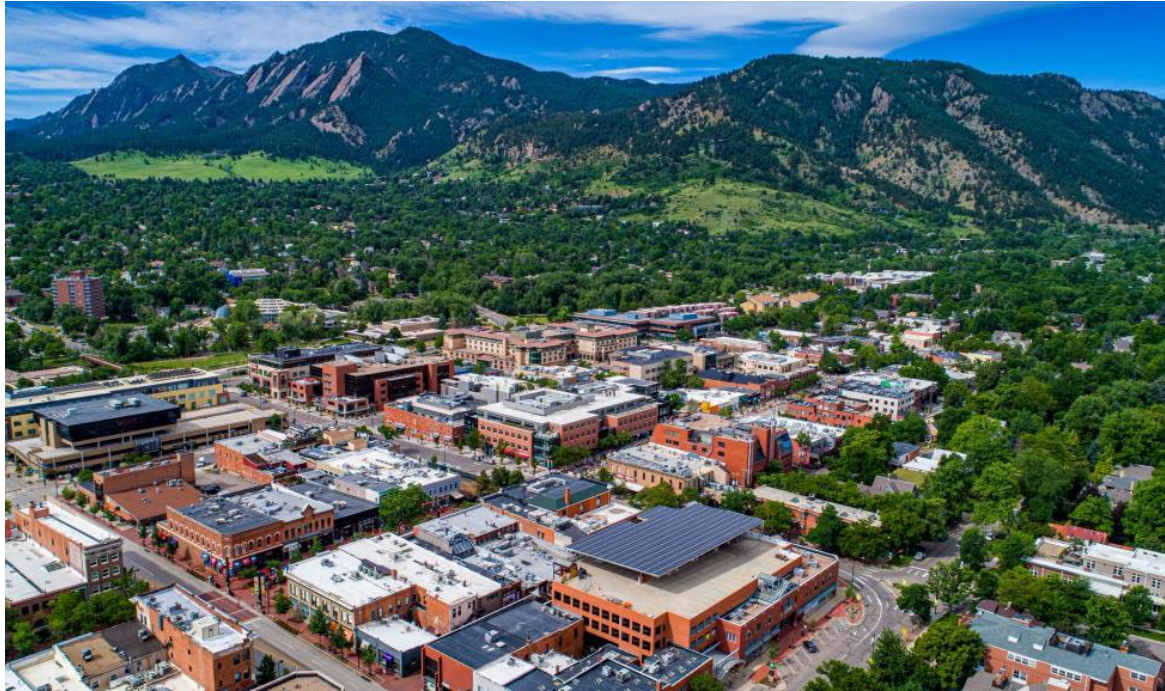


Thistle Community Housing

Resident Outreach
January 14, 2025



45 Minutes / Resident Chat

Agenda

Thistle

- Introductions
- About Thistle
- From Property Management – New Topics
- Thistle Resident Reminders
- Thistle News / Resident Survey Results
- Our Website for Resources
- Esusu Credit Reporting Presentation
 - Guest Speakers - Bryce Gawlik & Juan Paolo Tinio
- Q & A
- Thank You!



THISTLE

Introductions

Thistle Community Housing

Your Thistle Team

- Erin Wenger – Property Manager, Boulder
- Andrew Ellert – Property Manager, Longmont
- Paul D'Angelo – Thistle CEO



THISTLE

Thistle Community Housing

Mission

The Mission of Thistle Communities is to produce, preserve and protect quality, permanently-affordable rental and ownership homes for moderate and lower-income individuals and families, seniors, veterans and people with disabilities.

<https://thistle.us/>

<https://www.facebook.com/thistlecommunities>

<https://www.linkedin.com/company/thistle-communities/mycompany/>

Thistle Community Housing Vision

The Vision of Thistle Communities is to Assist moderate and lower-income individuals and families by developing a pipeline of affordable rental and homeownership housing, creating economic opportunities and wealth building for all residents in Boulder County.

<https://thistle.us/>

<https://www.facebook.com/thistlecommunities>

<https://www.linkedin.com/company/thistle-communities/mycompany/>

NeighborWorks America

NWA

Working Together for Strong Communities®

NeighborWorks America creates opportunities for people to live in affordable homes, improve their lives and strengthen their communities.

Thistle Community Housing is a NeighborWorks Organization.

<https://www.neighborworks.org/home>

[Dorothy Richardson & NWA](#)

New Topics from your PM Team

January 2025

- **NoBo Arts District – “First Friday” Events!**
 - On the first Friday of each month, NoBo Arts District will be hosting FREE monthly art exhibits at the Bus Stop Apartments Community Room, located at 4871 Broadway, Boulder CO 80301!
 - Learn more at <https://noboartdistrict.org/visit/first-friday/>
- **Martin Luther King Jr. Day – Office Closure**
 - Martin Luther King Jr. Day is on Monday 1/20/2025.
 - Please note that our Boulder and Longmont management offices will be closed on Monday 1/20/2025, and normal business hours will resume as of Tuesday 1/21/2025.
- **Thistle’s Corporate Office Has Moved**
 - As of November 4th, 2024, Thistle’s corporate office has moved! Please note that we are no longer located at 6000 Spine Rd. #101, Boulder CO 80301.
 - Our new corporate address is 2919 Valmont Rd., Suite #5, Boulder CO 80301.
- **Winter Readiness Measures**
 - With cold weather upon us, please take this opportunity to test your furnaces to make sure they’re working properly. Please notify Management right away if your furnace needs servicing.
 - For additional winter preparation recommendations, please visit [WinterPrepare.pdf \(weather.gov\)](#)

Friendly PM Team Reminders

Our Thistle Communities

Frequently Asked Questions:

- **How to Place an Emergency Work Order?**
 - All after-hour Emergency Work Orders must be placed by dialing (303)443-0007. During office hours, you can place a work order by emailing maintenance@thistle.us, or by contacting your local Management staff.
- **How to Report a Concern or Complaint?**
 - For all non-urgent concerns or complaints (ie: Lease Violations), please contact your Property Manager directly via phone or email. Statements in writing are always most helpful here.
 - For all non-urgent police matters, please contact the Non-Emergency Police Dispatch number at (303) 441-3333.
 - For all life-threatening emergencies, please dial 911 *before* contacting Management.
- **Smoke-Free Policy:**
 - A friendly reminder that ALL Thistle properties are Smoke-Free Communities, including on patios and in common areas. This includes cigarettes, tobacco products, and marijuana.
- **Picking up after your Pets:**
 - Please ensure that you are picking up after your pets and animals, and disposing of the animal waste properly, and immediately.
- **Please Check your Emails for Communications from Thistle:**
 - If you are registered through RentCafe, you should be receiving email notifications from us. Please be sure to check your Spam/Junk folders, and please add your local Management Staff to your contacts list.
 - Please encourage your neighbors to sign up as well – the more resident involvement we have, the better!

Friendly PM Team Reminders

Our Thistle Communities

Frequently Asked Questions Continued:

- **Rental Insurance:**
 - Not required, but highly recommended!
 - Usually, you can bundle Rental Insurance with your Car Insurance for a small monthly charge.
- **Trash Disposal & Large Trash Items**
 - Please use care when disposing of trash, recycling, and compost materials.
 - Large Item removals are charged back to Residents at \$41.00 per item.
 - Please check the City website for the annual “Free Dump Days” which occur each quarter.
- **Quiet Hours:**
 - Thistle House Rules – 10:00pm – 6:00am
 - Please be respectful to your neighbors - excessive Noise at any time is not permitted.
- **Parking Policy:**
 - In most cases, parking is available on a first-come, first-serve basis.
 - In general, one car is permitted per household.
 - Cars that are inoperable, or that have been stationary for more than one month, will receive a tow warning, and will be towed after 48 hours at the vehicle owner’s expense.
 - Please reach out to your Property Manager with questions specific to your property.
- **Preventative Maintenance:**
 - To prolong the appliances and safety features within your apartment, we have begun conducting preventative maintenance at each property.
 - Prior to any Preventative Maintenance visit, you will receive a Notice of Entry on your door. We appreciate your cooperation on this project!



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Thistle News

What's happening in your Community!

Thistle News Topics:

- We will be updating Anyone Home to streamline your calls when dialing into our main company number, which is (303) 443-0007.
- Still working on the Fairways remodel but may be exterior only for now; more soon!
- Electronic Vehicle Charger station for Valmont Square Apartments.
- Deck/patio replacements at Parkside Apartments are in the works!
- Looking for Funding for Central AC at Kimbark.
- Lease at NoBo Arts Gallery / First Fridays / Partnership
- Latch vs. Locks
- Preventative Maintenance Inspections (PMI)

Thistle News

Resident Survey



2024 RESIDENT SURVEY

Thistle Website

Your Resource Guide

<https://www.thistlecommunityhousing.org/>



THISTLE

Esusu Credit Reporting

Guest Speakers

- **Bryce Gawlik**
 - Account Management / Esusu
 - <https://esusurent.com/>
 - bryce@esusu.org
- **Juan Paolo Tinio**
 - Account Management / Esusu
 - <https://esusurent.com/>
 - paolo@esusu.org



THISTLE

Our Partnership with Esusu Results



Our impact with Esusu

- **353** residents reporting
- **53%** of residents with improved credit
- **6%** of residents credit scores moved from subprime to prime
- **34+** average credit point increase
- **43** credit scores established

As of **November 2024**

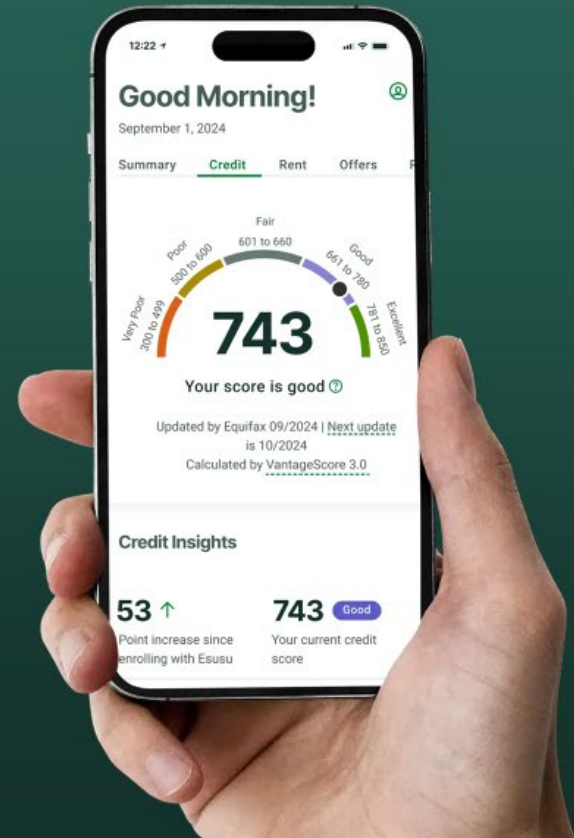


Our Partnership with Esusu

Get the App



SAY HELLO TO OUR NEW
RESIDENT APP



Our Partnership with Esusu

Get the App

What is the Esusu Resident App?

The Esusu Resident App is a financial wellness platform empowering residents to build credit, access personalized financial coaching, and connect with local resources—all contributing to long term stability and success.

It's a win-win for properties and residents alike.

What's Included?



Credit Building: Use on-time rent payments to build credit, improving their financial standing.



1:1 Financial Coaching: Personalized guidance on budgeting, saving, and planning for financial goals.



Renter's Passport: Transferable rent history, boosting financial profiles for moving renters.



Find Help: Connects residents with local resources and support services, in every area of life.



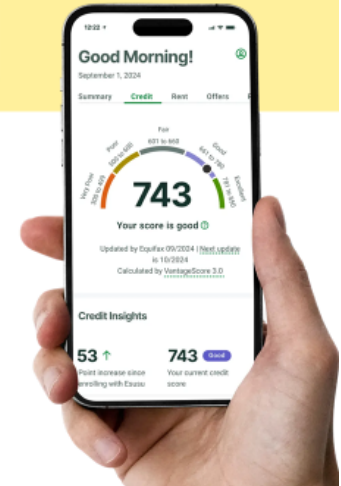
Esusu Marketplace: Access to credit tools, low-interest loans, tax filing, discounted services, and more.

**Unlock Your
Financial Future
Today.**

Download the Esusu
App!



QR Code
Here



Q & A

Team Thistle

This presentation will be shared with our Residents on our Website here ...

- <https://www.thistlecommunityhousing.org/community-meetings>

*Please Note We Hope To Do These Resident Meetings
Once A Quarter*



THISTLE

Q & A

From the 1.14.2025 Meeting

Q – Is it still possible to take the Resident Survey?

A – Yes. The survey will be open until Sunday the 19th.

Q – Are Residents enrolled in Esusu Rental Reporting when they move in?

A – Yes and can opt out at any time. Reminder, Thistle only reports positive rental payments and does not harm your credit score.

Q – Is prior good payment history of rent considered with Esusu?

A – Yes. When we began our partnership with Esusu, they looked back at 6 months of positive rental payment history.

Q – There was a question about the vents in the parking deck at Uptown Broadway.

A – As far as the Property Manager knew, this had been fixed, i.e. the fans were working to circulate the air. The PM will double check & send out a notice.

Q – Will Thistle be adding Washer / Dryer hookups at Parkville or Cannery?

A – Not at this time due to the age and configuration of the water lines, as well as space. Thistle will work with the company that handles the laundry rooms to keep the room & the machines cleaner and sanitized.

Please note that during Q&A there was conversation around noise, homelessness, the police emergency & non-emergency phone numbers, the eviction process, and resident representation.

Thank You

Thistle Residents!

Longmont Residents

The Cannery

15 3rd Avenue

Office Hours: M / W 9am to 12 noon

Tuesday & Thursday 1pm to 4pm

303.443.0007

longmontinfo@thistle.us



THISTLE

Thank You Thistle Residents!

Boulder Residents

Fairways

5620 Arapahoe Avenue

Office Hours:

Monday/Wednesday - 9am to 12 noon

Tuesday & Thursday 1pm to 4pm

303.443.0007

boulderinfo@thistle.us



THISTLE