

LHA Resident Connect



Important Dates to Remember
JULY 1ST – RENT DUE
JULY 11TH – RENT LATE
JULY 4TH - OFFICE CLOSED FOR INDEPENDENCE DAY HOLIDAY

*****REMINDERS*****

Back 2 School Bash

If you registered your child(ren), supplies and backpacks can be picked up Friday, July 26th from 1pm-3pm at the LHA Resource Center (312 Hoover St)

Back Yard Summer Camp

July 16th & July 23rd – 9am-2pm
FOR LHA KIDS WHO HAVE COMPLETED KINDERGARTEN-5th GRADE

FOLLOW THIS LINK TO REGISTER:

<https://forms.gle/yhE3a4ynSRB4oxM56>

Your child MUST be registered to attend any day! Contact the office with any questions.

LHA IS LOOKING FOR:

- Seasonal, part-time maintenance employee for mowing
- Volunteers for our 2025 Resident Advisory Board

Call the office if you're interested!

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**
- Dylan Lemay – Maintenance Mechanic**
- Justus Douglas – Maintenance Mechanic**

Phone Directory

Main Office (931) 762-7532

Emergency Work Orders (931) 762-9436

Reasonable Accommodations Are Available

Upon Request



TAX FREE WEEKENDS 2025



Alabama
July 19-21, 2025

Tennessee
July 26-28, 2025

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.

NEW ADDITION TO CRIMINAL TRESPASS

ALYSSA COLEMAN

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

MAINTENANCE ANNOUNCEMENTS

****48-HOUR NOTICE****

Work Orders - We will continue scheduling work orders this month to repair issues found from the annual inspections. Please be prepared.

Pest Control

THIS IS YOUR 48-HOUR NOTICE

- July 1 - Crowson
July 8 - Crescent & Clearview
July 15 - E. Taylor, Stephens,
Stewart, Dawn, Perry,
Windsor, Violet, Kay &
High
July 22 - 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

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 the week of July 7th.**

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

PLAYGROUND NOTICE

LHA has worked to replace the playgrounds throughout our properties, and they are not being taken care of! Please ensure:

- **YOUR CHILDREN ARE SUPERVISED WHILE PLAYING**
- **ALL TRASH IS PICKED UP**
- **DO NOT MISUSE PLAY EQUIPMENT**
- **NO ROUGH PLAYING OR YELLING**



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.

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

**Crowson, Clearview, Crescent Factory,
and Roberts**

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

If you have any questions, please contact the office.

**Thank you,
LHA**

Flat Rent Changes

- A notice is provided with this newsletter regarding flat rent increases due to Fair Market Rent Changes.
- **Please note that this ONLY applies to any resident that has chosen flat rent for their rent calculation.**
- Residents will have thirty (30) days to make comments in writing, if interested, relative to flat rents.
- **Please note the majority of you will see no change in your rent amount because your rent is calculated using the 30% income rule instead of the flat rent rule.**
- The new flat rent rates will take effect on **Recertifications beginning Sept. 1, 2025.**

Please call the office if you have any questions.

Independence Day Firework Show

SATURDAY, JUNE 28TH

**Lawrence County High
School Football Field**

**Gates open at 7:30pm
Show starts at 9:00pm**

**Concessions will be
available**