

LHA Resident Connect



Important Dates to Remember

- FEBRUARY 1ST – RENT DUE**
- FEBRUARY 11TH – RENT LATE**
- FEBRUARY 16TH – OFFICE CLOSED FOR PRESIDENTS' DAY HOLIDAY**

LHA Annual Inspections ***48-HOUR NOTICE***

We will be having our ***MANDATORY*** LHA Annual Inspections on **March 2nd – March 6th** starting at 8 a.m. each day until completion. Inspections at your unit can occur at any time, on any of these days.

These will be conducted by U.S. Inspection Group & LHA Staff.

Please be sure of the following so that these inspections go smoothly:

- Leave screen doors unlocked
- Make sure windows and doors are not blocked
- Your unit is clean and free of clutter
- Your pets are contained

ROBERTS AVE PEST CONTROL DATE ****48HR NOTICE****

Due to the weather conditions on the previously scheduled date, Roberts Avenue pest control will be completed on Tuesday, February 10th along with Smith, Clayton, & Torges. Recert inspections for these areas will be completed on pest control as well.

Office Staff

- Vicki Engelhardt – Executive Director**
- Scott Durham – Operations Manager**
- Alex Brewer – Business/HR Manager**
- Kaitlyn Stanfield – Accounting Clerk**
- Melissa Saxon – Property Manager**
- Jerri Anne Daniels – Occupancy Specialist**
- Darla Harlan – Occupancy Specialist**

Maintenance Staff

- Matt Olive – Maintenance Supervisor**
- George Bentley – Maintenance Mechanic**
- Jimmy Stephens – Maintenance Mechanic**
- Josh Hill – Maint. Mechanic/Clerk of Works**
- Kelly Massa – Maintenance Mechanic**
- Dylan Lemay – Maintenance Mechanic**
- Justus Douglas – Maintenance Mechanic**

Phone Directory

Main Office (931) 762-7532
Emergency Work Orders (931) 762-9436
Reasonable Accommodations Are Available Upon Request



HAPPY
Groundhog Day

MONDAY
FEBRUARY 2ND



RENT PAYMENTS

1. Rent is due on the 1ST of the month.
2. You have through the tenth (10th) of the month to pay your rent without a late fee.
3. On the 11th day of the month, a late charge of \$25.00 will be added to the account as part of the current bill. (Reference Item 2.C. of your lease)
4. A late letter will be sent on the 11th that gives you 30 days to either pay the current charges or vacate the unit.
5. After the 30-day period, a detainer warrant for non-payment of rent will be issued and a court date set to seek judgement on the matter. Court costs will be added to your account. (Minimum of an additional \$216.50). You may contact our office with any questions. 762-7532

We do not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, our federally assisted programs and activities. If you are disabled and would like to request an accommodation or if you have difficulty understanding English, please request our assistance and we will ensure that you are provided with meaningful access based on your individual needs. Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants based on one or more of the following classifications: race, color, national origin, sexual orientation, gender identification, disability, religion, and familial status.

MAINTENANCE ANNOUNCEMENT

****RESIDENT 48HR NOTICE****

Beginning the week of February 9th, maintenance will be coming into all units to replace air filters. Please leave your screen doors unlocked and have pets contained.

Pest Control

THIS IS YOUR 48-HOUR NOTICE

- Feb. 3 - Maple & Hoover
Feb. 10 - **ROBERTS**, Smith, Clayton (excluding 224), Torges
Feb. 17 - Ernest, Mildred, Belmont, 224 Clayton
Feb. 24 - Buffalo, Deller, Fisher Alley, Berger

****LHA STAFF WILL CONTINUE LOOKING IN CLOSETS DURING PEST CONTROL.**

A housekeeping inspection will be conducted on your unit as well during pest control treatment.

Please make sure:

- Screen doors are unlocked
- Windows and doors aren't blocked
- Your unit is clean and free of clutter
- Your pets are contained



RECERTIFICATION INSPECTION REMINDERS

If you have an appointment this month for recertification, this is a reminder, as stated in your recertification appointment letter, that we will be conducting a housekeeping inspection on your unit per the lease requirements.

The inspection dates are two weeks before your appointment date and will be performed beginning February 2nd.

As always, please make sure:

- Screen doors are unlocked
- Windows and doors aren't blocked
- Your unit is clean and free of clutter
- Your pets are contained

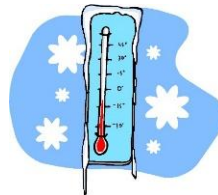
RECERTIFICATION NOTICE

We have recently had many residents rescheduling their recertification appointments at the last minute due to schedule conflicts. Letters regarding your recertification are mailed to you at least 60 days in advance and are given to you again two weeks before your appointment date. Please make sure you are reviewing your recertification appointment date, and contact Darla at least 1-2 weeks before your appointment date if you have a conflict and need to reschedule.

Cold Weather Reminders

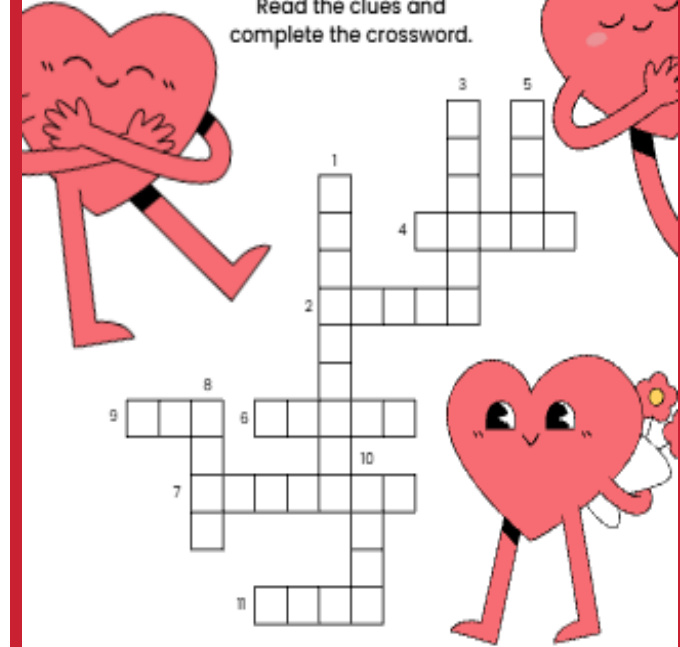
1. Please make sure you have disconnected your water hoses from any outside faucet.
2. NEVER turn off your thermostats.
3. On nights the temperature drops below freezing, allow your faucets to drip and open your kitchen cabinet doors under the sinks to allow warm air to get to the pipes.
4. Turn your thermostat on Auxiliary/Emergency Heat when temperatures are below freezing.

Doing all these things will help prevent freezing pipes!



Valentine Fun with Words CROSSWORD

Read the clues and complete the crossword.



➤ Across

2. The Valentine character with wings who uses a bow and arrow.
4. A soft toy bear often given as a Valentine present.
6. The shape we use to show love on Valentine's Day.
7. Plants with petals that people give as a Valentine gift.
9. When you put your arms around someone to show your care.
11. A strong, happy feeling you have for your family or close friends.

↓ Down

1. A sweet food made from cocoa that many people give on Valentine's Day.
3. A person you like to play with, talk to, and trust.
5. A piece of paper where you write a Valentine message or draw a picture.
8. Something you give to another person on a special day.
10. A red flower that is a common symbol of love.