

HAO PROPERTIES

BACK TO SCHOOL

- Download the **YAPP APP** to receive HAO news straight to your smartphone. Click "add an existing app" using ID **HAOKY009**
- As a service to our tenants, any Independence Bank location will provide a cashier's check **FREE** of charge once every 30 days. They will only accept cash. They will only provide the cashier's check free of charge if it is made out to us. They will not provide that service if it's for anything else.
- HAO office has **FREE** bus passes and **FREE** pool passes - Combust Pool and Cravens Pool last open day is August 2nd.
- Large item removal - on Sunday nights **ONLY**, place large items on the city curb (avoid 4th Street), and on the next business day that the office is open, HAO will pick up and dispose of these items. Items placed/left outside of these times will incur a \$50 charge per worker needed to remove items.
- Tenants will receive a late strike and a \$30 late fee if rent and charges due are not received by 4:00 PM local standard time on or before the 5th calendar day of the month. If the office is closed on the 5th calendar day, rent must be paid online, through the mail (with a postmark on or before the 5th calendar day of the month), or placed in the HAO office drop box before 6:45 AM on the next business day.

Sunday, August 2nd
is NATIONAL
COLORING BOOK DAY

From the desk of Laura Baker
Housing Authority of Owensboro - Inspector

In October 2023, I lost my husband after several months of him being gravely ill. This illness was unexpected and one I would not have imagined he would battle. The illness I am speaking about is decompensating liver cirrhosis- alcohol related. I had heard about liver cirrhosis and alcoholics drinking themselves to death, but I thought it was for a stereotypical alcoholic, someone who drank from a bottle in a brown paper bag, someone who walked around slurring their words and making a fool out of themselves in social situations. My husband was not that type of drinker, he overindulged in drinking at times, but he held a steady job, was a good family provider, and dedicated to his family. When we received the diagnosis, I was without words. His only chance for survival was a liver transplant.

When you have liver cirrhosis you experience many different symptoms such as, decreased appetite and weight loss, fatigue, nausea and vomiting, pain and/or swelling in the abdomen, varices or large swollen veins, jaundice or yellowing of the skin, confusion and personality changes, bruising and unexplained bleeding, itchy skin, dark urine, trembling hands, and anemia.

My husband battled with all the symptoms. We spent days and nights in the hospital here in Owensboro, Ky, and at UK Medical Center in Lexington, Ky. We tried to keep his symptoms controlled while we waited for a liver transplant. To be placed on a liver transplant list you must be evaluated, monitored weekly, and go to many scheduled appointments. We were extremely optimistic and hoped for a transplant. Unfortunately, he was too sick, and we did not make it to the transplant.

With that being said, I'm so thankful to thank the people I work with and my entire housing family for the care and support given to me and my family during my husband's illness. The Housing Authority of Owensboro cares about our residents and staff, and I am blessed to work here and proud of the work we do for our community. I also would like to share a little information about consuming alcohol, because doctors rarely educate patients about the problems which can arise from drinking alcohol.

Drinking alcohol on occasion is one thing but it can be detrimental to your health. Prior to 2025, the FDA recommended no more than 2 drinks per day for men, and 1 drink per day for women. The current FDA guidelines recommend, "consume less alcohol for better health," and alcohol is a carcinogen which is any substance, organism, or agent that promotes the development of cancer by damaging DNA or causing disruptive cellular mutations. They do not always cause cancer immediately, but prolonged or heavy exposure increases the lifetime risk of abnormal cell growth. Please do not be afraid to reach out for help. There is help and support available. In good health,

Laura Baker



HAO Properties
2161 E. 19th Street
270-683-5365

AUGUST 2026

Monday	Tuesday	Wednesday	Thursday
3. Housekeeping Inspections CHP Buildings 14-22 Locke Apartments	4. <u>JULY RENT MUST BE RECEIVED BY 4:00 PM TO AVOID COURT EVICTION</u> Housekeeping Inspections CHP Buildings 14-22 Locke Apartments Pest Control and Filter Change Churchill Park	5. AUGUST RENT MUST BE PAID BY 4:00 PM WITHOUT RECEIVING LATE STRIKE and \$30 CHARGE LAST DAY TO REQUEST WAIVER for AUGUST RENT Housekeeping Inspections CHP Buildings 14-22 Locke Apartments	6. TERMINATION NOTICE MAILED FOR AUGUST NON- PAYMENT (30 DAYS TO PAY WITHOUT EVICTION) Housekeeping Inspections CHP Buildings 14-22 Locke Apartments Pest Control and Filter Change Churchill Park
10.	11. Pest Control and Filter Change Churchill Park	12.	13. Pest Control and Filter Change Churchill Park
17.	18. Pest Control and Filter Change Churchill Park (Make up Day)	19.	20.
24.	25.	26.	27.
31.	"Challenges are what make life interesting. Overcoming them is what makes life meaningful." - Joshua J. Marine		

OUTSIDE AREA

The following guidelines apply to all:

- Yard areas, flower beds, and common landscaping **MUST** remain free of signs, decorations, and displays at all times.
- Tenants may not use nails, screws, tacks, duct tape, adhesive materials, or any fastener that may cause punctures, surface damage, or residue to columns, stoops, or any other exterior surface.

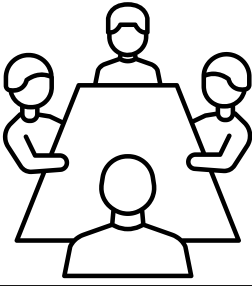
OUTSIDE AREA

- Tenants are allowed a maximum of 2 outdoor chairs and 2 potted plants on their designated front stoop area. All items must remain within the tenants space and not obstruct access to entryways or invade others.
- Items strictly prohibited regardless of size or intended use: fire pits, portable or window-mounted A/C units, water slides, sprinklers, and wading or swimming pools.

OUTSIDE AREA

- At the rear of the apartment unit, tenants must store bicycles, grills, and children's riding toys.
- Items stored must not block walkways, pathways, building entryways, or impede mowing/landscaping.
- Items stored must not obstruct, lean against, or impede access to HVAC or A/C equipment.
- Do not dig, plant, or modify area.

COMMUNITY HAPPENINGS

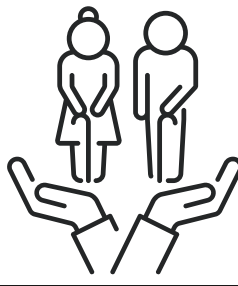


Resident Council is a tenant-led meeting of tenants who join together to help make improvements here at Housing Authority. We discuss concerns and plan social events. HAO staff are present to assist as needed.

On **Wednesday, August 26th**, join us to help influence decisions about your environment, activities, and services.

Tenants at Churchill Park
Time: 11:00 AM
Place: New Heights Center

Tenants at other sites NOT
Churchill Park
Time: 3:00 PM
Place: Adams Village Community Center



8/03: JR Sings w/ ice cream (2:00 pm)
8/04: Shopping (9:00 am)
8/10: Kynectors w/ Jennifer Higdon 11am - 1pm
8/12: Painting w/ Lisa (2:30 pm)
8/17: Bingo w/ Julie (1:00 pm)
8/20: Game Day! (11:00 am)
8/27: Breakfast (9:30 am)

Senior activities and meals take place at Adams Village Community Center. Senior Congregate Meals served at 11:30 AM every Monday, Wednesday, and Friday. Suggested donation of \$1.50 is appreciated but not required.

All seniors welcome regardless of residency. For additional information regarding Senior activities, please contact Dianne (270-684-3492).



New Tenants moving in with Housing Authority are required to complete the New Tenant Program within 90 days of moving in. This one-time class takes place at the office specifically inside the New Heights Center.

The New Heights Center is on the back-side of the Housing Authority office (inside Churchill Park) facing the employee parking lot beside bldg #55.

Registration is required. Register by contacting Tonette in Resident Services.

Upcoming sessions offered:
8/18: 10-11am and 5:30-6:30pm
9/15: 10-11am and 5:30-6:30pm
10/20: 10-11am and 5:30-6:30pm



Jennifer in Resident Services has been namastay-ing and wants to help tenants sit and yoga in their chairs.

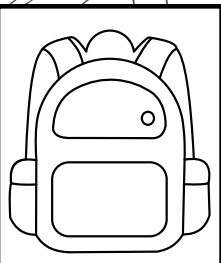
New Heights Center at Churchill Park:
8/17 (Mon): 10:00am

Adams Village Community Center:
8/6, 8/20, and 8/27



8/2 (Sun), 11am - 5pm, at 922 Triplett St. #10, Precision Studios 3rd Annual Back-2-School Bash.

- FREE basic haircuts for all school-aged children
- FREE basic school supplies
- FREE hygiene essentials



8/1 (Sat), 1-3pm, at Churchill Park, community Back to School with H.O.P.E. for KIDZ Ministry.

- FREE backpack giveaway
- FREE simple hair cuts/styles, parents must be present, and hair must be detangled
- FREE hotdogs, chips, & water
- FREE activities



8/22 (Sat), at 7:30pm, at Churchill Park, join us for a **FREE** "RATED E for everyone" movie on the lawn. Bring outside worthy blankets, pillows, and chairs and we'll supply the popcorn and candy. Movie title will be announced closer to date through the YAPP APP.



8/22 (Sat), 2:00-4:00 pm, at 900 E. 4th St., Beverly's Hearty Slice is putting on Beverly's Block Party to honor Beverly. There will be FREE BBQ, games, face painter, balloon maker, FREE t-shirts, plaques, gift card giveaways, and beverages available to purchase at The Lot.



Beverly's Hearty Slice pizza days are back. Come out to get FREE pizza courtesy of Beverly's Hearty Slice.

Serving times are 4:30-5:15pm on:

8/7 (Friday)
8/22 (Saturday)

HOUSEKEEPING INSPECTIONS



Maintaining your home in a clean manner ensures a safe home environment and keeps you in compliance with housekeeping requirements. Below are standards used:

- No trash the size of 1 large bag in any room or outside the home (front stoop or on deck)
- No diapers, feces, or urine of any type on the floor in more than one place
- No excess food in rooms other than the kitchen (soda cans, plates of food and/or bags of food)
- Stove-top, inside the stove, and refrigerator must not be dirty, greasy, or show any type of spills that are not cleaned up
- No dirt, hair, body fluids, feces, hair dye, or nail polish on or inside the bathroom sink, toilet, or inside the shower-tub
- No more than a day's worth of dishes in the kitchen sink
- No sticky floors that are due to spills

Dry food should only be stored in covered containers in kitchen cabinets, pantry areas, or inside the refrigerator.

Each standard not followed is considered a concern which could lead to a failed housekeeping inspection:

- Zero (0) concerns = GOOD
- One (1) concern = FAIR
- Two (2) or more concerns = POOR/FAILURE

If windows or doors are blocked with personal items OR insects are observed crawling on counters, walls, or floors that are associated to cleanliness, the unit will automatically receive a rating of POOR/FAILURE.

Inspections are completed between 8am - 4pm on one of the specified days outlined in the newsletter. All areas of the home are inspected including, but not limited to, decks, yards, stoops, and storage areas. Excess personal items will be noted and encouraged to store these items in covered totes.

- All food should be kept in the kitchen.
- Clean air vents throughout the home as they can become clogged with dust over time.



AUGUST 4th IS NATIONAL CHOCOLATE CHIP COOKIE DAY

In 1938, Ruth Graves Wakefield, owner of the Toll House Inn in Whitman, Massachusetts, invented the chocolate chip cookie by accident. She ran out of baker's chocolate and chopped up a semi-sweet Nestle chocolate bar expecting it to melt into the dough. Instead, the chocolate pieces held their shape, creating a gooey, delicious happy accident.

Tuesday, August 4th - August 6th, compliments of Resident Council, the office will provide chocolate chip cookies in honor of National Chocolate Chip Cookie Day!



WHEN IS AIR-CONDITIONING AN EMERGENCY

Tenants who find their A/C (air-conditioning) is not working must place a work order (Ext. 221). All work orders will be addressed in a timely manner and we ask for your patience.

An apartment without A/C is considered an emergency when:

- the household has an approved documented medical practitioner's statement on file at the HAO office **OR** the Head of Household (HoH) or the HoH's spouse is aged 62 years or older
- **OR** it is 85° or higher outside **AND** the office won't open for 4 or more hours



REMINDER TO PET OWNERS

Help keep our community clean, safe, and enjoyable for everyone. Reminders from your signed Lease Agreement:

- Pick up after your dog and properly dispose of pet waste
- Keep your animal or pet on a leash at all times while outside
- All animals and pets must be approved by the office before being brought into your unit.
- Pet sitting is not permitted
- Do not allow animals to roam freely. If stray animals are found on property, Animal Control will be contacted for assistance.

MAINTENANCE

HAO will continue with Summer Preventative Maintenance work throughout August on Locke Apartments and Smith Homes. HAO Technicians will be servicing water heaters if they were not completed in 2025, HVAC units, and cleaning outside dryer vents. Tenants do not have to be home for this, and the apartments will be secured when the technicians leave.

Tenants are prohibited from disengaging, removing, or in any way interfering with the proper functioning of the smoke/carbon monoxide detector. This is a Lease Violation. If found, tenants will incur a \$50.00 charge for the 1st occurrence and \$100.00 charge for the 2nd occurrence and could face receiving a Notice of Termination of their signed Lease Agreement.

Amber Turner, Leasing Specialist
Move-ins at Ext. 204
amber@owensborohousing.org

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

Jamie Ward, Receptionist
Rent/Payments at Ext. 200
jamie@owensborohousing.org

Jennifer Chappell
Resident Services at Ext. 213
jennifer@owensborohousing.org

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

Lisa Cecil, Leasing Specialist
LIHTC Appointments at Ext. 206
lisa@owensborohousing.org

Mindy Cecil, Occupancy Clerk
Section 8 at Ext. 218
mindy@owensborohousing.org

Morgan Cart, Occupancy Clerk
Recertifications at Ext. 202
morgan@owensborohousing.org

Nikki Ringham, Property Manager
Informal Hearings at Ext. 205
nikki@owensborohousing.org

Stephanie Richards, Maintenance
Work orders at Ext. 221
steph@owensborohousing.org

Tonette Crite
Resident Services Ext. 214
tonettec@owensborohousing.org

Wendy Jackson, Occupancy Clerk
Pets & Income Change at Ext. 203
wendy@owensborohousing.org

Shauna Boom
CEO/Executive Director

SHOUT OUTS

Kim Sampson

accepted the position of

Finance Manager in June 2021. Kim came from the private manufacturing/ industrial sector and had a bit of a learning curve in stepping into the HUD world. Thank goodness for her willingness to adapt and her detailed financial knowledge, because she has been a great asset in our moving out of HUD housing to the private subsidized housing arena. Her superpower in Excel formulas has come in pretty darn handy for all of us as well. As we evolve, HAO personnel come together to brainstorm as to our future goals and strategies. Kim's knowledge has been invaluable in developing the financial structure and budget to achieve our plans. Due to her career experiences, Kim has also provided alternative views and ideas that have greatly improved the work environment.

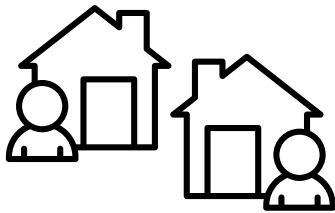


Chris Brooks

is another example of

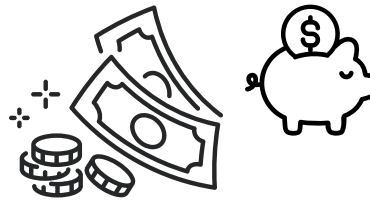
Kim's impact on the HAO. The HAO was in need of a skilled professional leader for our evolving Maintenance Dept. Kim said she knew of someone that might be interested. Chris started in November 2021. Chris' experience was from the coal mining field, and, like farmers, these folks are the MacGyver's of the world because they can fix nearly anything. Over the past 4.5 years, Chris has made a great impact on the HAO, including increasing the professional training of maintenance staff to address more issues in-house. In his short time with the HAO, he has developed a reputation as an informed maintenance professional to include management. Not only does he serve on the statewide housing association board but has provided presentations for other groups serving communities across the United States.

Thank you so very much for all that the two of you have brought to the HAO. Your contributions have certainly made us a better provider of housing and place to work.



Being a good neighbor comes down to the “Golden Rule” and by balancing clear communication and respect for boundaries with kindness.

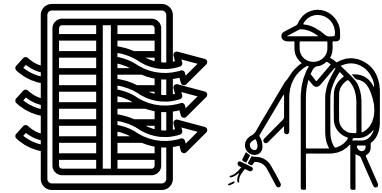
- Everyone has different social batteries. Some love chatting while others prefer privacy. Respect neighbor space and time by reading social cues.
- Break the ice by saying “Hi!” and introduce yourself.
- Be mindful of bass-heavy electronics, late nights, and early morning volume levels.
- Ensure dogs aren’t barking excessively, keep them on a leash when outside, and pick up after them.
- Be respectful by informing visitors of guest parking and the quiet hours.



All household changes should be reported to Wendy Jackson within ten (10) business days keeping in mind the office is closed every Friday. This applies to changes in money coming into the household and changes in number of people or fur-babies inside the home.

For those who are going back to school, be sure to report your school status to Wendy to ensure proper paperwork is completed.

Changes that are not reported directly to Wendy, IN WRITING may be easier, will be deemed out of timeframe compliance and could result in a less than 30-day notice of rent increase and/or retroactive rent increase.



Filter Change and Pest Control visits are mandatory and Tenants cannot refuse entry without a reasonable cause.

Furnace doors should be easily accessible and cannot be blocked for any reason. Please ensure access is easy.

Pets and ESAs (all animals) must be either removed from the home or kenneled while Maintenance is inside the home.

Maintenance will install light bulbs at no charge if the light bulbs are provided by the tenant. If Maintenance provides the light bulb, the tenant will be charged.

HAO Staff is required to lock all units upon leaving if the tenant is not home.

BACK-TO-SCHOOL TIPS AND TRICKS

August 6th (Thursday), is the first day of the 2026-2027 school year for Owensboro Public Schools. Whether your child is starting kindergarten or high school, that first school morning can feel like navigating a minefield in socks.

- The night before: do a “school dress rehearsal” by packing backpacks the night before and have the kiddos try on their entire outfit (including shoes)
- Put a sticky note on the door with last minute reminders like, “Don’t forget your emergency contact form.”
- Caregivers, set alarms 15 minutes earlier
- Students, do a “superhero pose” in the mirror for confidence. Caregivers, grab photos when you see this.
- Develop a secret handshake or special phrase
- Caregivers put a love note in their backpack
- Remember teachers expect 1st day confusion
- Encourage student to find one friendly face to sit by
- After school, Caregivers, ask them, “Who made you laugh today?” Focus on the experience first!
- Have snacks ready - they’ll be starving

