

LHA Resident Connect

March

Important Dates to Remember

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

****REMINDER****

LHA Annual Inspections

March 3rd – March 7th

More details in attached notice

****IMPORTANT NOTICE****

LHA is making a few changes to our Lease to be effective April 1, 2025 for the following:

- Section 2(A) Rent Charges
- Section 2 Non-Payment of Rent/Other Charges
- Section 4(B) Utilities
- Section 5(A) Annual Reexamination
- Section 6 Obligations of Resident
- Section 14 Grounds for Termination
- Section 15 Lease Termination Notices
- Section 16(C) Lease Addenda

If you would like to review the changes, please come to the office to look at a copy of the proposed Lease.

RESIDENTS WILL HAVE THIRTY (30) DAYS TO MAKE COMMENTS IN WRITING RELATIVE TO THE ABOVE CHANGES.

As always, please contact the office if you have any questions.

Office Staff

Vicki Engelhardt – Executive Director

Scott Durham – Operations Manager

Alex Brewer – Business/HR Manager

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

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



EQUAL HOUSING
OPPORTUNITY

NEW ADDITIONS TO CRIMINAL TRESPASS

-Jennifer Prince

-Stephanie Stanton

-Manda Ledbetter

If you see these individuals 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 4 - Waterloo St
March 11 - Frisbie + W. Taylor
March 18 - Liberty
March 25 - Mahr

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
- Your unit is clean and free 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 March 3rd.

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 7th

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.

Junior Auxiliary of Lawrence County is hosting a

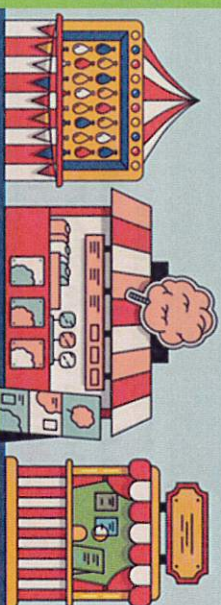
SPRING CARNIVAL

March 28 | 6pm | First Baptist Church

**FREE
ENTRY**

PRIZES

**DINNER
PROVIDED**



**RSVP BY SCANNING THE QR CODE OR
GOING TO THE LINK BELOW!**

<https://forms.gle/hARKVPvHhHXEKYjmZ>



**FIRST DAY OF
Spring**
MARCH 20

REMINDER: LHA Annual Inspections

48-HOUR NOTICE

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

March 3rd – March 7th
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!

