help clean and sharpen garbage disposal blades.
- **Cooked meat scraps:** Food scraps leftover from dinner are fine if they end up in the garbage disposal after washing dishes. Just avoid large amounts or big chunks.
- **Fruit scraps:** Apples, oranges, bananas, berries, and grapes are all fine if they end up going down the garbage disposal. They also help to freshen your drain.
- **Most vegetable scraps:** Pretty much all veggies are fine to let run through the garbage disposal. There are a few that are too fibrous and therefore might be hard on your disposal, which we listed below.

## **Please don't put these items down your garbage disposal:**

There are a few biodegradable items that aren't a good idea for disposals and we've highlighted two at the top of our list. These are our two favorite culprits: PASTA AND RICE. These foods can go in the trash. They contribute to a high percentage of our calls for clogged kitchen sinks and the plumbing pipes beyond.

- **Pasta:** Pasta expands in pipes, even after it's been shredded to bits, which will cause clogs.
- **Rice:** Just like pasta, Rice expands so please avoid letting it slip into your disposal to join the other stuff that wants to clog your plumbing, too.
- **Grease:** Avoid pouring grease or anything super fatty down your drain or in your garbage disposal. It congeals into a big, nasty mass that will clog your pipes.
- **Potato peels:** Potatoes are really starchy, which isn't a good combination with your garbage disposal, drain, or pipes. These cause clogs. Toss in the garbage or compost instead.
- **Fruit pits:** Fruit pits are best to be deposited in your compost or garbage, not the disposal.
- **Large bones:** If you're finding yourself trying to shove something in the disposal, then it's too big. Toss big bones in the compost or trash.

- **Shrimp/Seafood shells:** Shrimp shells are pretty tough and can also leave a not-so-fresh scent.
- **Banana peels:** Because they're super fibrous, toss your banana peels in the compost instead.
- **Nuts:** Let's just imagine peanut butter in your garbage disposal for a moment. Yeah, not such a good idea.
- **Corn husks:** Husks are another fibrous material that make your disposal work really hard. It's best to toss them in the compost.
- **Onion skins:** Onion skins are also a no for the garbage disposal.
- **Artichokes:** The leaves of an artichoke are really tough and can get caught in the disposal blades, causing it to break down.
- **Asparagus:** Another fibrous veggie that isn't good for the blades of your disposal, and it composts well, too.

## **And really, really, don't put these items down your garbage disposal:**

- **FATs and Oils:** While your garbage disposal can handle liquid or semi-solid fat, grease, and oil, the rest of your Home's plumbing system cannot. Instead, throw the greasy stuff out with the trash; seal liquid oil and grease in a can or jar first.
- **Shells:** Just like shrimp shells, other shells aren't good for your garbage disposal. (Yes, we know it's on here twice!).
- **Broken glass/beer bottles:** Please do not put broken glass in your garbage disposal.
- **Sanitary Wipes:** Wipes go in the trash...not in the plumbing EVER!
- **Fish Tank rocks:** After all...they are rocks! To put it bluntly, these are NO BUENO for blades.
- **Coins and Rings.**
- **Baby Pacifiers and Small Toys:** Turn off the power to the garbage disposal by unplugging the unit and remove obstruction with tongs if you can't wait for the Maintenance Technician to arrive.
- **Medication:** Tossing your unused medications down the garbage disposal might seem like a smart way to dispose of controlled substances, but putting drugs into the plumbing system can eventually impact the water supply. Instead, the FDA recommends removing the drugs from their packaging, putting them in a plastic bag with something unappealing like dirt or cat litter, then disposing of the bag in the trash.

# THE PROPER CARE AND FEEDING OF YOUR GARBAGE DISPOSAL... (CONTINUED)

- **Cigarette Butts:** Really, just don't do it. Along with shredding chemicals and other icky stuff, all those bits stick around, and really don't smell great.

## **Safety Tips for using your garbage disposal:**

- Don't use bleach or commercial cleaner to clear the disposal! When you turn on your appliance next, the caustic chemicals might fly up and out. If it's a case of the wrong place at the wrong time, that could result in bleach splashed into your eyes after flipping the switch to send food scraps down the drain.
- If it gets clogged, don't pour hot water into the unit. The heat will melt fats and oil and make unclogging the garbage disposal even more difficult to accomplish.
- Exercise caution when retrieving something from your disposal. If you accidentally drop something down into your disposal, the safest thing to do is call for help. If time is of the essence, be very careful when trying to retrieve it. Make sure your unit is unplugged, underneath the sink, before attempting anything and try grabbing the object with tongs, pliers, or a bent coat hanger instead of your hand.
- Do run the disposal every few days. Even if you don't have to grind any food scraps up, you should run the appliance with cold water to keep the blades from rusting from lack of use. This also gives any food that might have stuck to the sides of the appliance from a previous use another chance to wash out.
- Do clean your garbage disposal every two weeks. First, fill it with ice cubes and a tablespoon of salt, then run it for a minute to let the natural abrasives scrape away the gunk lining the inside of your disposal. Pour a cup of vinegar and a half-cup of baking soda into the disposal to kill bacteria, then (again, with the power off) scrub the flaps with an old toothbrush.
- Do ward off odors with warm water and lemons. After you've reconnected your appliance, pour warm (not hot) water into your garbage disposal as it grinds cut-up lemons. The wedges are high in citric acid, which boasts "anti-bacterial properties" and their peels will scrub on the way down - an all-natural remedy!

Our garbage disposals can be a great first line of defense in keeping the whole plumbing system operating smoothly. We truly are all in this together. Your home is not an island unto itself. Every little thing we can do to make our home plumbing systems clean and clear will ultimately ensure our waste system continues to operate efficiently. If it is treated with the care and respect, everyone involved will see less plumbing drain line back-ups and happier residents.

Just because you CAN fit it into the garbage disposal doesn't mean you SHOULD. Be wise. Clean pipes are friendly pipes! Nobody likes a flooded place to call home. Thank you for wisely doing your part!

# COMMUNITY ANNOUNCEMENTS

## **Tips on your central A/C**

If you lower the thermostat so it's set more than 20° lower than the current outside temperature, the AC won't be able to reach its target temperature. Instead, it will run and run, wasting larger amounts of energy and wearing down, possibly leading to it overheating, shutting down, or damaging the

A/C unit. It's important to call the office if your a/c isn't working properly. Remember to change your A/C filter every three months.

## **LOOSE PETS**

We have noticed an influx of calls and emails about loose pets throughout the community. As a friendly reminder to our pet owners, you must keep your pet restrained at all times when outside the home or fenced in yard. If this continues to be a regular occurrence, the resident is at risk of having their pet privileges revoked and the pet removed from the community immediately.

## **SAFETY ALERT & REMINDERS**

Don't forget to replace your air filter at least monthly. We recommend the 1st of every month. This will help keep your a/c working properly this 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 payday, so you do not forget.

## **CONTACT INFORMATION**

**Office Hours:** Monday – Friday, 8:00 AM – 5:00 PM

**Pool Hours:** Not advertised during fall/winter months

**Office Number:** 760-281-2900

**Email:** DeLuzLeasing@HuntCompanies.com

**Facebook:** @DeLuzFamilyHousing

**Website:** DeLuzFamilyHousing.com



# 2023

# AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
<p><b>Bulk Trash:</b> If you have bulk trash that you need picked up, email <a href="mailto:Deluzleasing@huntcompanies.com">Deluzleasing@huntcompanies.com</a> before 3:00 p.m. the Monday and Wednesday prior to pick up with your address and list of items you need removed for bulk trash.</p>		<p><b>01</b></p> <p><b>Rent is Due</b> <b>Change Your Air Filter!</b></p>	<p><b>02</b></p> <p><b>Pet of the Month Starts</b> Facebook</p>		<p><b>04</b></p> <p><b>Otter Pop Friday</b> Community Management Office 12 - 4 PM <b>Trash/Recycling Pick Up</b></p>	
<p><b>06</b></p>	<p><b>07</b></p> <p><b>Purple Heart Day</b></p>	<p><b>08</b></p> <p><b>Pet of the Month Ends</b> Facebook</p>	<p><b>09</b></p> <p><b>Yard of the Month Starts</b> Facebook</p>	<p><b>10</b></p>	<p><b>11</b></p> <p><b>Trash/Recycling Pick Up</b></p>	<p><b>12</b></p>
<p><b>13</b></p>	<p><b>14</b></p>	<p><b>15</b></p> <p><b>Yard of the Month Ends</b> Facebook <b>Trick or Treat in August</b> DeLuz Leasing Office 12 - 4 PM <b>Check Your Smoke Detectors &amp; Carbon Monoxide Sensors</b></p>	<p><b>16</b></p> <p><b>National Airborne Day</b></p>	<p><b>17</b></p>	<p><b>18</b></p> <p><b>Trash/Recycling Pick Up</b></p>	<p><b>19</b></p>
<p><b>20</b></p>	<p><b>21</b></p>	<p><b>22</b></p>	<p><b>23</b></p>	<p><b>24</b></p>	<p><b>25</b></p> <p><b>R.E.D</b> DeLuz Leasing Office 12 - 4 PM <b>Trash/Recycling Pick Up</b></p>	<p><b>26</b></p>
<p><b>27</b></p>	<p><b>28</b></p>	<p><b>29</b></p>	<p><b>30</b></p>	<p><b>31</b></p> <p><b>Check Your Smoke Detectors &amp; Carbon Monoxide Sensors</b></p>		