

Nutfield Heights Senior Center

HUD Senior Center apartments install FreshAir Sensor to prevent and prove tobacco and marijuana smoking.



Property Type: HUD Senior Housing Apartments
Location: Derry, NH U.S.A.
Size: 80 Units

Challenges

- Lack of evidence to follow through on property's no-smoking policy
- Complaints from residents about smoking in nearby apartments

Solution

- FreshAir Sensor monitoring devices in all apartments
- Monitoring in apartments for tobacco and marijuana smoking
- Notification with timestamped, scientific proof of smoking in a specific apartment

Results

- Reduced smoking in apartments
- Fewer complaints from residents about unwanted, nearby smoking and false accusations of smoking in their smoke-free apartments
- Documented record of smoking incidents with FreshAir Smoking Alerts (both printed and online archive)
- Deterred future smoking

"FreshAir gives us the evidence needed to follow through with our no-smoking procedure when someone is smoking in their apartment."

- Christine Schmid, Property Manager

Interview with Christine Schmid, Property Manager

Property Manager Christine Schmid with First Realty Management's Nutfield Heights Senior Center had trouble enforcing the no-smoking policy. Without physical evidence of tobacco or marijuana smoking, her team could not prevent or prove unauthorized smoking.

Schmid needed proof to stop unwanted smoking and deter future smoking. First Realty Management installed FreshAir Sensor devices in all of its apartments at Nutfield Heights.

FreshAir devices include patented smoking sensors and 24×7 molecular monitoring for tobacco and marijuana smoking. FreshAir Sensor provides the only technology available to specifically monitor for, immediately detect, and scientifically prove the presence of combusted tobacco and marijuana.

FreshAir devices bind only with specific molecules that are present when someone is actively smoking tobacco or marijuana. The sensors are not fooled by candles, cooking, incense, dust, pollen, steam, or other sources.

When managers at Nutfield Heights receive FreshAir Smoking Alerts, they have timestamped proof of smoking in a specific monitored space in an apartment. "FreshAir gives us the evidence needed to follow through with our no-smoking procedure when someone is smoking in their apartment," said Schmid.

Schmid's team leverages FreshAir Smoking Alert Reports to communicate smoking violations and reiterate no-smoking procedures. "Once alerted, we print off the report and meet with the resident," said Schmid. "If it's the first time, we give them a lease violation letter and let them know if it happens again, we would move forward with eviction."

Because each FreshAir Smoking Alert serves as scientific proof that smoking occurred, Schmid can confidently deal with unauthorized smoking according to their no-smoking procedure.

FreshAir Sensor's molecular monitoring has deterred residents from smoking in their units. "Most of our residents (who are non-smokers) really appreciate the FreshAir devices because they pinpoint the exact location of smoking," added Schmid. "Residents who smoke can no longer smoke inside their apartments without getting caught."

Successful enforcement of their no-smoking policy with FreshAir Sensor means that Nutfield Heights sees fewer smoking violations and unauthorized smoking incidents.

Property management companies like First Realty Management need proof of smoking in order to follow through with no-smoking policies.

As the only technology available which scientifically proves the presence of combusted tobacco or marijuana, FreshAir offers an effective solution for property managers like Christine Schmid.

At Nutfield Heights Senior Center, FreshAir Sensors reduce unauthorized smoking and help maintain a cleaner, healthier, and safer property for their residents and staff.

"Initially, the residents weren't happy about us putting the devices in their apartments. However, most residents now like the devices because they prove that they are not smoking. It's really only the residents that violate their lease that don't like the devices in their units."

Christine Schmid, Property Manager