

LHA Resident Connect

January

Important Dates to Remember

JANUARY 1ST – RENT DUE
 JANUARY 11TH – RENT LATE
 JANUARY 1ST – OFFICE CLOSED FOR
 NEW YEAR HOLIDAY
 JANUARY 20TH – OFFICE CLOSED FOR
 MLK DAY HOLIDAY

2025 LHA CALENDARS

If you haven't already gotten your calendar, be sure to pick one up next time you're at the office!



Office Staff

Vicki Engelhardt – Executive Director
 Scott Durham – Operations Manager
 Alex Gillespie – 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*



NEW ADDITIONS TO CRIMINAL TRESPASS

-Angel Palacios Govea

-Garrett Gant

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 \$216.50). 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.

POST HOLIDAY YARD CLEAN-UP

Please make sure all
 Christmas décor is cleaned
 up after the Holidays!



Pest Control

THIS IS YOUR 48-HOUR NOTICE

Jan. 7 - Crowson
Jan. 14 - Crescent & Clearview
Jan. 21 - E. Taylor, Stephens,
Stewart, Dawn,
Perry, Windsor,
Violet, Kay & High
Jan. 28 - Roberts

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 January 8th.

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



★ I HAVE A DREAM ★

**MARTIN LUTHER
KING JR. DAY**

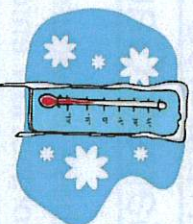


JANUARY 20, 2025

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!



The Angel Tree project that the US Postal Service hosted for the children residing in the LHA properties was, again, a big success! We hope it helped make a difference for your Christmas this year!

