

LHA Resident Connect



Important Dates to Remember

MARCH 1ST – RENT DUE
MARCH 11TH – RENT LATE

****REMINDER****

LHA Annual Inspections
March 2nd – March 6th
More details in attached notice

****REMINDER****

Yard-Cleaning

Mowing season is coming soon!
Please make sure your yards are clear of any toys, decorations, etc. so that our mowers will be able to do a good job when the time comes.

Thank you for your help in keeping the properties clean!

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



NEW ADDITIONS TO CRIMINAL TRESPASS

Thomas Dyer

If you see this individual on LHA property, contact law enforcement.

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 \$170.50). 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 REMINDER**** **EMERGENCY WORK ORDERS**

The items listed below are the only **Emergency Call-Outs** the Maintenance Department will answer after hours or on weekends.

1. Water line burst inside house
2. Heat not working
3. Hot water heater burst
4. Commode stopped up
5. Refrigerator or cook stove goes out
6. Lock-Out
7. Electrical fire hazard
8. Smoke Detector

All other Maintenance calls must wait until the next working day.

Pest Control

THIS IS YOUR 48-HOUR NOTICE

March 3 - Waterloo St

March 10 - Frisbie + W. Taylor

March 17 - Liberty

March 24 - Mahr



****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.

Recertification inspections will be conducted the week of annual inspections, March 2nd – 6th.

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

Watch out! Scammers target everyone.



Recognize scammers. They may:

- **PRETEND** to be from an agency or organization you know.
- Say there's a **PROBLEM** or promise a prize.
- **PRESSURE** you to act immediately.
- Tell you to **PAY** in a specific way.



Do not give scammers money or personal information – Ignore them!

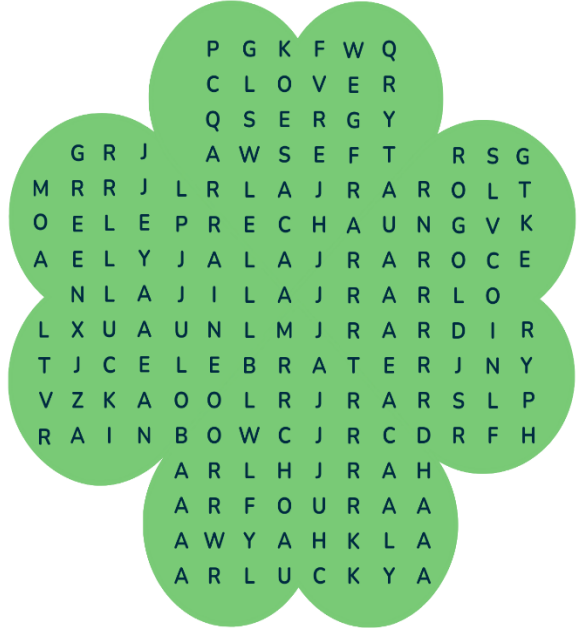
How to stay safe:

- **Remain calm.** Talk to someone you trust.
- **Hang up or ignore** the message. **DO NOT** click on links or attachments.
- **Protect your money.** Criminals will insist that you pay in a hard-to-trace manner, such as with a gift card, prepaid debit card, cryptocurrency, wire transfer, money transfer, gold bars, or by mailing cash.
- **Protect your personal information.** Be skeptical of any contact you didn't initiate.
- **Spread the word.** Share your knowledge of Social Security-related scams with your friends, family, and community. Post on social media using the hashtag #SlamtheScam to warn others. Visit ssa.gov/scam for more information.

St Paddy's Day

WORD SEARCH

Seek, find & circle the hidden words.



- LEPRECHAUN
- RAINBOW
- CLOVER
- CELEBRATE
- FOUR
- LUCKY
- MARCH
- GREEN
- GOLD
- COIN



REMINDER: LHA Annual Inspections

48-HOUR NOTICE

Next week, we will be having our LHA Annual Inspections using the *HUD NSPIRE Standards*.

March 2nd – March 6th
starting at 8 a.m. each day until completion.

We do not know when we will be at your unit. Inspections can occur at any time on any of these days. Please be prepared for us to be there at any time during the week.

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

Thank you for your assistance!