

## ***Park 215 Celebrates Official Opening***

**Vincent J. Tufo**  
*Chief Executive Officer*

**Natalie Coard**  
*Executive Director*

**Jonathan Gottlieb**  
*Vice President, Rippowam Corp.*

**Lisa Reynolds**  
*Chief Financial Officer*  
**Christine Young, Editor**

Charter Oak Communities (COC) recently held its formal ribbon cutting ceremony for Park 215, a new five-story, mixed-use building located at the intersection of Merrell and Stillwater Avenues. Park 215 is the fourth phase of the revitalization of Vidal Court and is ideally located near Stamford's downtown, Stamford Hospital, Fairgate Farm and adjacent to Lione Park.

The development includes a variety of one- and two-bedroom apartments each equipped with an Energy Star washer, dryer, refrigerator and stove. Beautiful residential amenities include a community room, fitness center, event kitchen, multiple meeting rooms as well as a furnished rooftop (Continued on Page 2)

***Charter Oak  
Communities  
wishes its residents,  
staff and many  
friends, supporters  
and their families  
happy and healthy  
holidays!***

### **Board Meeting for 2018:**

- **December 12, 2018**

*The meeting will begin at  
5:00 p.m. at Post House,  
40 Clinton Avenue in the first-floor  
meeting room.*



***The dedication ceremony on the rooftop terrace at Park 215 included community members, staff and distinguished guest speakers. From left to right: Former Connecticut State Representative Christel Truglia; Commissioner Evonne***

***Klein, Department of Housing; Vincent Tufo, CEO, Charter Oak Communities; Courtney Nelthropp, Board Chairman; Stamford Mayor David Martin; and United States Congressman Jim Himes.***

*Photo courtesy of Kenneth Boroson Architects.*



## ***COC Receives Change Maker Award***



Charter Oak Communities recently received a Change Maker Award from the Stamford 2030 District initiative for the energy-efficient construction of Park 215. The project was designed to meet current Energy Star Multi-Family high-rise standards and Connecticut Housing Finance Authority (CHFA) requirements.

The nationally recognized Stamford 2030 District is a collaborative of high-performance buildings in downtown Stamford. The Stamford 2030 District seeks to sharply reduce energy and water consumption and reduce emissions from transportation, while increasing competitiveness in the business environment and owners' returns on investment.

*Pictured left to right: Architect Kenneth Boroson, Charter Oak Communities CEO Vincent Tufo and Development & Asset Manager Chris Warren of COC.*

## ***Park 215 Photos***

*In the photo at right, Park 215 occupies the corners of Stillwater and Merrell Avenues. Stamford Hospital is the tall building behind Park 215.*

*The photo below depicts the abundant parking space available in the back of Park 215. The upper level, accessible from Stillwater Avenue, is designated for commercial tenants. The level below, accessible from Merrell Avenue, is for residents of the building.*



*Ariel drone photographs are courtesy of Viking Construction.*

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deck. Ample parking is available in the lower level for tenants. The lower level of the building also includes the management offices and a residential courtyard.

The ground-level commercial space, configured for medical offices, currently is occupied by The Heart Center and a vascular group, with additional occupants expected.

A street-level parking deck behind the building for commercial vehicles is easily accessible.

Funding for Park 215 comes from a variety of municipal, state and federal financing sources including Low-Income Tax Credits, State Bond Funds, Housing and Urban Development and the City of Stamford. Kenneth Boroson Architects has designed Park 215, and Viking Construction is the construction manager.



## ***Resident Service Coordinator: Joanne Ettorre***



Meet Joanne, our newest Resident Services Coordinator (RSC) at Stamford Manor and Wormser Congregate. Joanne has been busy helping residents achieve their goals and supporting them as they plan programs and activities in their communities.

Joanne graduated from Southern Connecticut State University with a Bachelor of Arts in Psychology and a specialization in Mental Health. Prior to joining Family Centers as an RSC,

Joanne was the Senior Outreach Coordinator for the City of Stamford.

During her tenure at the City, Joanne assisted elderly and disabled residents apply for housing, Medicare and Medicaid benefits, SNAP benefits and the Connecticut Rent Rebate program.

When Joanne isn't at work, she enjoys kickboxing at "I Love Kickboxing," and spending time with Bullwinkle, the family puggle. You can reach Joanne in her office at (203) 977-1400 Extension 3170.

## ***Fairgate Farm 2018 Harvest Festival ~ October 13th***

This year's Harvest Festival was a success thanks to all the hard work of Fairgate Farm's dedicated volunteers! The many helping hands were able to create a wonderful time for all. Pumpkin painting for the children, apple and farm-fresh pesto samples, the Ferguson Bookmobile and the Stamford Hospital clowns were some of the many features enjoyed by families.

Stay up-to-date for the upcoming **2019 season** by checking us out at [FairgateFarm.com](http://FairgateFarm.com).





Reminder:  
Charter Oak Communities is  
**SMOKE-FREE**

## *Hobbies, Hobbies, and More Hobbies*

*By: Shawnece Simmons, Resident Service Coordinator at Quintard and Clinton Manors*

As a child, it is not uncommon to develop a hobby. For some, hobbies may have included collecting stamps or GI Joe figurines, sewing, cooking or reading books. A few residents at Clinton and Quintard Manors are demonstrating that it's never too late to pick up a new hobby or continue a hobby from childhood!

Take for example Clinton Manor resident Rose Latham. Rose has enjoyed her hobby of crocheting since she can remember. Her love for crocheting has now made her popular among her neighbors in the building for her crocheted animals. "Crocheting is fun and relaxing for me," Rose explains.

Another tenant of Clinton Manor, Rozanna Antonova enjoys creating art. Rozanna is an amazing artist and has created pieces of art for over 25 years, including painting and wood burning creations she displays around her home. Rozanna's newest love is photography. She has even had the opportunity to display her art work at the UConn Stamford campus and art exhibition in upstate Connecticut. Rozanna hopes

to collaborate with other local artists to have exhibitions in which anyone from the community can come and explore.

A hobby discovered more recently occurred for Quintard resident Ruth Dawes. Ruth, a longtime Stamford resident, recently learned how much she enjoys coloring in adult coloring books. She first began coloring in July 2017 and since then has colored over 12 books from cover to cover! Ruth loves the Mandala styled coloring books and enjoys the challenge of brainstorming which colors will be used in her next picture. She plans to display her work soon and have some of the pictures enlarged.

Studies have shown that engaging in a hobby you enjoy for one hour per day increases brain activity and protects against dementia. Hobbies have also been proven to decrease depression and can lower blood pressure.

No matter what your age, start a hobby today! It is never too late to try something new or to continue with a previous interest.



*From the top left photo clockwise: Rose Antonova's winter scene photograph; Ruth Dawes displays her many coloring books; Rose Latham exhibits one of her crocheted animals.*