



## PEST CONTROL

### THIS IS YOUR 48-HOUR NOTICE

- May 5 - Maple + Hoover
- May 12 - Smith, Clayton (excluding 224), Torges
- May 19 - Ernest, Mildred, Belmont, 224 Clayton
- May 26 - Buffalo, Deller, Fisher Alley, Berger

LHA STAFF WILL BE LOOKING IN CLOSETS DURING PEST CONTROL DUE TO ISSUES FOUND AT ANNUAL INSPECTIONS.

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



### **! Pest Control Reminder !**

**Tenants are required to report any signs of pests per section 6FF (such as insects or rodents) to management immediately. Prompt reporting helps prevent the spread of infestations and ensures timely treatment. Thank you for helping us maintain a clean and healthy community.**

LHA Resident Connect

# May

**May 1<sup>st</sup> - Rent Due**

### **\*\*RESIDENT 48HR NOTICE\*\***

**May 5<sup>th</sup> - 8<sup>th</sup> HUD Inspections**

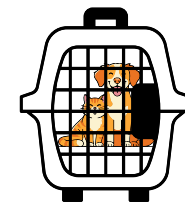
**Please note that units are selected at random by inspectors. Management is not informed in advance which units will be chosen or the specific time of inspection. \*More details in attached notice.\***

**May 12<sup>th</sup> - Rent Late**

**May 25<sup>th</sup> - Office Closed for Memorial Day**

### **WORK ORDERS**

**We will be completing work orders this month to repair issues found from the annual inspections. Please be prepared.**



**Reminder:** In accordance with your lease agreement, all animals must be properly contained whenever LHA staff are present. Please ensure that animals are kenneled during inspections, pest control visits, housekeeping checks, or maintenance work. Animals must never be tied outside of your unit, and only animals that have been approved by LHA office staff are permitted on the property.



### **MAINTENANCE ANNOUNCEMENT**

#### **\*\*RESIDENT 48HR NOTICE\*\***

Maintenance will be coming into all units to replace air filters during the week of May 11<sup>th</sup>. Please leave your screen doors unlocked and have pets contained.



## Mowing

Please be sure that your yard is free of debris and children's toys, garden hoses, and any other hazards, at all times or you may be charged a yard pick up fee. A contracted company will be handling the mowing at all locations. If you have any questions, please contact the office.

Thank you,  
LHA

## RECERTIFICATION INSPECTION

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 HUD inspections, May 4<sup>th</sup> - 8<sup>th</sup>.

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

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.

## 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

## RENT PAYMENTS

1. Rent is due on the 1<sup>st</sup> of the month.
2. You have through the eleventh (11th) of the month to pay your rent without a late fee.
3. On the 12<sup>th</sup> 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 12<sup>th</sup> 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 \$224.50). 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.



## REMINDER

Per your lease, you are "required to report all changes in family composition and all new income of any kind, within ten (10) days after they occur."

Any change in income must be reported to the LHA Office within 10 days of the change, even if you do not yet have documentation.

This includes new job, quitting/losing job, any pay changes (raise or deduction), child support, social security/SSI, etc.

You must also report any changes in family composition (birth of child, foster/adoption, marriage, etc.) within 10 days of the change. This will ensure your rent calculation is up-to-date at all times.

The **American Job Center** will be available at the Resource Center on May 8th from 9:00 AM to 3:00 PM (closed from 12:00 PM to 1:00 PM for lunch). They will offer free assistance with career planning, resume updates, and interview preparation. If you have questions, they can be reached at 931-766-7557.



## NEW ADDITIONS TO CRIMINAL TRESPASS

### NICOLAS REID

**IF YOU SEE THIS INDIVIDUAL ON LHA PROPERTY, CONTACT LAW ENFORCEMENT.**

**REMINDER: HUD Inspections**  
**48-HOUR NOTICE**

We will be having our HUD Inspections using the HUD NSPIRE Standards. **May 5<sup>th</sup> - 8<sup>th</sup>** starting at 8 a.m. each day until completion.

Please note that units are selected at random by inspectors. Management is not informed in advance which units will be chosen or the specific time of inspection. Thank you for your cooperation.


Please be prepared for us to be there at any time during the week.

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!

# May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					<b>1</b>	2
					<b>RENT IS DUE</b>	
3	4	5 HUD Inspections Pest Control: Maple + Hoover	6 HUD Inspections	7 HUD Inspections	8 HUD Inspections American Job Center @ Resource Center	9
10	11 <b>LAST DAY TO PAY RENT WITHOUT A LATE FEE</b> Air Filter Replacements	12 Pest Control: Smith, Clayton (excluding 224), Torges Air Filter Replacements	13 Air Filter Replacements	14 Air Filter Replacements	15 Air Filter Replacements	16
17	18	19 Pest Control: Ernest, Mildred, Belmont, 224 Clayton	20	21	22	23
24	25 <b>MEMORIAL DAY</b> 	26 Pest Control: Buffalo, Deller, Fisher Alley, Berger	27	28	29	30
31						

