

Supportive Service

a. The developer has secured written agreements with organizations that will provide resident services, or has experienced and qualified staff (7 or more years of experience) able to provide the same services.

Please see Agreement, Community Partners and Services & Exhibits under this tab



SUPPORTIVE SERVICES AGREEMENT

Merritt Cornerstone Apartments

Letter of Agreement

Veritee Property Solutions -Provision of Supportive Services Program

Parties:

DDC Merritt Cornerstone, Ltd (to be formed) or an affiliated entity, with its principle offices to be located at Howard Lane and McNeil Dr. 78727

And

Veritee Property Solutions (VPS) or an affiliated entity with its principle address being 1904 W 35th St, Austin, TX 78703.

Purpose:

Veritee Property Solutions (VPS) will be the management agent of the apartment complex known as Merritt Cornerstone that will be located at Howard Lane & McNeil Drive, 78727 with 200 apartment units and other onsite amenities including (but not limited to) computer lab, library, fitness center, community room, movie theatre and a pool area. VPS wishes to establish an onsite supportive services program for the residents at Merritt Cornerstone.

Supportive Services program will include (but not limited to):

- Work Force Development & Training
- Medical Services
- Nutrition Services
- Food Pantry/Food Bank Services
- Computer Training
- Financial Education
- Home Buyer Education
- Language Classes
- Safety classes
- Exercise Classes
- Social Events

Intent of Memorandum of Understanding:

The intent of the Parties is to create and operate an onsite supportive services program that will help residents obtain and maintain self sufficiency and enhance their overall quality of life.

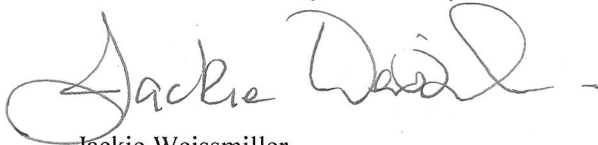
1. VPS will:
 - a) Regularly perform resident needs assessment
 - b) Perform continuously outreach to seek out and build strategic partnership with community based organizations, government agencies, private businesses and other entities willing to provide resources and services to residents of Belmont Apartments.
 - c) Coordinate with partner agencies to provide free onsite programs and services capable of addressing resident and community needs
 - d) Perform an active outreach and enrollment effort targeted to the property's residents to encourage participation in the onsite programs and services

- e) Systematically track resident participation and evaluate program and partnership effectiveness
- 2. Merritt Cornerstone will:
 - a) Provide a clean and safe working environment
 - b) Provide an exclusive space to allow VPS and its partner agencies to offer onsite programs and services
 - c) Assist VPS in outreach and enrollment effort to secure resident participation for scheduled programs and services
 - d) Participate in ongoing program planning and development with VPS to serve the needs of residents.

Signatures and Endorsements:


The above stated understandings are accepted and agreed to between the parties.

Executed this 5th day of January 2015.



Jackie Weissmiller
Vice President

Veritee Property Solutions



Colby Denison
Manager

DDC Merritt Cornerstone, Ltd



COMMUNITY PARTNERS & SERVICES



Community Partners & Services

Our community centers provide free services and a place for residents to “Live Life Well.”

We partner with community volunteers to provide our many support services. We hire teachers and organizations that can relate to our residents needs so they receive the help they need. We also encourage our residents to participate in training their neighbors.

We offer our residents services in the areas of Education, Financial Stability, and Health:

A. Educational Enrichment –We encourage growth and learning for each member of the household.

- Job Readiness Curriculum
- Career Development
- Language Classes
- Computer Classes

Type	Name
Career Planning & Education Training	Texas Workforce Commission
Resume Writing	Texas Workforce Commission
Marketing Yourself	Workforce Solutions- rural capital area
Job Readiness Training	Encompass (Job Success, listening skills)
PHC Service & Job Fair	Med Team Inc.
Computer Classes	Cap Tel
Language Classes	Sherry Stevens
Art classes	Austin Artery with Heidi Miller
Life Writer’s Program	Tiffany Write (writer)
Literary Hour	Weekly class by resident



B. Financial Stability – we offer our residents a step up in the economic mainstream through financial education.

- Rental Assistance
- Homebuyer Courses
- Financial Coaching
- Free Income Tax Services
- Financial Literacy Classes
- Energy Conservation

Type	Name
Rental Assistance	Caritas
Rental Assistance	H.A.N.D (help with food and rent)
Rental Assistance	Family Life Center & Food Pantry
Home Buyer Program	Schertz Bank and Trust/Local Realtors
Checking Account Benefits	IBC Bank with Dallas Hardin
Money Management	Edward Jones
Budgeting	Broadway Bank with Irene Melendez
Take Care of Credit	Wells Fargo with Brenda Horan
Understanding your Credit Report	Broadway Bank with Irene Melendez
Financial Planning	A+ Federal Credit Union with Ana Duarte
Tax Preparation	Larry Phillips, CPA, MBA
Energy Conservation	Pedernales Cooperative with Matt Gonzales
Life Insurance	Liberty Mutual with Cory Raines



C. Health and Wellness – We offer a plethora of opportunity to empower our residents with current available knowledge in the field of health, diet, exercise and regular check-ups.

- Nutrition
- Nutritional Cooking Classes
- Mental Health Education
- Health Education/Awareness
- Blood Pressure Screening
- Stress Management
- Health Insurance Seminars

Type	Name
Nutrition	W.I.C. with Lisa Castro (healthy eating, tip for choosing right foods, Immunizations, free Screening, teeth health, free toothbrushes)
Food Pantry	The Caring Place
Food Pantry	Liberty Hill Group from Capital City Food Pantry
Nutrition	Edward's Home Health with Shiela Kalbonski
Nutrition	Halcyon Home Health with Ryan Schmidt
Healthy Cooking Class	A&M Texas Agrilife
Food Prevention & Safety	A&M Texas Agrilife
Overall Mental Health	Bluebonnet Trails (signs of suicide, anxiety, financial services offered to patients)
Depression Education	Accolade Home Health with Lori Northam
Safety in the Home	The Medical Team with Theresa Ford (social worker)
Bed Bugs Treatment & Prevention	The Medical Team with Theresa Ford (social worker)
Emergency Preparedness	EMS
Better Living for Texans	A&M TxAgrilife (healthy eating & cooking, how to shop, cooking on a budget, label reading)
Yoga	Grace Yeager, certified yoga instructor



Light Free Weight Exercise	Weekly classes for all residents
Machine Less Exercise	Weekly classes for all residents
Matter of Balance	Texas A&M Health Science with Darla Gruben
Medicine Screening	AAA with Brenda Lambert
Diabetic Testing	Legacy Home Health with Monica Bean
Medicine Screening	AAA with Brenda Lambert
Cholesterol Testing	Accolade Home Health with Lori Northam
Hearing Testing	Hearing and Balance with Lori Cook



D. Other Education and Services – We offer our residents many other services that help them save time. These services help them lead healthy meaningful and fulfilling lives. We especially encourage our residents to get involved in the community activities.

One of our service Coordinators (resident) received a certificate of appreciation from the Georgetown Police Department for coordinating a neighborhood watch program with residents and hosting a National Night Out event (please see pictures in exhibits B)

- National Night Out
- Voter Registration- our residents have the opportunity to register to vote without leaving the comfort of our community.
- Many Volunteer Opportunities
- Trips and Excursions
- Other Exercise Classes

Type	Name
National Night Out	City of Austin
Voter Registration	Election Department with Georgia Marshall
Sam's Club Membership	Sam's Club Representative Pamela Colwell
Volunteer Opportunity	Arts and Crafts Sale to raise Breast Cancer Awareness
Volunteer Opportunity	Movie nights funds raising for Susan G Komen
Grocery Shopping	Weekly trips offered to all residents
Farmer's Market	Monthly trips offered to all residents
Chair Classes	For our older residents we offer chair yoga, salsa and Aerobics
Notary Services	Provided by our Staff



E. Community Building Events – We host events in each apartment community that encourage interaction with residents, team members and community leaders. Please see examples of calendars as Exhibit A.

- Community Garden
- Monthly resident activity and Cook-Outs
- Cancer Awareness
- Photos with Santa
- Resident Auction
- Bake Sales
- Volunteer Activities in the Community (please see Exhibit C as an example of outreach from local community)
- National Night Out
- Coffee Meet and Greet
- Monthly Birthday Bashes

We at Veritee Property Solutions are dedicated to providing superior property management services at every level of our organization. The expectations we have set for our company are standards other follow. Each of our employees is committed to conducting our daily business in a manner reflecting these high standards and we pride ourselves on providing excellent customer service.

We pledge at all times to be a company of superior quality, flawless integrity and strong loyalty to our clients, our vendors and our employees.

We are dedicated to advancing our skills through on-going education, the use of technology, and working in harmony with one another. We consider the following values essential to our company; fair, honest, open, professional, respectful, collaborative, and caring.




EXHIBIT A

Workshops & Events

February 2015



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		Schedule is subject to change. Call 512-244-2207 for updates.				
1	2 10-11:30 a.m. Foundations of Job Search (Conference Room) 1:30-2:30 p.m. Improving Your WorkInTexas Job Matches (Computer Lab)	3 1-2:30 p.m. Self-Reflection (Conference Room)	4 10-11:30 a.m. Marketing Yourself (Conference Room) 1-3 p.m. Writing and Formatting Your Résumé Using RésuméHero (Conference Room)	5 10:15-Noon Market Days Job Fair (Conference Room) 1:30-3 p.m. Professional Networking (Conference Room)	6 10-11:30 a.m. Planning for Interviewing Success (Training Room)	7
8	9 10-11:30 a.m. Practicing and Perfecting Interviewing Skills (Conference Room) 1:30-2:30 p.m. Using LinkedIn to Find a Job	10 1-2:30 p.m. Professional Communication (Conference Room)	11 10-11:30 a.m. Money Management (Conference Room) 1-3 p.m. Writing and Formatting Your Résumé Using RésuméHero (Conference Room)	12 10:15-Noon Market Days Job Fair (Conference Room) 1:30-3 p.m. Preparing for Long-Term Success (Conference Room)	13 10-11:30 a.m. Succeeding on the Job (Training Room)	14
15	16 Center Closed for Presidents' Day 	17 10-11:30 a.m. Foundations of Job Search (Conference Room) 1:30-3 p.m. Self-Reflection (Conference Room)	18 9-10:30 a.m. Marketing Yourself (Computer Lab)	19 10:15-Noon Market Days Job Fair (Conference Room) 1:30-3 p.m. Professional Networking (Conference Room)	20 10-11:30 a.m. Planning for Interviewing Success (Training Room)	21
22	23 10-11:30 a.m. Practicing and Perfecting Interviewing Skills (Conference Room) 1:30-2:30 p.m. Improving Your WorkInTexas Job Matches (Computer Lab)	24 1-2:30 p.m. Professional Communication (Conference Room)	25 10-11:30 a.m. Money Management (Conference Room)	26 10:15-Noon Market Days Job Fair (Conference Room) 1:30-3 p.m. Preparing for Long-Term Success (Conference Room)	27 10-11:30 a.m. Succeeding on the Job (Training Room)	28

Workshops & Events Descriptions

ROADMAPS TO SUCCESS WORKSHOPS

Session 1: Foundations of Job Search - Manage your job search to take advantage of the 80% of jobs that aren't advertised. Find out about demand occupations and how to overcome barriers.

Session 2: Self-Reflection - Explore the three rules of success and assess your skills and values to determine what job is right for you.

Session 3: Marketing Yourself - Learn the importance of making a good first impression in everything related to the job search, including how to reinforce qualifications in state and other applications.

Session 4: Professional Networking - Use the R.E.A.C.H. Communication Model to contact people through LinkedIn and other social media sites. Find out how to utilize staffing services and the best way to contact employers directly.

Session 5: Planning for Interviewing Success - Preparation is the key to acing a job interview. Learn how to dress, overcome fears, anticipate common questions and close an interview. Information on writing a thank-you letter also will be included.

Session 6: Practicing and Perfecting Interviewing Skills - Practice responses to common interview questions and find out how to describe achievements.

Session 7: Professional Communication - Assess your conflict style to be more successful in communicating and resolving differences in the workplace. Consider how improving listening skills will make you a better communicator.

Session 8: Money Management - Track your expenses to find out how to develop a budget and save money. Learn about various tax credits.

Session 9: Preparing for Long-Term Success - Find out how to set goals and identify your strengths so you can face your fears and overcome obstacles.

Session 10: Succeeding on the Job - You can be successful at your next position when you know how to handle everything from negotiating a job offer to providing exceptional customer service.

ADDITIONAL SESSIONS

Writing and Formatting Your Résumé Using RésuméHero - Learn how to update and customize your résumé and increase your chances of being selected for a job interview. RésuméHero will help you format your resume and post it on CareerBuilder.



Improve Your WorkInTexas Job Matches - Fine tune your job-matching criteria to receive better quality job leads. The session also covers how to use Browse Jobs and fill out the online resume and state application. *Only the first 12 participants will have access to a computer in the computer lab.*



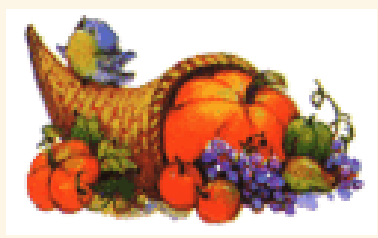

Using LinkedIn to Find a Job - Participants will receive an overview of strategies, tips and techniques to effectively use LinkedIn as a job search tool. The sessions includes tips on writing your profile, obtaining recommendations and using LinkedIn to connect with others. *Only the first 12 participants will have access to a computer in the computer lab.*



Market Days Job Fair - Every Thursday from 10:15 a.m. to noon, employers will gather in the Conference Room to recruit for various job opportunities. Call in advance to find out which companies will be represented.



November 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>In November 1621, after the Pilgrims' first corn harvest proved successful, Governor William Bradford organized a celebratory feast and invited a group of the fledgling colony's Native American allies, including the Wampanoag chief Massasoit. Now remembered as American's "first Thanksgiving"—although the Pilgrims themselves may not have used the term at the time—the festival lasted for three days. While no record exists of the historic banquet's exact menu, the Pilgrim chronicler Edward Winslow wrote in his journal that Governor Bradford sent four men on a "fowling" mission in preparation for the event, and that the Wampanoag guests arrived bearing five deer.</p>						<p>1</p> <p>3:30pm BINGO</p>
<p>2</p> <p>2:30pm Cards, Mexican Train, Scrabble, Skip Bo & Canasta</p> <p><u>Daylight Savings Time Ends Fall Back</u></p>	<p>3</p> <p>9:30am HEB 12:30pm Target/Dollar Tree 3pm BINGO</p>	<p>4</p> <p><u>9:30am Tai Chi</u> <u>10:30am Coffee Hour w/Blue Cross Blue Shield Open Enrollment</u> 3pm Movie Matinee</p> <p><u>VOTE TODAY</u></p>	<p>5</p> <p>9:30am Chair Exercising <u>10:30am Longoria Insurance Medicare Open Enrollment</u> 3pm BINGO</p>	<p>6</p> <p>9am WalMart 9:30am Chair Boxing 11:30am Buda Senior Center <u>2pm Fruit Social w/Zounds Hearing</u></p>	<p>7</p> <p>9:30am Tai Chi 12pm Movie Matinee 1pm Stitch & Gab</p>	<p>8</p> <p><u>1pm Donna's Art Project</u> 3:30pm BINGO</p> <p>National "Clean Your Fridge Day"</p>
<p>9</p> <p>2:30pm Cards, Mexican Train, Scrabble, Skip Bo & Canasta</p>	<p>10</p> <p>9:30am HEB 12:30pm WalMart <u>2pm Blood Pressure & Glucose Ck w/Quality Home Health</u> 3pm BINGO</p>	<p>11</p> <p>Veterans Day 9:30am Tai Chi <u>10:30am Coffee Hour w/Encompass on Fall Prevention</u> 3pm Movie Matinee</p>	<p>12</p> <p><u>9:30am Chair Exercising</u> <u>10:30am Coffee w/Orchard Park "Crime Stoppers" Awareness</u> 3pm BINGO</p>	<p>13</p> <p>9am WalMart 9:30am Chair Boxing 11:30am Buda Senior Center</p>	<p>14</p> <p>9:30am Tai Chi <u>11am Arthritis Seminar w/Southpark Meadows</u> 12pm Movie Matinee 1pm Stitch & Gab</p>	<p>15</p> <p><u>1pm Donna's Art Project</u></p> <p>GARAGE SALE 10-</p>
<p>16</p> <p>2:30pm Cards, Mexican Train, Scrabble, Skip Bo & Canasta</p>	<p>17</p> <p>9:30am HEB <u>10am meeting for planning Thanksgiving Dinner</u> 12:30pm Target/Dollar Tree 3pm BINGO</p>	<p>18</p> <p>9:30am Tai Chi <u>10:30am Coffee Hour w/Lifevantage Healthy Supplements</u> <u>1pm Computer Class w/CapTel</u> 3pm Movie Matinee</p>	<p>19</p> <p>9:30am Chair Exercising <u>10:30am Pete Longoria Medicare Open Enrollment</u> <u>1pm A+FCU Controlling Expenses</u> 3pm BINGO</p>	<p>20</p> <p>9am WalMart <u>9:30am Chair Boxing</u> 11:30am Buda Senior Center 2pm November Birthday Party w/Marbridge Foundation</p>	<p>21</p> <p>9:30am Tai Chi 12pm Movie Matinee 1pm Stitch & Gab <u>2pm Listening Skills w/Encompass</u></p> <p><u>4pm Capital Of Texas Zoo</u></p>	<p>22</p> <p><u>1pm Donna's Art Project</u> 3:30pm BINGO</p> <p><u>6pm "Legends In Time"</u></p>
<p>23</p> <p>2:30pm Cards, Mexican Train, Scrabble, Skip Bo & Canasta</p> <p>30</p> <p>2:30pm Cards, Mexican Train, Scrabble, Skip Bo & Canasta</p>	<p>24</p> <p>9:30am HEB 12:30pm WalMart <u>1pm Financial Planning w/Progressive Health</u> 3pm BINGO</p>	<p>25</p> <p><u>9:30am Tai Chi</u> <u>10:30am Coffee Hour w/Buda Taxi Services</u> 3pm Movie Matinee</p>	<p>26</p> <p>9:30am Chair Exercising 3pm BINGO</p>	<p>27 Happy Thanksgiving</p> <p><u>Office Closed</u></p> <p><u>NO BUSES RUN TODAY</u></p> <p><u>Resident Pot Luck Starting at 11:30</u></p>	<p>28</p> <p><u>Office Closed</u></p> <p>1pm Stitch & Gab</p> <p><u>Black Friday</u></p>	<p>29</p> <p>3:30pm BINGO</p>

~~~~~**ALL EVENTS IN RED EARN MERRITT MONEY**~~~~~

- November 2- Daylight Savings Time (fall back)
- November 4- 10:30am Coffee Hour with Blue Cross Blue Shield Medicare open enrollment.
- November 4- **Last day to vote!!! Sign up at the sign up book if you need a ride to city hall or if you can provide a ride.**
- November 5- Longoria Insurance open enrollment
- November 6- Zounds Hearing is back. Come enjoy their fruit treats and talk some more.
- November 8- National "Clean Your Fridge" Day
- November 8,15,22- Donna's Art Class-We will provide for only 6 people in the class. First six to sign up only.
- **November 10- 2pm Blood Pressure & Glucose Checks w/ Quality Home Health**
- November 11- **Veteran's Day**
- November 11- Coffee Hour w/Encompass "Fall Prevention"
- **November 12- Chair Exercising**
- **November 12- Coffee w/ Orchard Park "Crime Stoppers Awareness"**
- **November 14- Arthritis Seminar w/Southpark Meadows**
- November 15- **GARAGE SALE, clubhouse 10am to 4pm sign up early for your table. We only have enough for 15 tables.**
- November 17- **Meeting to help plan the Thanksgiving feast. If you can help, please come.**
- **November 18- Coffee Hour w/Lifevantage Healthy Supplements**
- **November 18- Another Computer Class with our favorite; Clark from CapTel.**
- November 19- Pete Longoria Insurance Medicare Open Enrollment
- **November 19- A+FCU Accounts and Credit**
- **November 20- Chair Boxing**
- November 20- November Birthday Party sponsored by Marbridge Foundation
- **November 21- Job Success, Listening Skills w/Encompass**
- **November 21- CAPITAL OF TEXAS ZOO IS COMING WITH LOTS OF CUTE ANIMALS. INVITE YOUR FAMILY AND FRIENDS. IT'S AFTER SCHOOL SO BRING THE GRANDKIDS TO SEE THE SNAKES, MONKEYS, AND MORE.**
- November 22- "Legends in Time"
- **November 24- Vocational Training w/Progressive Home Health**
- **November 25- Tai Chi**
- November 25- **Coffee Hour w/Buda Taxi Services offering special rates for Seniors.**
- **NOVEMBER 27- HAPPY THANKSGIVING! OFFICE WILL BE CLOSED FOR THE HOLIDAY**
- November 27- **Resident Pot Luck in the Clubhouse. If you need a meal brought to you, please let us know before Wednesday 11-26. Invite family. Please RSVP for head count. Sign up sheets will be in the book. Turkey and Ham and all the fixings. Enjoy yourself.**
- **NOVEMBER 28- OFFICE WILL BE CLOSED FOR THE HOLIDAY**



**A huge shout out to ALL of our Creeksiders and their contributions in last months participation In raising over \$770 for the October Breast Cancer Awareness Month!!**



**Creekside Villas Senior Village  
590 RR 967  
Buda TX. 78610**

**P:512-295-1900  
F:512-295-7549**

**Office Hours:  
M-F 8:30 to 5:30**

**BiBi's**

**November Special  
Eyebrow & Lip Wax**

**\$10**