

# Monthly Newsletter

## HAO PROPERTIES



**CEO/EXECUTIVE DIRECTOR -  
SHAUNA BOOM**

### Happy June to everyone!

Congratulations to all the graduates and for all the others for just making it through the school year – to include the parents!

For all the folks that haven't been here through the recent transformation, let me provide a brief introduction. The Housing Authority of Owensboro offers Section 8 Project Based Vouchers (580) and Housing Choice Vouchers (294). This agency completed exiting the Public Housing program in 2022. All the previous public housing apartments are now privately owned through a nonprofit that we control with rent subsidy through the project based voucher program.

I have worked in the housing authority industry for over 29 years in various capacities with the past ten years as Director in Owensboro. The HAO expanded their service portfolio in 2021 to include a property management component, HAO Properties. The team that I am blessed to work with at the HAO includes 28 highly qualified individuals that are professionals in their fields. Our team members also frequently provide training and consulting services for other housing authorities, as well as other property management agencies.

### Upcoming Work

As a result of the hail storm in March, there will be roof replacements throughout the properties along with other repairs.

This will occur over the next few months. Following all the repairs the HAO will look at scheduling upgrades to the apartments in our properties outside of Churchill Park. Each site has a budget set for these repairs and timing will be based on need. The upgrades and schedules will be shared once we have them.

### Newsletter, YAPP App, & One Call

HAO Properties will share important information in various ways to include the newsletter, YAPP app, and, for time sensitive important information, One-Call. These methods of communication is more effective than the old method of fliers being placed in doors. The newsletter is posted on our website at [www.owensborohousing.org](http://www.owensborohousing.org) for you to read.

Please download the YAPP app so you do not miss out on something. The instructions are included in this newsletter. Also make sure you are enrolled in the One-Call system to receive information by voice phone call, text, and/or email. One-Call will be used for time sensitive or emergency situations, so it is very important you enroll to receive the information.

Thanks to Tonette Crite, Resident Services Supervisor, for her work in providing the HAO Properties Newsletter with a new look. All the important information is included but with a facelift.

Remember that if we provide information in the newsletter such as inspections, policy change, or items requiring you to act, you will be held responsible regardless of your choosing to read the newsletter.


Have a great summer –

*Shauna Boom*

## A FEW NOTES TO REMEMBER:

- We have **FREE** bus passes in the front office for Tenants!
- Churchill Park Food Pantry open every Monday  
1:00 PM - 4:00pm
- Adams Village Food Pantry open every Thursday  
1:00pm - 4:00pm
- Large Item Removal - on Sunday nights, place items on the city curb (please do not use 4<sup>th</sup> Street). No work order needed. On Mondays that the office is open, HAO Properties will pick up and dispose of items placed. Items left after pick up will incur \$50 charge per worker needed to remove the items.
- Download the **YAPP APP** to receive HAO Property updates and news to your smartphone! Enter code **HAOKY009** and sit back and enjoy!
- Vehicles (cars, motorbikes, and mopeds) parked in "permit only" areas without a parking permit will be tagged. Vehicles not properly parked will be tagged. Failure to comply will result in towing at the owner's expense.
- The HAO Property office is **CLOSED** on Thursday, June 19<sup>th</sup> for observance of Juneteenth

# JUNE 2025

Monday	Tuesday	Wednesday	Thursday
<p>2</p> <p><u>Housing Inspections</u> CHP Bldgs 50-58 Dieterle Drive South</p>	<p>3</p> <p><u>Housing Inspections</u> CHP Bldgs 50-58 Dieterle Drive South</p> <p><u>Pest Control and Filter Change</u> Locke Apartments</p>	<p>4 <b>LAST DAY TO PAY MAY RENT</b></p> <p><u>Housing Inspections</u> CHP Bldgs 50-58 Dieterle Drive South</p>	<p>5 <b>LAST DAY TO REQUEST WAIVER!</b></p> <p><u>Housing Inspections</u> CHP Bldgs 50-58 Dieterle Drive South</p> <p><b>LAST DAY TO PAY JUNE RENT W/O \$30 CHARGE</b></p>
<p>9 <b>TERMINATION NOTICE MAILED FOR JUNE NON RENT PAYMENT (30 DAYS TO PAY RENT W/O EVICTION)</b></p>	<p>10</p> <p><u>Pest Control and Filter Change</u> Baker Place</p>	<p>11</p>	<p>12</p>
<p>16</p>	<p>17</p> <p><u>Pest Control and Filter Change</u> Adams Village</p>	<p>18</p>	<p>19 <b>OFFICE CLOSED</b></p> 
<p>23</p>	<p>24</p>	<p>25</p>	<p>26</p>
<p>30</p>			



## **INSPECTIONS**

- Conducted 8am - 4pm
- Ensure easy access by removing items in way of breaker boxes, windows, closets, furnace room, and air returns in the living rooms
- Clear off top of refrigerator
- Take out all trash
- Yards/decks will be inspected



## **MAINTENANCE**

- Preventative maintenance continues on HVACs and water heaters - do not block access - during this time water will be unavailable, but tenants do not need to be home for this service to take place
- Maintenance locks apartments after exiting for security reasons
- Tub surrounds at Smith Homes continues
- Maintenance fee will be charged if re-return due to unkenneled pets or blocked areas



## **WORK ORDERS**

- Phone: 270-683-5365 Ext. 221 and leave detailed message with name, phone number, address, and reason for the requested work order
- Email: [workorders@owensborohousing.org](mailto:workorders@owensborohousing.org)
- Please be patient!



### Outside Care

Tenants should keep the area around their apartment clean and free of trash, debris, paper, cans, clothing, boxes, bags, cigarette butts, tires, or any other items not specifically allowed. Two lawn chairs can be stored on front porches. Furniture intended for interior cannot be kept on the outside premises.

Tenants should pick up items from their yards and must request approval from management to store other items not specifically outlined.



### Lawn Care

Mowing Season has begun, and Tenants should keep their yards clean and clear for mowers. Neither HAO Properties or mowing contractors will be held responsible for damage to items left in yards as they may be removed by HAO Properties' staff to allow the lawn crew to complete work.

Grill (1 per household), bicycles (1 per HH member), and children's riding toys must be stored in the rear of the unit. Front and back doors must be kept unblocked for entry and exit.



### Housekeeping Inspections

Possible Concerns:

- Trash the size of 1 large bag in any room or outside (porch/deck)
- Diapers, feces, or urine any type on floor in the more than one place
- Sticky floor due to spills
- Bathroom sink, toilet, and/or shower/tub with dirt, hair, body fluids, feces, hair dye, or nail polish
- Kitchen has more than a day's worth of dishes in sink, stove top and stove, countertops, or refrigerator dirty/greasy or spills
- Excess food in rooms other than kitchen - bug activity

**Good** = Zero concerns

**Fair** = One concern

**Poor/Failure** = Two or more concerns



June 25, 2025

### Adams Village

Join us for our monthly meeting and help make a difference in our community. Let's work together to develop and provide support.

- Time: 3:00pm
- When: Wednesday
- Location: 519 Dieterle Drive
- All Tenants (18 years and older) who reside at Smith Homes, Locke Apartments, Walker Apartments, Baker Place, and Adams Village are welcome to attend
- Come have a voice!
- Let's make a positive impact in our community!
- Attend to enter a \$10 cash drawing



June 25, 2025

### Churchill Park

Join us for our monthly meeting and help make a difference in our community. Let's work together to develop and provide support.

- Time: 11am-12pm
- When: Wednesday
- Location: New Heights Center
- All Tenants (18 years and older) who reside at Churchill Park are welcome to attend
- Attend to enter a \$10 cash drawing

### Churchill Park Happenings

June 2: Bingo (1:00 PM - 1:45 PM)  
at New Heights Center





## Community News

We are excited for Summer, and Resident Council is sponsoring popsicle and fake tattoo day for the community.

Resident Services will be popping in at four (4) sites to help welcome Summer with laughter and smiles while enjoying monster and superhero tattoos and popsicles!

Come out and say hello while enjoying popsicle to help stay cool and a pretty princess or unicorn tattoo to show off!

Resident Services will be at:

**Churchill Park:** Monday, June 16th

**Locke Apartments:** Wednesday, June 18th

**Walker Apartments:** Monday, June 23rd

**Smith Homes:** Tuesday, June 24th

Festivities will take place at site playground areas from 2:00pm - 4:00pm. Volunteers are welcome, please contact Resident Services for more information!



## Adams Village Happenings

June 2: JR Sings (2pm)  
June 2: Ice Cream Social  
June 3: Shopping in Community (9am)  
June 4: Bold Age Page Bingo (1pm)  
June 9: Painting with Lisa (2pm)  
June 11: Bingo (12:30pm)  
June 16: Bingo with Julie (1pm)  
June 17: Block Party (**ALL** welcome)  
provided by Resident Council  
11:30am - 2:30pm  
June 23: Bingo (1pm)  
June 24: Walk and Talk (9am)  
June 25: Birthday Bash (2pm)  
June 26: Breakfast (9am)

- **All Tenants, regardless of location, are welcome to all events!**



## Children Playing

Tenants should ensure any member of their household, guests, visitors, any person under the Tenant's control, or accompanying any guest shall not engage in damaging or defacing property or prohibits the safety and right to others' peaceful enjoyment.

Parents should:

- Supervise children at all times
- Teach children to be kind to **ALL**
- Not allow children to wander off
- Keep children protected from sun
- Ensure children stay in select areas
- Promote safe and kind play

# LITTLE EXTRAS



## A/C EMERGENCY

- Air conditioning is out **AND**
  - 85° or hotter outside **OR**
- HAO Property has documentation from a medical practitioner stating A/C is required due to a medical condition **OR** HoH or HoH's spouse is 62 years or older

## A/C NON-EMERGENCY

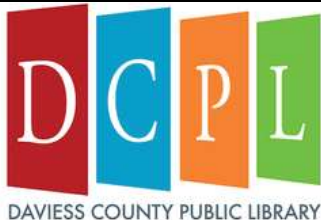
- Put in work order
- Please be patient as work orders will be addressed in a timely manner



## HAIL DAMAGE

We are aware this may be bothersome, and we are finishing minor details with insurance.

We will begin repairing items starting with the most crucial and working until completion. There is extensive damage to all of our sites with over 595 units. We are working diligently to provide all means necessary to keep all of our developments looking beautiful. We greatly appreciate your patience during this time!



Established in 1912 on the corner of Frederica and 9<sup>th</sup>, and in 1968, the DCPL moved to Griffith Avenue.

In 1997, internet access for the public became available. In 2007, the DCPL moved to their new building where it sits today.

The DCPL has a multitude of resources, activities, services, and Summer excitements to offer. So, take a look, it's in a book!

Things you might not know the library offers:

- Notary Public
- Free DMV Practice Tests
- Laptop use inside the library
- Check out internet Hotspots
- Free museum passes
- Free seeds (veggies and flowers) to take home and plant

Upcoming events:

- June 10: DIY Neon Signs free for teens aged 13-18 years old
- June 18: Make sand slime free for tweens aged 6-12 years old

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Amber Turner  
Move-in Appointments at Ext. 204  
amber@owensborohousing.org

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Crystal Clark  
Rent/Waivers at Ext. 201  
crystal@owensborohousing.org

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Jamie Ward  
Applications/Payments at Ext. 200  
jamie@owensborohousing.org

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Jennifer Chappell  
Resident Services at Ext. 211  
jennifer@owensborohousing.org

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Laura Baker  
Housing Inspector at Ext. 207  
laura@owensborohousing.org

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Lisa Cecil  
Apps/Move-in Appts at Ext. 206  
lisa@owensborohousing.org

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Mindy Cecil  
HCV Income/HH Change at Ext. 218  
mindy@owensborohousing.org

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Morgan Cart  
Recertifications at Ext. 202  
morgan@owensborohousing.org

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Nikki Ringham  
Accommodations at Ext. 205  
nikki@owensborohousing.org

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Samantha Heisler  
HCV Move-ins Appts at 217  
samantha@owensborohousing.org

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Stephanie Richards  
Work orders at Ext. 221  
stephanie@owensborohousing.org

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Tonette Crite  
Referrals/Complaints at Ext. 214  
tonette@owensborohousing.org

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Wendy Jackson  
Changes in income/HH at Ext. 203  
wendy@owensborohousing.org

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Shauna Boom  
CEO/Director

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Juneteenth commemorates the official emancipation of enslaved African Americans in Galveston, Texas, on June 19, 1865

On this day, Union troops informed enslaved people of their freedom. Juneteenth is a celebration of freedom and a recognition of the long struggle for equality for Black Americans.

Juneteenth became a federal holiday in 2021, recognizing its historical significance and

wanting to promote education about the holiday.

Opal Lee and Reverend Ronald V. Myers Sr. (1956-2018) promoted the commemoration vigorously. So, on this day, wish everyone a HAPPY JUNETEENTH!



## Summer Mobile Meals

Starting Monday, June 2<sup>nd</sup> through Friday, July 31<sup>st</sup>. Lunch meals **ONLY** available Monday - Friday.

Locke Apts: 10:45am - 11:05am  
 Chautauqua Park: 11:10am - 11:30am  
 Legion Park: 11:30am - 11:50am  
 Dixiana Court: 11:55am - 12:15pm  
 Kendall-Perkins: 10:30am - 10:50am  
 Greentree Apts: 10:55am - 11:20am  
 Lincolnshire Apts: 11:55am - 12:20pm  
 Cravens Elem: 11:25am - 11:50am  
 Goose Egg Park: 11:30am - 11:50am  
 Moreland Park: 11:55am - 12:20pm

## Summer Meal Program

Owensboro Public Schools Food Service Department is pleased to be working with HAO Property to provide nutritious meals for children this Summer.

Starting Monday, June 2<sup>nd</sup> through Thursday, July 31<sup>st</sup>. Sites include Churchill Park (New Heights Center) and Smith Homes (where old daycare used to be).

Breakfast: 8:30am - 9:30am  
 Lunch: 11:30am - 12:30pm

No meal service on June 19<sup>th</sup> and July 4<sup>th</sup> for onsite and mobile meals.

Children must be present **AND** remain on site during meal service.

## Father's Day Word Search

F C E H L E B R A F E G I F S  
 A O L O V I N G U A S B I N T  
 Y D A L F A M I N M P S O F N  
 C A F I N G P N J I O R T O T  
 E G M D B E A G T L T I N S U  
 L E O A C L R C O Y R D I F G  
 E C T Y H O E A J I C T S U N  
 B D A D I V N P U F A T H E R  
 R O H R F I T O A G R D A T H  
 A G E Y D F I N G R I E N Y D  
 T R R S D A G G J E N A R D S  
 E I D E D D A Y F I G C A S R  
 G L C H O P R E T H I N G I F  
 O C H I L D R E N O J U N E T  
 C A D F I R T H I N G N U J I



CARD  
 CARING  
 CELEBRATE  
 CHILDREN  
 DAD  
 FAMILY

FATHER  
 GIFT  
 HOLIDAY  
 JUNE  
 LOVING  
 PARENT



CRAYONSANDGRAVINS.COM



## Rent will always be due on the 1st of every month

If the 1st falls on a weekend and the office is closed on the 1st, the Tenant can ensure their rent is paid by make payment online.

HAO provides a grace period of five (5) calendar days before Tenant receives a late strike and a \$30.00 late fee.

If the 5th falls on a weekend or a day the office is closed, HAO allows Tenants to pay rent the following day the office is open without obtaining a late fee/late strike.

Tenants have the ability to mail their rent payment, however, the date on the money order and the postmark date on the envelope must be dated before or on the due date. If the money order is dated before, but the postmark date on the envelope is after the due date, the payment will be marked late and a late strike will be added.