

## **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 13<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 13<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.

## **2023 Spring Cleaning**

It's that time of year again to do some spring cleaning inside/outside your units. LHA Maintenance will do a

**\*FREE\* Haul-Off on  
Monday, March 6<sup>th</sup> &  
Tuesday, March 7<sup>th</sup>**

Place all items on the curb outside your unit that you would like to be hauled off.

This is a good way to prepare for the REAC Inspections! Thank you for your help in keeping our properties clean!



### Office Staff

Vicki Engelhardt – Executive Director  
Scott Durham – Business Operations Manager  
Alex Gillespie – Business/HR Manager  
Jimmy Stephens – Property Manager  
Velta Flippo – Occupancy Specialist  
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**

- Albert “Shawn” Keener

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

## Resident *CONNECT*

# March



Issue 2023-03



### **Important Dates to Remember**

**MARCH 1<sup>ST</sup> – RENT DUE**

**MARCH 13<sup>TH</sup> – RENT LATE**

### **ATTENTION RESIDENTS**

### **48-HOUR NOTICE**

### **\*HUD-REAC Inspections\***

**March 20<sup>th</sup>-24<sup>th</sup>**

The inspectors will randomly select units on these days, so we do not know which units will be chosen or what time. Inspections will start at 8:30am and continue each day until completion.

Please be sure of the following to assist that these inspections go smoothly:

- Unit should be clean per the housekeeping standards
- Make sure windows and doors are not blocked
- Leave screen doors unlocked
- Pets should be contained during visit.

If you have any questions about inspections or would like for us to check your unit for any issues, call the office to set up a time!

## Pest Control

**THIS IS YOUR 48 HOUR NOTICE**

- Mar. 7 - Waterloo St
- Mar. 14 - Frisbie +  
W. Taylor
- Mar. 21 - Liberty
- Mar. 28 - Mahr

**We will inspect smoke detectors and blocked egresses. Please leave screen doors unlocked and have pets contained.**



## \*March Resource Center Events\*

We have exciting things to come at our LHA Resource Center! This month we will have the following event:



### **Friday, March 17<sup>th</sup> Game Day**

for all 6<sup>th</sup>-12<sup>th</sup> grade kids from 1:00pm-3:00pm. Ice Cream and other snacks will be provided! Call the office to RSVP to this event at (931) 762-7532.

**LHA Resource Center is located at  
312 Hoover Street.**

ALL EVENTS ARE FOR LHA RESIDENTS ONLY.

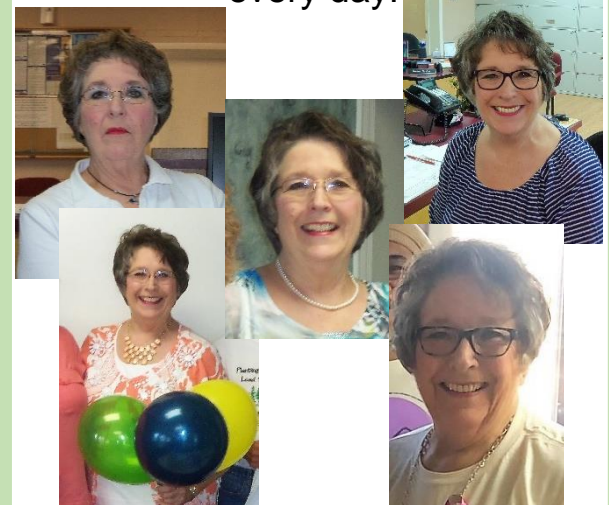
### Keeping the Property Clean

We have noticed residents are not cleaning up after their pets/assistance animals throughout the properties. This is a reminder that per both the Pet and Assistance Animal Policies, you are required to immediately remove pet waste inside and outside the unit. More than 3 instances of not cleaning up after your pet in a 12-month period may be cause for pet removal or lease termination. Please help us keep the property clean!

## **HAPPY RETIREMENT!**

# *Velta Flippo*

Velta has been with the Lawrenceburg Housing Authority since April 17, 2000 and has been such an asset to our agency. After almost 23 years at the LHA, she will be retiring with her last day being March 24<sup>th</sup>, and a retirement celebration will be held at the office from 1pm-3pm. Be sure to come by the office and congratulate Velta on her new journey travelling the country to visit her friends and family. We will all miss her smiling face and positivity she brings to us every day!



Thank you for your dedicated service to LHA and the residents over the years, Velta!



SPRING FORWARD  
Change Your Clocks