



Good afternoon, Valued Thistle Residents!

We hope you and your families are enjoying the start of another beautiful Colorado spring! As always, we thank you for being valued Thistle residents!

A few things to share this month with all our Thistle Community members...

- **Save The Date! Q2 2025 Thistle Resident Virtual Meeting – Wednesday 4/9/2025 at 5:30pm**
- **City of Boulder Food Tax Rebate – Applications Open 4/15/2025!**
- **Thistle CLT and Home Ownership Program**
- **Spring Cleaning / Large Item Removal Fee Reminder**
- **Agency Unit Inspections Reminder**
- **Rental Assistance Programs and Referrals**
- **NeighborWorks America Day – June 2025**

Save The Date! 2nd Quarter 2025 Thistle Resident Virtual Meeting

Please join us for the 2nd Quarter 2025 Thistle Virtual Resident Meeting, scheduled for Wednesday, 4/9/2025 from 5:30pm – 6:15pm! Our attendance record thus far is 27 residents – please help us get to 30!

In recognition of April being Financial Literacy Month, we will have a special guest speaker joining us! Closer to the date of the meeting, we will be sending out an invitation via Rent Café to all residents with the Teams link for the meeting. We look forward to meeting with you and listening to your feedback, thoughts, and suggestions!

City of Boulder Food Tax Rebate – Applications Open 4/15/2025!

Each year, the City of Boulder provides rebates to help community members with lower incomes pay for food. Boulder has operated the Food Tax Rebate (FTR) program since 1967 to help lessen the financial burden on lower-income community members for city sales tax paid on food items. The program aims to expand financial support to help enhance economic stability in our community.

Applications open on April 15, 2025! Application forms must be received or be postmarked by June 30, 2025. Applicants from 2024 will automatically receive an application in the mail. For Applications and more information on the program can be found on the [city's website](#). To pick up an application in person, make an appointment by calling program administrator Aixa Creazzola at 303-441-4261.

Thistle Community Land Trust / Home Ownership Program

Thistle's Community Land Trust program has a lovely 3 BR, 1 bath, ground floor condo for sale at Sunnypoint Condominiums in Boulder! The owner has taken very good care of it and replaced the windows/doors, and completed other upgrades as well. Please see: <https://www.thistlecommunityhousing.org/homes-for-sale> for more information!

There is a deadline for submitting applications, close of business 3/19/2025. Please note that since it is a 3 BR, and located in Boulder, that the preferences are: 1) work in Boulder, 2) minimum of a 2-person household.

If you have any questions about this home-buying opportunity, please reach out to Marguerite Ryback at (303)728-9354 or by email at MRyback@thistle.us!

Spring Cleaning / Large Item Removal Fee Reminder



With Spring upon us, now is a great time to clean and declutter to your apartment! As the weather continues to warm up, Thistle will coordinate short-term roll-off dumpsters at select properties – please keep your eyes open for communications from Management as these get scheduled.

If you choose to drop large items in the standard dumpsters (i.e. not the roll-offs), please note that Western Disposal charges us \$41.00 per large item, which will be billed back to your ledger.

As a reminder, the only items that are permitted to be stored on unit patios are:

- Patio/outdoor furniture
- Potted plants
- Bicycles

All other items must be stored securely inside your apartment. We ask that you adhere to this policy to keep our communities clean, safe, and free of trash, clutter, and debris.

Agency Unit Inspection Reminders

Each year, the various agencies that monitor our properties (such as the Colorado Housing and Finance Authority, the City of Boulder Rental Licensing Department, the Department of Local Affairs, and our financial lenders) will conduct their pre-scheduled annual property inspections.

These inspectors will typically choose units at random to inspect upon arrival, and Thistle Management is typically not notified of which units will be chosen in advance. However, you will always be notified in writing at least 24 hours in advance of any property inspection and as always, you are more than welcome to be home during the brief visit.

We'd like to thank you all for your cooperation with these inspections – we recognize the inconvenience that these cause you and your families, and we are thankful for your patience and understanding!

Rental Assistance Programs and Referrals

Thistle Management works very frequently with various rental assistance agencies and programs around Boulder and Longmont.

If you are concerned about paying rent, please reach out to the Boulder or Longmont Portfolio Manager to receive information on how to apply for these limited funds!

NeighborWorks America Day – June 2025

This year, NeighborWorks America Week will take place in June! Please keep your eyes open for communications from Management about a Thistle event near you to celebrate this valued partnership! For more information about NeighborWorks Week, please visit: <https://www.neighborworks.org/Community/NeighborWorks-Week>

We greatly appreciate your time and attention to this email! We hope these communications show we are here, we are listening, and we care. Our focus remains on Customer Service, Curb Appeal and Resident Retention!

Thanks for your time and as always, we're available 24/7 at 303.443.0007.

Paul D'Angelo
Thistle CEO

<https://thistle.us/>