



# Housing Newsletter

***Wiesbaden:  
Our Home in Germany!***



# JUNE 2020

## Housing Chief's Corner

Summer is upon us and who does not wish for warm, dry weather? With the start of the summer season, outdoor activities increase. The housing office would like to briefly remind the Wiesbaden residents about safety when grilling or using wading pools, activities all of us certainly enjoy.

Every year grills and smokers cause fires, injuries, and substantial damages that could often be avoided. Location is everything and it is important that you find a secure place to set up your grill/smoker, ensuring to keep it at a safe distance from any buildings, trees, bushes or other flammable materials such as furniture and seat cushions. At no time should your grill be left unattended! In addition, ensure you keep children and pets at a safe distance from the grill area. Keep your grill clean and remove grease & fat build up to prevent flare ups. When using charcoal you should refrain from using lighter fluid to light your coal, instead using a charcoal starter & charcoal chimney as a much safer way that does not add chemicals to your fire. In addition to the fire risks, you should ensure that you cook your meat and poultry thoroughly in order to kill germs found in raw and uncooked meat. To prevent food from spoiling, ensure you keep hot foods hot & cold foods cold and refrigerate leftovers promptly. Just as a reminder, grilling on balconies is prohibited in all housing areas.

The installation of swimming pools is not authorized in the housing areas; only small, very shallow wading pools are authorized. Wading pools, however, pose a significant drowning risk for small children. Please ensure you **supervise your children at all times, don't leave your pool unattended, and empty it daily.** In accordance with Command Policy # 35, which can be viewed on the garrison website, residents with unauthorized pools will be contacted.

Please stay safe and have a great summer in Wiesbaden!



## Housing Office

### Hours of Operation On-Post:

Monday to Friday:

8:00 a.m. to 4:00 p.m.

(Last customer sign-in is at 3:30 p.m.).

Saturday, Sunday, & U.S. holidays: Closed.

Limited staff & appointments  
on German holidays.

Tel. DSN/CIV: 548-4433

(0611) 143-548-4433

Aukamm Center: 548-4437/4439

Hainerberg Center: 548-4457/4458

### Hours of Operation Off-Post:

Monday to Friday:

7:30 a.m. to 4:30 p.m.

(Last customer sign-in is at 4:00 p.m.).

Saturday: By appointment only

Sunday, German Holidays: Closed

Tel. DSN: 548-4430

or Civ: (0611) 143-548-4430

-or- DSN: 548-4431

or Civ: (0611) 143-548-4431

## Email

Email on-post housing at:  
[usarmy.wiesbaden.id-europe.list.hsg-information@mail.mil](mailto:usarmy.wiesbaden.id-europe.list.hsg-information@mail.mil)

Email off-post housing at:  
[usarmy.wiesbaden.id-europe.list.hso-information@mail.mil](mailto:usarmy.wiesbaden.id-europe.list.hso-information@mail.mil)

If there is interest in seeing a particular subject addressed in our newsletter, you may send a recommendation to:  
[victor.j.dimarzo.civ@mail.mil](mailto:victor.j.dimarzo.civ@mail.mil)

# Flower Voucher 2020

June 15 to 19

Pick up your flower voucher at your designated Neighborhood Center

Hainerberg Neighborhood Center Bldg. 7802 will provide service to Crestview and Hainerberg residents.

Aukamm Neighborhood Center Bldg. 7238 will provide service to Aukamm residents.

Housing Facilities Branchin Bldg. 1059 will provide service to Newman Village and Clay Kaserne residents.

Flower vouchers can be picked up Monday to Friday 8 a.m. to 3:30 p.m.

Flower vouchers are limited to one voucher per stairwell, row house, duplex and single house. Only Building Coordinators can pickup vouchers for multi stairwell buildings or they may delegate the authority to the Stairwell Coordinator in writing.

## Temporary Lodging Allowance

The purpose of this installment is to provide clear guidance on inbound and outbound Temporary Lodging Allowance (TLA) entitlements for Service Members (SMs) and their Families.

In accordance with (IAW) applicable regulations, military units will schedule duties of newly arrived SMs to allow them enough time to find suitable housing. SMs will not be considered completely in-processed until they move into permanent housing on or off the installation as applicable.

Newly arrived SMs will report to the applicable Neighborhood Center within two (2) workdays after arrival to in-process housing and to start TLA if eligible and be informed of their responsibilities. SMs who are departing Wiesbaden should report to their Neighborhood Center once a departure date is established for instructions on TLA eligibility and their responsibilities. Failure to report may jeopardize TLA eligibility.

TLA eligibility for arriving SMs, and continuation thereof, will depend on proof that the newly arrived SM has applied for Government controlled quarters or proof that the newly arrived SM is aggressively pursuing private rental housing (PRH) when told Government quarters will not be available and SM has been issued a Certificate on Non-availability (CNA).

When pursuing PRH, the SMs should not rely solely on the Housing Services Office (HSO) to find housing and SMs must provide the housing office a list of PRH units visited during each 10-day period. The list should include reasons for non-acceptance and must be certified by the housing officer. The list will be used to justify continuation of TLA for the next 10-day period. Failure to do so may jeopardize TLA eligibility. A form will be provided to assist in documenting units that have been visited.

Failure to meet the minimal requirements listed above may jeopardize TLA eligibility or eligibility for TLA extensions.

TLA (meals portion only) is authorized for SMs and dependents who lodge with friends or relatives. The Service Member must, however, be actively seeking permanent housing.

TLA will end the day before the SM occupies permanent Government quarters or enters into a lease or when a SM refuses to occupy suitable or adequate Government quarters or private rental housing

TLA for departing Service Members depends on the Service Member scheduling quarters clearance appointments no more than 10 days before departure (no more than 3 days when government contract cleaning is involved) when possible. For SMs departing from PRH, lease termination arrangements must maximize the SM's stay in the dwelling.

Visit the following URL to view Army in Europe Regulation 37-4, Providing Temporary Lodging Allowance in USEUCOM, 15 November 2013:

<https://media.defense.gov/2013/Nov/15/2001921951/-1/-1/0/AER37-4.pdf>

Visit the following URL to view DoD 7000.14-R, Financial Management Regulation, Volume 7A, Chapter 68, Section 6804, Temporary Lodging Allowance, Dec 2019 :

[https://comptroller.defense.gov/Portals/45/documents/fmr/current/07a/07a\\_68.pdf](https://comptroller.defense.gov/Portals/45/documents/fmr/current/07a/07a_68.pdf)





# Summer Guests (Living Peacefully with Animals)



When the days grow longer and warmer, migratory birds return home and bats and insects depart their winter quarters. Buildings situated between green spaces and water bodies appear to these summer visitors like natural rocky landscapes and they do not hesitate to move into urban areas.

While storks and jackdaws commonly nest on chimneys, the Common Swift favors openings on the fourth floor of tall buildings. German church towers, generally correlating in height with the third floor, are frequently occupied by Kestrels, bats and the Barn Owl. The first and second floors often provide habitat to House Martins, redstarts, pigeons, sparrows and bats. Even vehicles that have not been moved for a while are utilized as nesting places.

Queens of the Carpenter Bee seek out old timber walls to lay their eggs, and the Red Mason Bee nests in walls made of loam (soil, clay, etc.) and sometimes even in screw holes and key holes. Roller shutter boxes and roof gutters are highly valued by some wasp species as enclosed areas where they can build their paper maché nests. Other wasp species, including the hornet, produce balloon-shaped nests suspended from a ceiling.

All these animals are strictly protected by laws which include the German Nature Conservation Act. Only in exceptional cases, when health or safety hazards are expected, and only “with good reason” may animals and/or their nests be relocated or removed. This can only be performed by experts, and only in consultation with the competent authority.

What reasons might there be to remove or relocate our animal guests? In some cases, bird droppings may pose health hazards. This can easily be remedied by installing a “dropping board” below the respective nest. Bat droppings in the attic can also be a nuisance and contain bacteria and viruses. Since bats nowadays belong to the most severely threatened mammals in Europe, the best we can do is to offer them artificial dwelling places (“bat hotels”), which can be monitored and cleaned by experts. As for bees, wasps, and hornets, none are really aggressive in Germany, nor is their venom strong enough to harm a grown person. Only small children

and people suffering from a bee venom allergy require special protection. In all other cases, it is sufficient to steer clear of the colony’s “air corridor / lane of approach”, so as not to frighten them into a fight with humans. In late summer, some wasps can become a nuisance when they help themselves to snack on our food and sweetened beverages.



**Can I place personal items, such as Barbeque (BBQ) grills and/or patio sets under or around the community gazebos in the housing areas?**

Gazebos have been placed throughout our housing areas and are open for everyone to use. Therefore personal items should not be placed under or around gazebos for extended periods of time. Residents wishing to reserve a gazebo for a specific event or time in their area can do so through the Area Coordinator. The person scheduling the gazebo has the responsibility to clean up the gazebo and surrounding area after the event and dispose of any trash; trash will not be left at the gazebo. The Area Coordinator will schedule the gazebo, inspect the gazebo area prior to use, sign the area over to the resident and will re-inspect the area prior to clearing the resident.



**Can I use my BBQ grill on my balcony?**

BBQ grilling on balconies is prohibited.



Is it authorized to install/set up swimming pools in the housing areas?

The use or installation of swimming pools is not authorized in Government owned quarters. Responsible adults are unable to provide the required supervision at the pool at all times and pools are typically unfiltered, becoming dirty quickly and providing a haven for mosquitoes to hatch which is a health hazard. Small, very shallow “wading pools” are authorized, but must be emptied daily.



## Housing Repairs for Departing Residents

As part of their departure planning, residents frequently call in requests for home repairs due to a perception that it is required or to avoid being charged a repair fee when they move

out. Generally speaking, once sponsors become aware of their approximate departure date, only repairs required to preserve life, health, and safety should be carried out.

Once housing is vacated, and as needed to accommodate a follow on assignment, the quarters are turned over to a maintenance contractor that will perform all necessary repairs and routine maintenance, to include painting and cleaning.

Under 10 USC 2775, as implemented in AR 735–5, a Soldier is liable to the U.S. for damage to any assigned housing and related equipment or furnishings, **if the damage is caused by the Soldier’s abuse or negligence.** The term assigned housing means both Family and unaccompanied personnel housing (UPH).

Based on the above, residents of housing facilities may be held liable for damages if the damage or loss was caused by the negligence or willful misconduct of the residents or their Family members or guests. This includes loss or damage caused by pets.



Am I allowed to personalize my balcony?

Residents are encouraged to personalize their balconies, but modifications must be temporary; easily removed without damaging or scarring the balcony areas; and be in good taste. Drilling into the façade of the building or balcony rails or permanently altering any part of the balcony area is strictly forbidden. Hanging blinds or “sun shades” from the balcony above or from the building fixtures is not authorized. Flower boxes will be attached to balconies but have to be hanging to the inside of the balconies. Objects such as flower boxes or pots will not be placed on the outside window ledges of apartment buildings. Balcony drains must be cleaned routinely by each occupant.

## Pre-Termination and Final Termination Inspections

When residents are within 60 – 90 days of departure, and whether or not the sponsor has received departure orders, residents should contact their servicing neighborhood center to schedule a pre-termination inspection. During this inspection, residents will be informed of necessary steps and tasks to be accomplished prior to the final termination inspection. If there are any known damages, these should be pointed out to the inspector so that a cost for repair can be determined prior to the final inspection. This will save time during the final clearing process.

Once the actual departure date is established, residents should contact their servicing neighborhood center to schedule a final termination inspection. At that time, the counselor will request a copy of the departure orders and flight itinerary.

During the final inspection, the assigned inspector is only responsible to ensure all personal items and trash have been removed from the premises, record the condition of the assigned dwelling, and take possession of all keys.

The inspectors who perform the inspections are not DPW Housing Division employees and, as such, they are unable to discuss whether or not a payment charge is reasonable or excessive. Only damages that exceed normal “fair wear and tear” will be assessed for payment and annotated on a form that the resident receives from the inspector. Should a resident wish to dispute a payment charge, they may contact the appropriate point of contact listed on the form. This form is then presented to a Housing Division representative at the appropriate neighborhood center and, when indicated, a pay adjustment will be processed.





## Recently Completed Projects

- Crestview  
Repair/replace basketball court at Plutoweg/Merkurstrasse [pictured above]
- Exterior painting of 6 buildings
- Repair/replace bike racks at 26 buildings [pictured below]

## Pending Projects

*(Currently these projects are pending completion of construction design and updates will be provided once there is a schedule for construction)*

### Aukamm

Replace roofs at 37 buildings  
Extend driveways at 38 duplex homes  
Installation of Rolladen (electric window shutters) at 41 buildings in 4 phases



### Hainerberg

Repair/replace playground below Commissary parking lot (location pictured here)  
Installation of Rolladen (electric window shutters) at 25 buildings in 4 phases



### Clay Kaserne

Repair exterior rear steps at 5 buildings on Heerstrasse

### Newman Village

Repainting of metal doors and support columns in Newman Village

### Crestview

Repair/replace refuse islands at 6 buildings



### Can I smoke on my balcony or in front of my building?

In accordance with Army Regulation 600-63, Chapter 4, smoking of cigarettes, cigars, and pipes is prohibited in all common areas of Government-controlled quarters (i.e., stairwells and stairways, basements etc.). Smoking in the assigned quarters and on the balcony is authorized, but smokers should be considerate of others. When using tobacco products outside residential buildings, it is not permitted to smoke directly outside windows or door entrances and residents are responsible for proper disposal of cigarette butts. Tenants that accept assignment to one of the smoke and pet free buildings will commit to keep their quarters and balconies free from pets and smoke at all times.



### Am I authorized to hand wash my car in the housing area?

According to German law, whether in Family housing or unaccompanied personnel housing areas, streets or parking areas, cars may ONLY be washed with a bucket of plain water. No soaps or detergents are to be used and water hoses are not permitted. Privately Owned Vehicles (POVs) can ONLY be washed at Host Nation car wash facilities, the car wash facility on Clay North, or the AAFES facility in Mainz-Kastel.