

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

Rent Relief is now coming to an end.

Please make sure you are keeping up with your account balance. You can check your balance and also make payments by creating a Tenant Portal account through our website at www.lawrenceburgha.org. If you need assistance with your tenant portal, please contact the office.

Keeping the Property Clean

We have noticed toys and other items are being left in the playground areas. Please note from here on out, **anything left at the playground areas unattended will be thrown away.**

Thank you for your help in keeping the properties clean!

Office Staff

Vicki Engelhardt – Executive Director
Scott Durham – Operations Manager
Alex Gillespie – Business/HR Manager
Jimmy Stephens – Property Manager
Jerri Anne Daniels – Occupancy Specialist
Darla Harlan – Occupancy Specialist

Maintenance Staff

Matt Olive – Maintenance Supervisor
George Bentley – Maintenance Mechanic
Josh Hill – Maint. Mechanic/Clerk of Works
Stan Cross – Maintenance Mechanic
Kelly Massa – Maintenance Mechanic
Eric Goolsby – 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

- Cameron Cribbs
- Christopher Collins

If you see these individuals on LHA property, contact law enforcement.

Resident *CONNECT*

May



Issue 2023-05



Important Dates to Remember

MAY 1ST – RENT DUE
MAY 11TH – RENT LATE
**MAY 29TH – OFFICE CLOSED FOR
MEMORIAL DAY HOLIDAY**

LHA Annual Inspections 48-hour notice

We will be having our LHA Annual Inspections when we complete pest control in each unit in May, June, & July. Please see the Pest Control Schedule in the newsletter each month for your 48-hour notice of inspection. As stated in your lease, you WILL receive a Lease Termination Notice if you don't allow us to enter to complete your Annual Inspection. Thank you! -LHA

!ATTENTION HIGH SCHOOL GRADS!

If you have a 2023 High School Graduate in your household, please fill out the Google Form below for a gift from LHA for your graduate! Congratulations to our graduates!
<https://forms.gle/pbBiEKN8yXN8q3a>



Pest Control



THIS IS YOUR 48 HOUR NOTICE

- May 2 - Maple + Hoover
- May 9 - Smith, Clayton (exc. 224), Torges
- May 16 - Ernest, Mildred, Belmont, 224 Clayton
- May 23 - Buffalo, Deller, Fisher Alley, Buffalo

We will be completing Annual Inspections during Pest Control this month. 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**

Kids' Beds Donations Available

Sleep in Heavenly Peace, Inc. is always eager to help families in need, particularly ones whose kids have uncomfortable sleeping arrangements. Beds are awarded on a first come, first serve basis to those in need the most.

Requirements:

1. Contact: We must be able to contact you via phone, text or email.
2. Necessary Documents: You'll need to fill out our online SHP Application Form. If your application is accepted, you'll need to sign an Indemnification Release Form (you can do this when your bed arrives).
3. Ages: Kids need to be 3-17 years old.

To apply:

<https://www.tfaforms.com/4941594>

*OUR FLAG DOES NOT FLY BECAUSE THE WIND MOVES IT...



...IT FLIES WITH THE LAST BREATH OF EACH SOLDIER WHO DIED PROTECTING IT.

-UNKNOWN

MOWING



Please be sure that your yard is free of debris and children's toys at all times or you may be charged a yard pick up fee.

All yards will be mowed every 7-10 days.

LHA Maintenance will be handling the mowing at the following locations:

Frisbie, Maplewood, Deller, Buffalo, Fisher Alley, Berger

A contracted company will be handling the mowing at all other locations.

If you have any questions, please contact the office.

Thank you, LHA

NOTICE: LHA POLICY CHANGES

New Policies effective June 1, 2023

1. Schedule of Charges

Changes include: shower curtain rod, bathtub repair, lock change, key charge, unit clean out, solid waste charge, pet waste removal fee, smoke detector charge, credit card service fee. A \$1.00 service fee will now be added to any credit card transaction due to the rise in credit card fees. To avoid paying a \$1.00 service fee, you can set up our preferred payment method, automatic draft (ACH), to draft your rent from your bank account each month.

2. Over-Income Guidelines

Per new HUD guidelines, current tenants who are found to be over the income guidelines at any recertification or interim examination and continue to be over the income guidelines for 24 consecutive months will no longer be eligible for public housing assistance at the end of the 24-month grace period. You will receive notifications if your family is found to be over income. More information can be found in the policy located in the office.

3. Waiting List Updates

After an applicant rejects an offer for an apartment three (3) times, the applicant will be removed from the waiting list. Mitigating circumstances may be taken into consideration.

Residents may obtain a copy of the policy at the office and will have thirty (30) days to make comments in writing in regards to these policy changes.