

Village at the Bluffs Apartments

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Monica Slamkowski is the Community Administrator at the 51-unit Village at the Bluffs apartments in Colorado Springs. The senior-citizen housing complex is subsidized by HUD and became smoke-free February 1, 2007.

Slamkowski says that having the support of upper management in her company made the process of changing policies easier. She thought the process would be more difficult because the complex is HUD-subsidized. However, it proved not to be difficult at all. Slamkowski started by giving the community's residents notice (she suggests 30 to 60 days). None of the residents complained. In fact, there was tremendous support for the plan, which was implemented as a house rule. The smoke-free policy was implemented four or five months later.

The waiting list at The Village at the Buff has increased since they implemented their smoke-free policy. Slamkowski says the increase is due to the fact that many seniors in other complexes want to move into The Village now that it is a smoke-free community. Having a smoke-free building has also reduced the costs of apartment restoration significantly. No residents have moved due to the policy, but even if they did, they would be able to fill any vacancy quickly. Having a smoke-free building has given The Village a market advantage since most Coloradans do not smoke, and seniors are especially appreciative of the healthier and safer environment.

Monica Slamkowski is happy to share her positive experiences with other administrators, owners, or landlords. She can be reached at 719-550-8140.

Posted September 2008

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