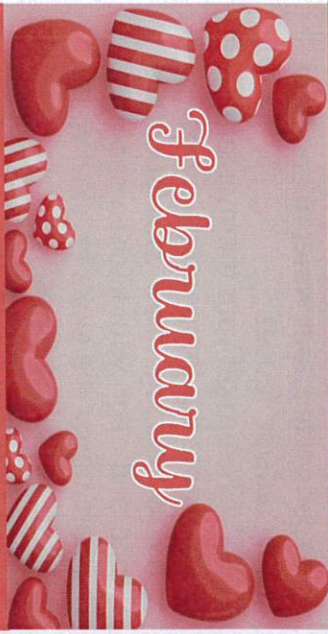


# LHA Resident Connect

## February



### Important Dates to Remember

**FEBRUARY 1<sup>ST</sup> – RENT DUE**  
**FEBRUARY 13<sup>TH</sup> – RENT LATE**  
**FEBRUARY 19<sup>TH</sup> - OFFICE CLOSED**  
**FOR PRESIDENTS' DAY**

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

We will be having our LHA Annual Inspections on

**March 3<sup>rd</sup> – March 7<sup>th</sup>**

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
- Thank you for your assistance!**

### Office Staff

Vicki Engelhardt – Executive Director  
Scott Durham – Operations Manager  
Alex Gillespie – Business/HR Manager  
Melissa Saxton – Property Manager  
Jerrri 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  
Josh Walls – Maintenance Mechanic  
Dylan Lemay – Maintenance Mechanic

### **Phone Directory**

Main Office (931) 762-7532  
Emergency Work Orders (931) 762-9436

*Reasonable Accommodations Are Available*

*Upon Request*



## **\*IMPORTANT REMINDER\*** **for LHA Pet Owners**

We have seen an increase in pet waste being found in yards throughout the property. Please remember, per your pet and assistance animal policies, **you are to clean up pet waste inside AND outside the unit.** Thank you for your help with keeping our property clean!

## **RENT PAYMENTS**

1. Rent is due on the 1<sup>st</sup> of the month.
2. You have through the tenth (10<sup>th</sup>) of the month to pay your rent without a late fee.
3. On the 11<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 11<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 \$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 ANNOUNCEMENT**

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

Beginning the week of February 10<sup>th</sup>, maintenance will be coming into all units to replace air filters. Please leave your screen doors unlocked and have pets contained.

## **NEW ADDITION TO CRIMINAL TRESPASS**

**-Brady Bryant**

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

## Pest Control

### **THIS IS YOUR 48-HOUR NOTICE**

- Feb. 4 - Maple & Hoover
- Feb. 11 - Smith, Clayton  
(excluding 224), Torges
- Feb. 18 - Ernest, Mildred,  
Belmont, 224 Clayton
- Feb. 25 - Buffalo, Deller, Fisher  
Alley, Berger

**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 5<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

## **\*\*STATE POSTER CONTEST FOR KIDS\*\***

**Do you have a child who has a knack for art?**

- We need submissions for the poster contest being held by TAHRA (Tennessee Association of Housing & Redevelopment Authorities) to represent the Lawrenceburg Housing Authority.

- LHA will supply the posterboard, and the LHA winner will get an art kit.

### **THERE WILL BE STATE-LEVEL PRIZES FOR EACH SELECTION CATEGORY**

- Winners will be selected based on how well the artwork reflects "What Home Means to Me" and may move on to the regional and even national competitions!

- **CALL ALEX AT THE OFFICE IF YOUR CHILD IS INTERESTED AT 762-7532.**

**DEADLINE TO SUBMIT: MARCH 7<sup>th</sup>**

### **SELECTION CATEGORIES:**

- Elementary School: K-5th Grade
- Middle School: 6th-8th Grade
- High School: 9th-12th Grade

### **ELIGIBILITY:**

Open to all children grades K-12 residing in LHA

### **SPECIFICATIONS:**

Theme: "What Home Means to Me"

Poster size may be any size between 8.5"x11" up to 22"x28" and in Landscape/Horizontal orientation to be considered for national judging. Contestant may use any art media.

## 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!**



## **\*TENANT NOTICE\***

Please be aware that during any inspection, LHA staff may take photos inside/outside your unit to document unit conditions and/or maintenance repairs needed. LHA staff will not be taking photos of individuals inside/outside your unit; only the conditions of the unit. This may also assist in seeing progress made on future inspections.