



## PEST CONTROL

THIS IS YOUR 48-HOUR NOTICE

April 7 - Crowson

April 14 - Crescent & Clearview

April 21 - E. Taylor, Stephens, Stewart,  
Dawn, Perry, Windsor, Violet, Kay & High

April 28 - Roberts

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



## Mowing

Mowing season has begun again! 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



IF YOU HAVE RECENTLY PURCHASED A NEW VEHICLE, COME BY THE OFFICE TO REGISTER YOUR VEHICLE AND PICKUP A NEW PARKING PASS.

Phone Directory

Main Office

(931) 762-7532

Emergency Work Orders

(931) 762-9436

Reasonable Accommodations Are Available Upon Request



### FOR ALL LHA RESIDENTS

In order to pass annual inspection requirements, we ask that you correct the following errors in your unit, if you see them:

1. DO NOT REMOVE THE GLOBES/COVERS ON ANY LIGHTS INSIDE OR OUTSIDE THE UNIT.
2. MAKE SURE THERE ARE NO KINKS, TEARS, OR OTHER DAMAGE IN YOUR DRYER VENT HOSES.
3. PLEASE REPORT ANY SIGHTINGS OF PEST INFESTATIONS IN YOUR UNIT ASAP.

LHA Resident Connect



### IMPORTANT DATES TO REMEMBER

APRIL 1st - RENT DUE

APRIL 11th - RENT LATE

APRIL 3rd - OFFICE  
CLOSED FOR GOOD  
FRIDAY



### LHA ANNUAL INSPECTIONS

MARCH 30<sup>TH</sup> - APRIL 2<sup>ND</sup>  
MORE DETAILS IN  
ATTACHED NOTICE

### Work Orders

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

### 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



### 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.



### 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.



### WORD SEARCH



ASTER	DAFFODIL	LAVENDER	PANSY
CHAMOMILE	DAISY	LILY	POPPY
CARNATION	FREESIA	LOTUS	ROSE
CROCUS	IRIS	NARCISSUS	TULIP
DANDELION	JASMINE	ORCHID	VIOLET

### 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 30<sup>th</sup> - April 2<sup>nd</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.

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

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

**March 30<sup>th</sup> - April 2<sup>nd</sup>**

starting at 8 a.m. each day until completion.

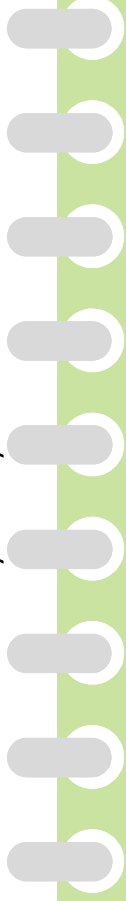
We do not know when we will be at your unit. Inspections can occur at any time on any of these days. Please be prepared for us to be there at any time during the week.

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!



# APRIL

Sun Mon Tue Wed Thu Fri Sat

	30 Annual Inspections	31 Annual Inspections	1 Annual Inspections <b>Rent is Due</b> April Fool's Day	2 Annual Inspections	3 Good Friday <b>Office Closed</b>	4
5 Happy Easter	6	7 Pest Control: Crowson	8	9	10	11 <b>Rent is Late</b>
12	13	14 Pest Control: Crescent & Clearview	15	16	17	18
19	20	21 Pest Control: E. Taylor, Stephens, Stewart, Dawn, Perry, Windsor, Violet, Kay & High	22 Earth Day	23	24 Arbor Day	25
26	27	28 Pest Control: Roberts	29	30		