



Witches, Ghosts, and Goblins... Super Heroes, Princesses, and Cute Pumpkins!!

Back in the day as a Gen-Xer, my trick-or-treating experience was a neighborhood door-to-door event. We went as long as our little legs would carry us, which was followed by some serious negotiations with my sibs for the best candy swaps.

When my children were young it still was door-to-door, but it was how long I could hold out as the parent, and at what point do I start bribing them to end the hike. And, of course, one year you are wearing a winter coat over your costume and the next year it's a heat stroke.

With the holiday season right around the corner, we encourage families to continue to prioritize their housing when considering expenses. Please read through this newsletter for opportunities and events to bring out the joy.

On a less positive note, there has been a number of evictions lately for drug related activity. The HAO will report to and cooperate with law enforcement on all activity. Please keep in mind that there is no smoking in the apartments, which includes marijuana (medical or otherwise). Additionally, marijuana (medical or otherwise) is not permitted on HAO Property.

According to ky.gov, Kentucky medical marijuana law prohibits individuals to consume raw plant material by smoking and requires all raw plant materials packaged in the Commonwealth to be labeled as "not intended for consumption by smoking."

With all that being said, hope everyone has a safe and Happy Halloween!!!

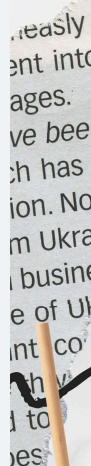
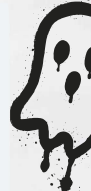
Shauna Boom

THINGS TO REMEMBER:

- Download the **YAPP APP** to receive HAO Properties updates and news straight to your smartphone! Enter code **HAOJY009**, sit back, and enjoy!
- We have FREE bus passes at the front office for Tenants without transportation!
- Large Item Removal - on Sunday nights, place items on the city curb (please do not use 4th Street). No work order needed. Every Monday or the first day of the week that the office is open, HAO Properties will pick up and dispose of all items placed. Items left after pick-up will incur a \$50 charge per worker needed to remove the items.
- Report your COLLEGE STATUS to Wendy (Ext. 203) to ensure proper paperwork is completed.
- Internet hot spots are FREE to check out for thirty (30) days at the Daviess County Public Library. Only a library card is needed.
- Churchill Park Food Pantry
 - open every Monday
 - 1:00 PM - 4:00 PM
- Adams Village Food Pantry
 - open every Thursday
 - 1:00 PM - 4:00 PM
- Community buildings (located at Locke Apartments and Adams Village) are FREE to Tenants to rent with a \$50 refundable fee. Contact Jennifer (Ext. 211) in Resident Services for details.
- For maintenance work orders phone 270-683-5365 Ext. 221 or send email to: workorders@owensborohousing.org

HEADS UP...

- The office will be closed:
 - Thursday, November 27th (for Thanksgiving)
 - Wednesday, December 24th (for Christmas), and we will return to the office on Monday, January 5th (Winter Break)



OCTOBER 2025

Monday	Tuesday	Wednesday	Thursday
		1. RENT DUE! 	2.
6. LAST DAY TO PAY OCTOBER RENT W/O \$30 CHARGE LAST DAY TO REQUEST WAIVER! Housekeeping Inspections Churchill Park Bldgs 32-40 <u>Pest Control and HVAC Filter Change</u> Smith Homes	7. TERMINATION NOTICE MAILED FOR OCTOBER NON RENT PAYMENT (30 DAYS TO PAY W/O EVICTION) <u>Kentucky Housing Corporation Inspections at Churchill Park</u>	8. Housekeeping Inspections Churchill Park Bldgs 32-40 <u>Pest Control and HVAC Filter Change</u> Smith Homes	9. LAST DAY TO PAY SEPTEMBER RENT Housekeeping Inspections Churchill Park Bldgs 32-40 <u>Pest Control and HVAC Filter Change</u> Smith Homes
13. Housekeeping Inspections Smith Homes Bldgs 24-41	14. Housekeeping Inspections Smith Homes Bldgs 24-41 <u>Pest Control and HVAC Filter Change</u> Walker Place	15. Housekeeping Inspections Smith Homes Bldgs 24-41 <u>Pest Control and HVAC Filter Change</u> HAO Houses	16. Housekeeping Inspections Smith Homes Bldgs 24-41
20.	21.	22.	23.
27.	28.	29.	30.

EFFECTIVE JANUARY 1, 2026

Rent is due on the 1st of every month. Effective January 1, 2026, HAO Properties will implement a late strike and a \$30.00 late fee if your rent is not paid **by** the 5th of the month. If the 5th falls on a weekend or a day that HAO is closed, either rent needs to be paid online, through the mail and postmarked by the 5th, or placed in the HAO drop box before 6:45 AM on the next business day's opening.

Tenants can only pay rent and other charges three (3) times after the 5th calendar day of the month in a rolling 12-month period. The fourth time that rent and other charges are late, payment will not be received and the eviction process will begin.

From now until January 1, 2026, if the 1st falls on a weekend or the office is closed on the 1st, the Tenant can ensure their rent is paid by making the payment online. HAO provides a grace period to the fifth (5th) day of the month before Tenant receives a late strike and a \$30.00 late fee.

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

Tenants can 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 is added and charged a \$30.00 late fee.

RENT
PAYMENT

RENT IS DUE ON THE 1ST
OF EVERY MONTH

Bo

COOLER TEMPERATURES ARE ON THE WAY...

In the event of your apartment having NO HEAT, please call after-hours emergency (270-683-5365) to speak with the answering service if:

- The thermostat in your apartment unit reads 55 degrees or below; AND
- the outside temperature is predicted to be 40 degrees or below for four (4) or more hours; AND
- the office will not be open for two (2) or more hours

PREVENTATIVE MAINTENANCE

HVAC Preventative Maintenance will continue in areas that were not completed during the summer months. Tenants do not have to be home for this service. Maintenance will ensure all outside doors are locked upon leaving the unit.

In preparation, please keep furnace room doors accessible, and make sure big items are not blocking entrance and exit.

Churchill Park HVAC diagnosis and repair will be ongoing. HAO employees will accompany contractors when entering apartments.



HOUSEKEEPING INSPECTIONS CHECKLIST

HAO utilizes the below standards when inspecting Tenants' homes:

- Trash the size of 1 large bag is in any room or outside the unit (porches or decks)
- Diapers, feces, or urine in more than one place
- Sticky floor due to spills
- Bathroom sink, toilet, or shower/tub with dirt, hair, body fluids, feces, hair dye, or nail polish
- Kitchen with more than a day's worth of dishes in sink OR stoves top/inside, countertops, or refrigerator dirty, greasy, or spills
- Excess food in rooms other than kitchen

Good = Zero concerns

Fair = One concern

Poor/Failure = Two or more concerns

Keep in mind, units will receive an automatic POOR/FAILURE if windows or doors are completely blocked with personal items OR insects are observed crawling on counters, walls, or floors and associated with cleanliness. Inspections are done from 8AM - 4PM.

All areas will be inspected including decks, yards, and storage areas. Excess personal items will be noted, and we encourage storing excess items in covered totes. Dry food should be stored in containers and put in cupboards or refrigerators. Food items should be stored in kitchen only.



NSPIRE (National Standards for the Physical Inspection of Real Estate)

NOTICE to RESIDENTS at CHURCHILL PARK

On October 7, 2025, the Kentucky Housing Corporation will be on site at Churchill Park to perform physical inspections of units.

To prepare:

- Check smoke alarms and light bulbs
- Clear pathways to furnace rooms, breaker boxes, windows, and all doors

This inspection will determine the apartment's overall condition. Please take steps to ensure your apartment is in compliance with your signed Lease Agreement.

Place a work order if:

- Smoke detector not working
- Stove burner does not operate
- Light switch/outlet plate cracked/missing
- Range hood fan not working
- Unable to open/close windows
- Window does not stay open and/or falls down
- Unable to lock doors(s)
- Faucets dripping
- Leak underneath sink
- Dryer vent not connected
- Water stains anywhere

HELP STARTS HERE

Dialing 211 provides individuals and families in need with a shortcut through what can be a maze of health and human service agency phone numbers. Anybody can call 211 anytime of day and get connected to over 1,800 different resources in the region! Different resources include:

- Clothing and Household Goods
- Education

- Physical and Mental Health Resources
- Employment Services
- Access to Services in non-English Languages
- Support for Older Americans and Persons w/ Disabilities
- Support for Children, Youth, and Families
- Suicide Prevention

Green River 2-1-1

- Emergency Shelter
- Food and Meals
- Health and Dental Care
- Help Paying Bills
- Housing
- Legal Services
- Substance Use Disorders



COMMUNITY HAPPENINGS

RESIDENT COUNCIL

Please join us at one of the two sites to have your voice heard. Try it out and see what it's about. We want to hear POSITIVE ways to improve our community from our residents, yep, that's you!

Churchill Park

Time: 11:00 AM

When: Wednesday, October 22nd

Location: New Heights Center

Smith Homes, Locke Apartments, Walker Apartments, Baker Place, and Adams Village

Time: 3:00 PM

When: Wednesday, October 22nd

Location: Adams Village

All tenants (18 years and older) who reside with HAO Properties are requested and encouraged to attend!

ADAMS VILLAGE

10/06: JR sings (2:00 PM)

10/08: Bingo (1:00 PM)

10/15: Blue Bridge Pirates (12:30 PM) - Pirate Benzo gives away donated home items and more

10/16: Board Game Day (11:00 AM)

10/20: Bingo with Julie (1:00 PM)

10/28: Halloween Party (12:00 PM) - Come and enjoy hotdogs, chili, dessert, and candy treat bags

10/30: Breakfast (9:30 AM)

Painting with Lisa (1:30 PM)

Every Thursday: Yoga with Jennifer (10:30 AM)

Every Monday, Wednesday, and Friday at 11:30 AM, Congregate Meals are served. Meals are prepared by 5-Star for Seniors (60+ years) with suggested donation of \$1.50/meal is appreciated.

All Tenants may attend all events at Adams Village. The office has free bus passes if transportation is an issue. Information regarding Senior events, please contact Dianne (270-684-3492).

CHURCHILL PARK

October 20: (10:00 AM) Chair Yoga with Jennifer at the New Heights Center

October 21: (1:00 PM) Bingo w/ Bold Age Pace at the New Heights Center

Chair yoga is a modified form of traditional yoga poses while sitting in a chair to provide support. Yoga is all about relieving tension, boosting mood, and releasing feel-good endorphins.

Chair yoga is a gentle and accessible practice that is beneficial for individuals of all ages or those with mobility limitations (balance issues or prefer a less strenuous yoga experience).

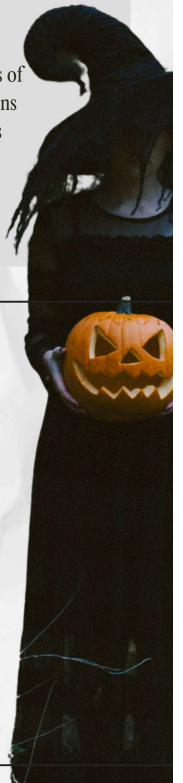
Yoga-to come out and experience it for yourself with Jennifer!



**TUESDAY
OCTOBER 14TH
2PM - 4PM**

Owensboro Health
Medical Group -
Occupational Med

It's time to protect yourself and your family! Owensboro Health will be at the New Heights Center (attached to the back of the office) located in Churchill Park to administer flu vaccines. No appointment needed. Now is the time to protect yourself and your family against the flu!



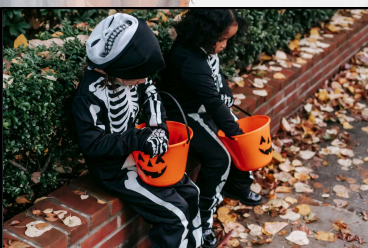
**FRIDAY, OCTOBER 10
8:00 PM (starts at dusk)**

Northwest Neighborhood Alliance presents MOVIES UNDER THE STARS (Karate Kid Legends) at English Park. Bring lawn chairs/blankets. FREE to all! Enjoy hotdogs and Crumbl cookies while supplies last.



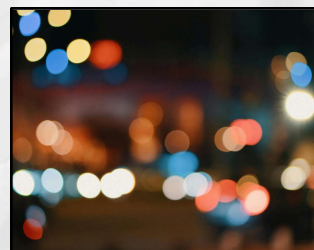
**SATURDAY, OCTOBER 25
4:00 PM - 6:00 PM**

Breaking the Cycle (Mentorship Program) w/ Owensboro Parks and Recreation presents TRUNK OR TREAT at 1003 Omega Street. Haunted House (\$1.00), best trunk contest, and best costume, and FREE candy and more candy.



**FRIDAY, OCTOBER 31
5:30 PM - 7:00 PM**

Northwest Neighborhood Alliance presents TRUNK OR TREAT with FREE candy, hotdogs, and photo booth H.L. Neblett Center (801 W. 5th Street; enter through back doors on Poplar Street).



FRI-SUN, OCTOBER 3-5

ILLUMINATE (Ky's Newest Art & Light Experience) will light up downtown Owensboro with a one-of-a-kind experience. ILLUMINATE is FREE and will feature dazzling visual light displays, an incredible drone show, live music, and so much more.



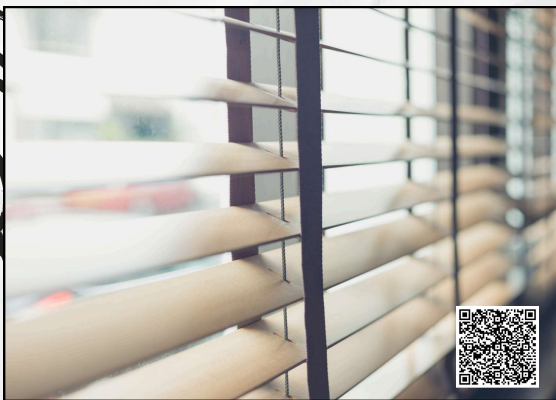
**SUNDAY, OCTOBER 5
10:00 AM - 4:00 PM**

3RD ANNUAL HARVEST/FALL FESTIVAL will take place at the Daviess County Lions Fair Grounds (6191 State Route 54 in Philpot, KY). FREE for all. Expect craft and food vendors, pageant, carnival, and more.



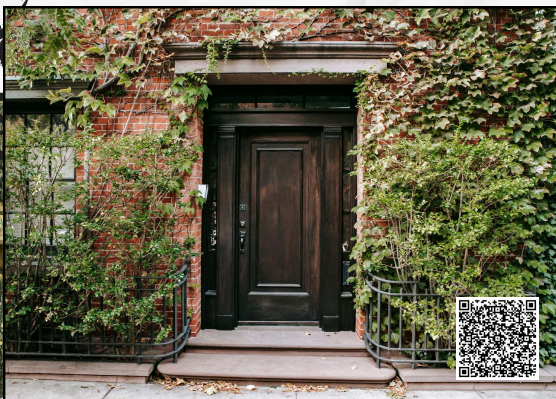
**SATURDAY, OCTOBER 25
9:00 AM - 5:00 PM**

Join The Cottage for the FREE PUMKIN & PICKLE FESTIVAL at The Cottage Farm Stand (6869 KY-56 in Owensboro). Over 150 arts and crafts with craft and food vendors, live entertainment, pony rides, petting zoo, corn maze, and of course pumpkins and pickles.



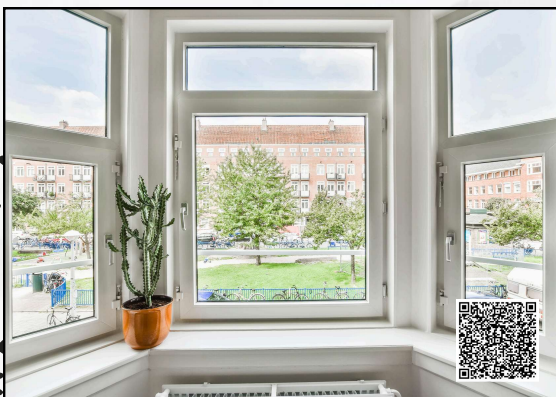
WINDOW BLINDS

...create a polished look. Replacing old, worn, or low-quality blinds with new ones can instantly modernize and refresh a space making it feel more upscale and designed. Maintenance will not hang window blinds for the tenant.



DOOR FRAMES

Clean door frames contribute to a well-maintained and fresh appearance. Use a broom to knock off debris/cob webs around the frame then mix mild soap with warm water to wipe clean. Eliminate insect nests for finishing touch.



WINDOW SEALS

Regular cleaning helps maintain effectiveness and prevents mold growth. Vacuum loose debris then use a soft brush or microfiber cloth dipped in mild soap and warm water to wipe clean. Rinse with clean water and dry thoroughly.

STAFF SHOUT OUT



**Samantha
Heisler**
Section 8 Coordinator

Samantha started her career at the HAO twenty years ago working in Public Housing applications/lease-up but later ended in the Section 8 Housing Choice Voucher department. She is a legacy with her mother retiring from the HAO before Samantha started.

Samantha is responsible for managing a program that can house nearly 300 families. That is no small feat while enforcing required federal regulations, juggling funding restrictions, addressing landlord and family concerns, and staying on top of all the changes in the industry.

Over my 30 years in housing, I've worked with a number of Section 8 professionals, and Samantha is a rockstar in her field. The HAO has greatly benefited from her knowledge and dedication in serving our families and the community.



**Ronnie
Youngblood**
Maintenance Technician

Ronnie started his career with the HAO Maintenance Department three years ago. He tackles a job with professionalism and kindness. Ronnie has a way of bringing smiles to everyone he encounters. He walks into a room with a smile and has NEVER met a stranger!

Tenants will tell me how much they appreciate Ronnie, especially our older population. The elderly and individuals with disabilities are the fastest growing population being served in subsidized housing, so it is very important that they feel safe and know that Ronnie will address needed issues. These characteristics are what makes Ronnie such a great person and asset to the HAO team.

When you see Ronnie in the community, make sure to give him a wave or a quick hello.

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

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

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

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

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

Lisa Cecil
LIHTC Appts at Ext. 206
lisa@owensborohousing.org

Mindy Cecil
HCV changes/questions at Ext. 218
mindy@owensborohousing.org

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

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

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

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

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

Shauna Boom
CEO/Director



PARKING

All vehicles parked in all HAO parking lots (regardless if parking permit is needed) must have updated vehicle registration. Vehicles parked in ANY parking lot on HAO Properties without updated registration will be towed at the owner's expense.

- Vehicles without updated registration should park on city streets to avoid towing by HAO Properties.
- Churchill Park parking lots O, Q, E, and B do not require parking permits.

Motorized gas-powered scooters are prohibited from being stored inside and near apartment units. This presents a safety hazard due to the flammable liquids inside and vapors produced by the motorized gas-powered scooter.

- Motorized gas-powered scooters should only be stored on streets or designated parking lots
- Scooters parked inappropriately, will be towed at the owner's expense

SEASONAL DECORATIONS

The holidays are upon us! We ask for mindfulness when decorating and for all to be safe first and foremost, in addition to safety, we ask not to overload outlets and keep walkways clear of clutter.

- Use removable adhesive hooks, command strips, or other non-permanent solutions to hang decorations without damage.
- Secure and neatly arrange all cords from lights or other decorations to prevent tripping hazards.
- Don't clutter walkways or doorways where people will frequent or might trip.
- Don't use nails, duct tape, or tacks on columns, porches, or windows.
- Don't spray holiday greetings on the outside of your building which defaces the property.

Halloween decorations should be taken down by November 7. No outlined start day for Christmas decorations, but they should be taken down by January 8. Lawn crews continue to clean up leaves through January.

PETS

We appreciate all pets, but we want to ensure everyone follows their signed Lease Agreement. We are asking immediate action regarding pets inside your home:

- Get permission before allowing a pet to enter your apartment.
- Leave the "pet daycare" to someone else.
- Don't feed stray animals.
- Dogs and cats (or something else) cannot be outside without supervision and must be on a leash at all times.
- Vicious and/or intimidating animals are prohibited from occupying space at HAO Properties.

Additionally, we ask when you take your dog out to use the potty, please take a bag along to clean up their waste! Plastic grocery bags works wonders. We are asking our Tenants to help keep our community clean!

SAVING MONEY MADE EASY



CAPITAL APP utilizes the strategy of rounding up purchase amounts and converting it to savings. This app is free, and allows saving money with ease.



MONEY SAVING CHALLENGE helps reach goal little each day. Start with \$1 each week and increase every week reaching \$5/wk or something else.



SUNDAY, OCTOBER 5TH

Julius Maddox is a professional powerlifter known for his extraordinary bench press abilities and holds the world record for the raw bench press. Mr. Maddox is known as one of the strongest men in the world!



In the 90s, Mr. Maddox grew up in Owensboro inside Churchill Park (formerly known as Rolling Heights) and faced numerous challenges throughout his youth. He found purpose in the gym which led to his rise to fame and having October 1st named Julius Maddox Day. Mr. Maddox wants to give back to his community at Churchill Park. On October 5th, him and his team will be onsite, at Churchill Park bringing smiles and laughter along some special treats. **All tenants are welcome to attend regardless of location!**

- Grilled hamburgers and hotdogs
- Basketball goal to shoot hoops with the community
- 4-square for the youth and youthful
- Bicycles to giveaway to children



ANGEL TREE

October 1 - October 29, the Salvation Army will be accepting applications for families with children (aged 0-12 years) **AND** reside in Daviess County, Ohio County, Hancock County, or McLean County.

- Applicant (HoH) must have valid photo ID **AND**
- Original birth certificate for each child or Medicaid card that shows each child's birthdate **AND**
- Current utility bill or rent receipt verifying address **AND**
- Verification of need identified by proof of SNAP benefits (food stamps) or proof of household income.

Applications accepted online at **SAANGELTREE.ORG** until capacity is met. If one needs assistance or has questions, please contact Tonette Crite (Ext. 214) in Resident Services.

On Thursday, November 27, Christ Community Church will be providing and delivering **FREE** pre-cooked, individual meals (ham, turkey, dressing, mashed potatoes, green beans, rolls, and dessert).

To reserve yours, call 270-686-6327 as soon as now and provide the number of meals needed for your family.

Reservations are required, and the deadline to register is Thursday, November 3rd. Food will be delivered on Thanksgiving Day between 11:00 AM and 1:00 PM.

THANKSGIVING LUNCHEON

