

## NEIGHBORHOOD LIFE

Introduce yourselves to your immediate neighbors when you move in. Many, if not all, are happy to have students as neighbors – but only if you are respectful and do not create problems. Getting to know your neighbors can be very rewarding as well as helping to keep lines of communications open if problems arise.

Shoveling your sidewalks, taking responsibility for the outdoor upkeep and general rules of consideration will go a long way in building relationships with your neighbors.

Many neighbors will decide how to treat you based on how you keep your property. Wild signs and old couches may be comfortable, but don't do much for curb appeal. Keeping an eye to how your property looks from the street is important.

## HOSTING PARTIES (DO'S AND DON'TS)

Please follow these suggestions if you choose to host a party.

- Read the County Neighborhood Party House Procedures.
- Talk to neighbors before the party. Tell them when the party will start and end, and leave them your phone number. Encourage them to call you if there is a problem during the party.
- During the party, let the guests know you are the contact person if anyone should call.
- Avoid overcrowding which may block exits in case of emergency and/or result in cars blocking the street in case emergency vehicles may need to respond.
- Periodically walk outside during the party to monitor and adjust the noise level accordingly.
- After the party, clean up the area around your apartment as well as your neighbors, if necessary. Contact your neighbors the next day and thank them for their cooperation.
- Selling alcohol or charging at the door is illegal. Also, if the police are called, be sure to cooperate.
- The college is usually informed if the police have taken action at a house in the neighborhood.

Since the drinking age in the State of Minnesota is 21, serving alcohol to those not of drinking age is a criminal offense, punishable up to a year in jail and a \$3,000 fine. Also a party host can be liable for damages or injury to guests.

## RESOURCES

### MACALESTER RESOURCES

Dean of Students Office	651-696-6220
Residential Life Office	651-696-6215
Info Desk, Campus Center	651-696-6888
Mediation Process	651-696-6220
Safe Walk Program	651-696-6699
Safety & security info:	<a href="http://www.macalester.edu/security/">www.macalester.edu/security/</a>

### AREA RESOURCES

Southern MN Legal Services (St. Paul Office)	651-228-9823
Minnesota Tenants Union (you pay for services)	612-871-7485
	<a href="http://www.tenant.net/other_areas/minnesota/resources.html">www.tenant.net/other_areas/minnesota/resources.html</a>
Minneapolis City Information	612-673-2489
St. Paul City Information	651-266-1900 651-266-8989
St. Paul Community Stabilization	651-225-8778
Ramsey County Conciliation Court	651-266-8230
St. Paul Association of Responsible Landlords	651-647-6810
Housing Alliance Law Office	651-222-4731
Minnesota Attorney General Consumer Line	651-296-3353
	<a href="http://www.ag.state.mn.us/consumer">www.ag.state.mn.us/consumer</a>
Minnesota Department of Human Rights	651-917-6255
	<a href="http://www.humanrights.state.mn.us">www.humanrights.state.mn.us</a>
Mid-Minnesota Legal Assistance	
(info regarding resources for tenant's rights)	<a href="http://www.midmnlegal.org">www.midmnlegal.org</a>
St. Paul Police Department (non-emergency)	651-291-1111

## 2008-2009 STUDENT AFFAIRS

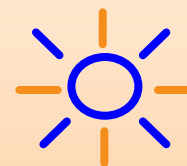
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[www.macalester.edu/deanofstudents/](http://www.macalester.edu/deanofstudents/)



*This brochure is to help you become informed about your rights and responsibilities as a member of a St. Paul neighborhood community.*

*Students are not only members of the academic community but also members of the larger society. While we support students living off campus, the college retains the right to intervene and/or discipline students when college policies are violated or there is inappropriate behavior. It is important that students living in the community understand the obligations of civic responsibility.*

## COMMONLY ENFORCED ORDINANCES IN ST. PAUL



### NOISE

A city ordinance mandates quiet hours between the hours of 10 pm and 7 am, but noise should never be loud or objectionable at any time and can result in a fine. For more information about the noise ordinance, contact Citizen Service Office at 651-266-8989.

Use common sense regarding noise. Any shouting on quiet residential streets late at night is bound to wake someone up – even if you are simply yelling good-bye to a friend.

### NEIGHBORHOOD PARTY HOUSE PROCEDURES – ZAP SQUAD

The procedures cover a range of violations that fall under party-house offenses. These include underage consumption, violations of the noise ordinance, maintaining a public nuisance or operating or visiting a disorderly house.

Ramsey County and the St. Paul Police take this very seriously. Students living in the community should take these procedures seriously, as well. The Zero Adult Providers (ZAP) officials frequently patrol college neighborhoods. Many students have paid large fines and been subjected to court appearances when ticketed through the ZAP program.

### PARKING

Commonly enforced ordinances related to parked cars include:

- cars may not be parked on the boulevard
- cars cannot be parked on the street longer than 48 hours without being marked
- cars cannot block alleyways or driveways
- St. Paul tows cars parked on snow plow routes. Call 651-266-PLOW for details.

A word about car theft. . . one of the biggest problems for renters in the neighborhood. Always lock the doors and roll up windows; never leave valuables in the vehicles or property in plain view; and do not trust the trunk as a safe place for valuables. Report suspicious people to the St. Paul Police immediately.

## RENTING TIPS – TENANT OBLIGATIONS



### RENTERS INSURANCE

Do you need renter's insurance? You might be covered under your parents' homeowners insurance but you need to check on this. Renter's insurance would help in case of theft or damage to your belongings. Any reputable insurance company can answer questions on coverage and costs.

### RENTAL DEPOSIT

A landlord must return a tenant's security deposit plus three percent interest or give the tenant a written explanation as to why the deposit will not be returned within 21 days of the last tenancy (the tenant needs to provide a forwarding address).

Do not lose your lease – this is an important legal document. Once you sign a lease you are responsible to meet the terms of the agreement. If you have questions or problems with your lease terms, contact one of the resources found at the back of this brochure.

### TAX CREDITS

Minnesota law gives tenants a partial refund for property taxes they pay through their rent. Renters can file a property tax refund form with a certificate or rent paid with the Minnesota Department of Revenue. The Landlord should supply you with a CRP signed form by January 31.

### MONTHLY RENT

Always pay your rent on time and always get a dated receipt for your monthly payment. If you have a written lease, it will stipulate how and when the landlord can raise the rent.

## LANDLORD RESPONSIBILITY



### PRIVACY

The landlord can only enter your apartment for a business reason in an emergency. Business reasons include maintenance work, inspections from state or city officials, showing the place to potential tenants or in response to a disturbance. The landlord needs to let you know when they have entered your space.

### MAINTENANCE

Minnesota law requires landlords to keep units in reasonable repair. When you need repairs, alert the landlord right away. Don't wait. The best plan is to put the needed repair work in a letter to the landlord. Make a copy of the letter for your files. If the landlord does not fix the repairs in 14 days, it's best to seek assistance elsewhere. The city of St. Paul website has a helpful page for housing consumers at [www.stpaul.gov/housing/information/](http://www.stpaul.gov/housing/information/).

### MISCELLANEOUS

The following items are the responsibility of the landlord:

- a fire extinguisher should be available to your unit
- working smoke detectors need to be located in or near all bedrooms
- apartment doors must be equipped with dead bolt locks
- windows must be in working condition
- uphold St. Paul legislation of no more than 4 unrelated people living in a single family unit
- furnishing of garbage cans and weekly garbage pick-up
- elimination of insects and rodents in all areas of the building and premises