

# FREEDOM WEST

NEWSLETTER - JANUARY 2023



**Freedom West's  
Management Contact Info:**  
**415-929-1011**

**Anthony Maldonado**  
– Community Manager

**Monica Garcia**  
– Assistant Community Manager

**Breanne Martinez**  
– Administrative Assistant

**Tywon Fitzgerald**  
– Maintenance Supervisor

**Alber Macario**  
– Maintenance Tech

## Q&A with Avanath

*We spoke with Anthony Maldonado, Community Manager at Avanath Capital Management, to get some insight into the duties the company carries out at Freedom West:*

### **What are the typical day-to-day responsibilities of Avanath Management?**

Avanath is here to serve the community, not only with day-to-day operations, but the entire community as a whole. We want to thank the shareholders and residents of the Freedom West Homes community for their continued support. Our primary critical focus for the first quarter of 2023 is completing full income certifications for all households. The shareholders' participation in this process is absolutely critical for two reasons. The first reason being that we are currently receiving grant funds from the City of San Francisco which ends at the end of 2023 that the Freedom West Homes Board of Directors' legal team and consultants are working on extending. The second reason being that we are seeking funding for Freedom West 2.0.

Freedom West Homes is going to be celebrating its milestone 50th anniversary this year, which we are all very excited about. However, as time passes, it's impossible to ignore the fact that the property's infrastructure is deteriorating on a near-daily basis. With all of this being said, Freedom West Homes needs everyone's participation in reaching our common goal of redevelopment so

the Corporation can continue offering safe and affordable housing for its shareholders and their loved ones. Not for just the current shareholders, but for generations to come.

With all of the being said, we are encouraging all households to be proactive in participating in the income certification process. Last year, we spent several hours making phone calls, reaching out to households to turn in the two-page self-certified Client Intake Form that take less than 10 minutes to fill out. The hours spent making several phone calls would be more beneficial to the community at-large if we were able to shift our attention to the other projects the Avanath team is attempting to accomplish.

### **What are some recent maintenance improvement projects carried out by the Avanath?**

In 2022, Freedom West Homes was required to upgrade the electrical panels throughout the community. This project was broken down into phases and we were able to complete several buildings in 2022, so we will continue on working on replacement of electrical panels moving forward. In 2022, Freedom West Homes was

also required to upgrade all of its multi-family building's electrical panels. Our newly upgraded panels now call out to our trusted vendor, Bay Alarm, to monitor these devices, as is required by the San Francisco Fire Department, in the event of an emergency. In 2022, the Freedom West Homes maintenance team installed Fire Stop (AKA Fire Suppressant) devices in all occupied units here at Freedom West Homes; there are all installed under the range hood over the stove top in the event of a fire. In 2022, we also installed new centralized mailboxes that we are all excited about. If you've participated in our shareholder meetings, we've discussed several delays that occurred due to changes in leadership with the postmaster, but we are continuing to work towards closing out this action item as we are all aware of the issues with the current mailboxes.

### **How does Avanath help the FW community prepare for major storm events like the ones we witnessed in January?**

The recent storms have enlightened the office staff with the current conditions of the property in regard to failing roofs and foundation. The maintenance team, led by Tywon with support from Alber, has also been doing a wonderful job, with the resources available to us, in responding to these leaks and extracting water and drying out the units with the use of dehumidifiers. The maintenance team have been pro-active in walking the property; making sure that the

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gutters and drains are clear to prevent water from pooling as well as walking the property for any broken tree limbs. We've had arborist come out to evaluate the trees in the community in order to identify potential health and safety concerns.

### What are some of the top priorities for Avanath in 2023?

One of the top priorities for Avanath in 2023 is conducting unit inspections for all households. Maintenance has reported that sometimes when they go to units for work orders, they note several other deficiencies in the unit that need to be addressed. The Avanath team is also working with The Freedom West Homes Board of Directors and their consultants to implement a new set of house rules moving forward in order to better serve the community and protect the asset. We are also discussing having smaller community events held in the recreational hall in order to bring the community together and strengthen bonds between neighbors as well as the on-site team.

### Why does Avanath enjoy working in Freedom West?

Freedom West Homes is a unique community being that it is one of a limited few cooperative housings in the City of San Francisco and

provides affordable housing and a pathway to generational wealth. The on-site Avanath team has faced several challenges in the past few years, it has allowed the team to grow and learn from hands-on experience. We are often faced with very unique challenges and circumstances, and we do the best we can to rise up with the resources available to us. The Avanath team has gone through a lot of transitions, and it takes a lot of tenacity to be here. We are here to work and to learn, so we can continue growing and harnessing our skillsets for new challenges to come. We are also excited about Freedom West 2.0 and how it's going to completely change not only the landscape of Western Addition, but the city of San Francisco.

*The on-site Avanath team is currently led by Community Manager, Anthony Maldonado, who has been serving Freedom West Homes since February of 2016. Monica Garcia, Assistant Community Manager, who has been serving the community since October of 2016. Tywon Fitzpatrick, maintenance supervisor, has been here since November of 2019. Our newest team members are Alber Macario, maintenance technician who has been here since August 2022 and Breanne Martinez who started December 2022.*



# Community Profile

## Rosemary Brown

### When did you move to Freedom West?

I moved into Freedom West in 1975. I'm originally from Chicago. I came out to the Bay Area in 1966 and had some different apartments over the years before I came to Freedom West.

### What are some of your earliest memories of Freedom West?

It was a very nice place to stay. We had great greenery, the landscape was good, there were recreation for the seniors and activities for the kids.

### What makes Freedom West so special?

The rent is special—it helps a lot of people stay here who might not be able afford living in San Francisco. It's a nice area to live in. There are nice people. We have a strong sense of community.

### What advice would you like to share with the younger generations of Freedom West?

I would like them to get more involved in the community, the young people. This is where they live. They should get more involved with each other—they should help each other out more.

### What would you like to see from Freedom West 2.0?

What would you like to see from Freedom West 2.0? I'd really like to see this community kept up better. More landscaping and more grass, like it used to be. We used to have annual picnics for the people who lived here, and they had a stage where we would hold talent shows. I'd like to see those kind of things come back.

# FREEDOM WEST

## Management Corner

### Who to contact in emergency situations:

- If you are experiencing a **medical emergency**, please call 911 immediately.
- Freedom West's security company is SVR. The security team can be reached at 415-724-3215

### Call the management office if:

- There is a repair needed in your unit
- You have an issue with payment of carrying charges
- You have an issue with registering a vehicle to qualify for parking on a Freedom West lot
- You have a pest control issue. Pest Control service is the 4th Wednesday of every month. Please call the office to get on the schedule.
- You have an issue with a neighbor

### Board Meeting Schedule:

- Tuesday, January 24th at 6 p.m. on Zoom

### Additional Items:

- Full Income Certifications for 2023 will commence. Deadline to complete the full income certifications for all households is March 31, 2023.
- Avanath will be conducting unit inspections for all households in the first quarter of 2023.
- Please do not leave your children unsupervised in the common areas of the property including the playground.
- We have free compost pails available at the Freedom West Homes office for pick-up to those that need one.