




# August 2025




Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	1	2
		Floors 3-5 Move outs				
3	4	5	6	7	8	9
	Floors 3-5 Move outs					
10	11	12	13 Woodlawn Resource Fair	14	15	16
17	18	19	20 Ice Cream Social	21	<div>             IF YOU HAVE NOT BEEN RECEIVING TEXT BLASTS FROM ISLAND TERRACE, PLEASE REACH OUT TO TRACI GILBERT AT: 773-892-8401           </div>	
24	25	26	27	28		

## Saying Goodbye to George Krupkin

Our AmeriCorps VISTA, George Krupkin, will be wrapping up his service at Island Terrace at the end of this month. We’re also excited to welcome our new VISTA for the upcoming year, Ben Khadim! Ben is originally from Harlem, New York and he graduated from the University of Chicago in 2025 and is looking forward to being part of the Island Terrace team!

To celebrate the transition, we’re hosting a **Goodbye Ice Cream Social in the Island Terrace parking lot on Wednesday, August 20th, from 3 to 5 PM.** Come enjoy a sweet and say goodbye to George!



**Island Terrace**  
 6430 S. Stony Island Ave  
 Chicago, IL 60637  
 (773) 667-6011

**OFFICE HOURS**  
 Mon: 8:30am-5:00pm  
 Tue: 8:30am-5:00pm  
 Wed: 8:30am-1:00pm  
 Thu: 8:30am-5:00pm  
 Fri: 8:30am-5:00pm

**OUR STAFF**  
**Property Manager**  
 Linda Hooks

**Assistant Property Manager**  
 Gina Nolfi

**Maintenance Supervisor**  
 Al Wallace

**Community Impact Coordinator**  
 Traci Gilbert

**AmeriCorps Resident Engagement VISTA**  
 George Krupkin

**Administrative Assistant**  
 Naomi Paris-Hudson

**Maintenance Assistant**  
 Marlon Jones

**Maintenance Staff**  
 Ben Richardson  
 Viartis Winfrey


**Desk Attendant Staff**  
 Danielle Smith  
 Leonette Fort

**This property is proudly managed by POAH Communities LLC**







## ISLAND TERRACE APARTMENTS Resident News

# AUGUST

### August 2025

## RELOCATION INFORMATION

Construction continues at Island Terrace! Please watch for notices and text blasts that will inform you of important upcoming events.

If you have any specific questions about relocation please reach out to your Relocation Specialist, Saudia Dawson at: 312-722-7654.

### Relocation Updates

Here are some important updates about relocation:

- We are currently working on completing the 3rd-5th floor renovations. These residents are being relocated to Lake Meadows Apartments in Bronzeville. Next up for relocation are residents on floors 6 through 8. We will share more information about their relocation plans in next months newsletter.

As a reminder, no **move outs** will happen without an official 30-day notice from URS and no **move backs** will happen without a 7 day notice. Please feel free to contact our URS team with questions about relocation.

**For more information about our current relocation plan, please turn to the next page.**

## CONSTRUCTION UPDATES

- Renovations on the 17th-22nd, & 3rd-5th floor are underway
- The first elevator issues have been resolved. Over the next few weeks the middle elevator will be blocked off for use as the 3rd-5th floor residents begin their relocation process.
- Once the 3rd-5th floor residents have moved out, there will be small water shutoffs as construction begins work on those floors.
- Renovations on the outer brick walls have begun. These renovations will continue throughout the entirety of the construction process.
- If you have any construction concerns please report them to George Krupkin at 847-644-1968.



## Island Terrace Resident Meeting Recap:

On July 10th, we held an Island Terrace All-Resident meeting at Mount Carmel High School. Over 70 residents attended to hear building updates and ask questions about the renovation and relocation process. Here are a few key takeaways from the meeting:

1. The construction plan has changed since we first started, which is why we are now relocating residents from the bottom floors up instead of the top down. These changes are due to an increased scope of work discovered by the construction team. **As of now, residents from the 21st and 22nd floors are expected to return to the building later this fall, followed by floors 20, 19, and 18.**
2. We want to make it clear that **no one is being forcibly displaced** from Island Terrace. Every resident has the right to return to their original unit once renovations are complete on the unit. We want you to stay with us through this process, and we are committed to completing all the necessary work to make this happen.
3. We have made improvements to the parking lot, including the installation of new security cameras that monitor the outside of the building 24/7. If you have safety concerns or parking questions, please contact the front office.
4. A reminder about service requests: all maintenance issues must go through the management office to be properly logged. If you tell a maintenance staff member directly without submitting a request, your issue may not be recorded or addressed.
5. At the meeting, residents shared that they want more regular updates, especially when renovation and relocation plans change. In response, we will start having **quarterly resident meetings** and making sure updates reach everyone, including those who have been relocated offsite. **If you are not receiving text blasts, please let us know so we can fix that.** We will also continue providing physical copies of important information to residents.
6. We know there have been frustrations around elevators, relocation details, and interactions with staff. Our residents deserve to be treated with respect, and we promise to actively following up on every issue brought to our attention.

Above all else, we want to thank you for your patience throughout the past year. There are new challenges every day, but we are working through them together. This building is your home, and we are doing everything we can to make it better while keeping you informed and involved each step of the way.

**Our next all-resident meeting will likely take place in October. Keep an eye out for a notice with exact meeting details!!**

# WOODLAWN COMMUNITY BACK TO SCHOOL/ RESOURCE FAIR

**Fair Information:**  
**Wednesday, August 13th**  
**11:00 AM to 4:00 PM**  
**Woodlawn Resource Center**  
**6144 S. Cottage Grove Ave**

Bike Giveaway!  
Food Vendors!  
Music and Games!  
Back to School Haircuts!

SCAN TO  
SIGN UP  
FOR THE  
FAIR:

- Job Support & Career Resources!
- Free Physicals/ Medical Services
- Fresh Produce Give Away
- Community Partners On-Site

Hosted by:

POAH COMMUNITIES

WOODLAWN RESOURCE CENTER