

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 13th 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 13th 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.

Smoke-Free Policy: PLEASE READ

- Per HUD's Smoke-Free Policies, you **MUST** be 25 feet from the building to smoke any tobacco/nicotine products outside your unit. This includes cigarettes, pipes, cigars, water pipe tobacco (hookahs), vapes, e-cigarettes, etc. ***We will now begin strictly enforcing this policy, so please begin smoking 25 feet from your unit immediately.***
- Another reminder of our Smoke-Free Policy is you are prohibited from smoking inside the unit. This will result in charges being added to your account and could lead to lease termination.
- Any use of illegal substances on the property will result in a 3-day lease termination.

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*



MAPLEWOOD RESIDENT NOTICE

We will be cleaning out the storage area behind the laundry room at Maplewood Apartments this month. If you have any items in this storage area, please contact us ASAP so it isn't thrown out.

Resident *CONNECT*

February



Issue 2023-02



Important Dates to Remember

FEBRUARY 1ST – RENT DUE
FEBRUARY 13TH – RENT LATE
FEBRUARY 20TH – OFFICE CLOSED FOR
PRESIDENTS' DAY

February Resource Center Events

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

February 24th – Pizza, Popcorn + Movie Night for children in Kindergarten-5th grade. Drop children off at 5:00pm and pick up no later than 7:30pm. Call the office to RSVP by February 20th!

February 9th – Bingo Event for Adults only starting at 9:00am. There will be prizes at this event for Bingo winners. Call the office to RSVP by February 7th!

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

ALL EVENTS ARE FOR LHA RESIDENTS ONLY.

Pest Control

THIS IS YOUR 48 HOUR NOTICE

- Feb. 7 - Maple + Hoover
Feb. 14 - Smith, Clayton
(excluding 224),
Torges
Feb. 21 - Ernest, Mildred,
Belmont, 224
Clayton
Feb. 28 - Buffalo, Deller,
Fisher Alley,
Berger

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



MAINTENANCE ANNOUNCEMENT

RESIDENT 48HR NOTICE

Beginning the week of February 6th, maintenance will be coming into all units to replace air filters.

Please leave your screen doors unlocked and have pets contained.

Presidents' DAY



Abraham Lincoln	America	celebrate
cherry tree	Civil War	elect
February	first	freedom
George Washington	Gettysburg	holiday
leaders	log cabin	Mount Vernon
Presidents	Revolution	sixteenth
slavery	United States	vote

NEW ADDITIONS TO CRIMINAL TRESPASS

- Joshua Baker
- Heather Gowder
- Kristopher Flatt
- Dennis Whitaker

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

GROUNDSKEEPING ISSUES

We have noticed the yards throughout LHA properties are full of clutter, toys, and trash. Any items in your yard must be picked up, or it will result in a lease violation. It's almost mowing season again, so now is a good time to make sure your yard stays up to standards. Thank you for your help in keeping the properties clean!



HAPPY
VALENTINE'S
DAY