



# HAO Properties Neighborhood News

Smith Homes  
Walker Place  
Churchill Park  
Locke Apartments  
Baker Place  
Adams Village



## Churchill Park



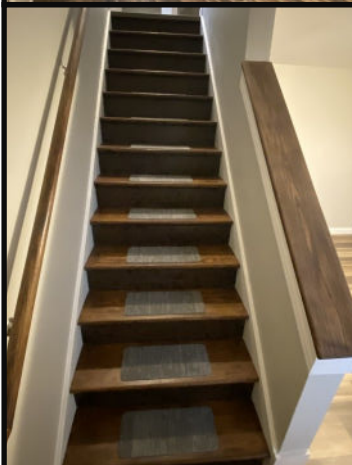
For all those not in Churchill Park— Put the Word Out  
Churchill Park is now accepting applications.

Families have moved into the first fully renovated apartments at Churchill Park (formerly Rolling Heights). The apartments have all new flooring, paint, appliances, fixtures, bathrooms, cabinets, doors, windows, heat and air conditioning equipment, hot water tanks, smoke detectors, and bathroom vent fans.

The bathroom renovations include a new toilet, tub/shower with a tub surround, faucets, sink and cabinet and a mirrored medicine cabinet under a light bar, with the best part being the bathroom vent fan. The kitchens include new black ranges with self-cleaning ovens and black refrigerators with complimenting cabinetry and counter tops. The apartments have been painted a light grey with white trim. The stained wood steps, handrail, and stairwell caps really look great with the new vinyl woodgrain flooring that is laid throughout the apartment. Each building will also receive a number of external facelifts to include new roofs, shutters, fascia metal and porch lights with unit numbers. On the outside of each building a new large, easy to read, sign will be placed identifying the building number, the addresses of the units in the building, and the street address of the building. Site work to include concrete repair & landscape replacement.

Construction will begin on the twelve units that will be accessible this spring. These twelve units will include 1, 2, 3 and 4 bedroom units. This project is moving faster than was anticipated. So we can keep up with the process, it is very important that residents in Churchill Park return any paperwork they receive from the office as soon as possible. Paperwork must be completed and certified prior to a unit being ready. If the unit is ready but the paperwork has not been completed & certified we will have to skip that family and go to the next family with completed & certified packets.

We will begin renting units from applicants around June 2023. Pre-screening applications will begin within the next few weeks. Applications can be picked up in the office or visit our website at [www.owensborohousing.org](http://www.owensborohousing.org). For questions call the office at 270-683-5365.





Shauna Boom, Executive Director, Housing Authority of Owensboro was presented at the Kentucky Housing Association Mid-Year conference the 2023 Hall of Fame Award.

Mrs. Boom began her career working at a Housing Authority in July of 1996 at the Henderson Housing Authority as the Resident Services Coordinator/Grant Writer. Her tenure at the Henderson Housing Authority was over 10 years.

In early 2007 she became the Executive Director of the Madisonville Housing Authority

she serving there until 2015 at which time she became the Executive Director of the Owensboro Housing Authority and has continued there through the present time. She has excelled at both those authorities in receiving the High Performer Status as issued by the Department of Housing and Rural Development.

Some of her accolades not only have been as a successful Executive Director, but she has gained an extensive working knowledge of HUD regulations, reporting schedules, federal and state regulations as they relate to the housing industry. She has experience in HUD Section 8 Project Based Vouchers, Housing Choice Vouchers and public housing programs. She has received several certifications within the industry. She is a graduate of the Executive Director Education Program through Rutgers University, a Tax Credit Specialist through the National Center for Housing Management, a Rental Housing Development Finance Professional through the National Development Council and a RAD -PBV Specialist through Nan McKay and Associates Inc.

She has successfully completed the conver-

sion of 5 public housing sites (332 units) to project based vouchers through HUD approved asset repositioning know as a RAD Conversion.

She not only is a member of the Kentucky Housing Association, but a member of PHADA, the Public Housing Authorities Directors Association and SERC, the Southeast Region Conference & NAHRO, the National Affordable Housing and Redevelopment Association and has served on different committees with those organizations.

She has served the Kentucky Housing Association on the By-Laws Committee, Site Selection Committee, Annual Meeting Committee, Midyear Committee, Maintenance Committee and the Executive Conference Committee. She has served on the Board of Directors as a District Chairperson, Secretary and as President. She has served as President from 2015 to 2017 and again from 2021 through this year.

Congratulations on a well deserved award!!



## 2022 Kentucky Housing Association Scholarship Opportunity!

In order to encourage academic excellence and community responsibility among high school students, high school graduates, GED graduates or ADULTS wishing to continue their education, the KY Housing Association has implemented a scholarship program for those entering or continuing a college education. KHA will award 4 scholarships in 2023 to deserving individuals cur-

rently residing in KHA member agency. Applications may be picked up at the main office or may be found on the KHA's website at [www.kyhousingassn.com](http://www.kyhousingassn.com). On the homepage, click the "KHA Scholarship Application Fillable" link to download the application. Electronically complete the form and print a copy.

**Applications must be submitted by April 6, 2023** to the Executive Director, 2161 E. 19<sup>th</sup> Street, Owensboro, KY 42303.

Contact Amy Lilly at 683-5365 ext 214 with any questions.

## **Asset Building Coalition files Income Tax returns for FREE**

Free tax preparation will be available for individuals and families – saving you a lot of money in tax preparation and filing fees this tax season.

If you need help filing your 2021 taxes or to claim the Earned Income Credit, then consider having your taxes prepared by Asset Building Coalition in Owensboro.

**Located at**  
1128 West 2nd Street, Owensboro, KY

**Hours of Operation:**  
Monday—Friday 10am—4pm

**Questions please call 270-685-1603**

All Housing Authority residents and applicants are required to provide us with a copy of their most current tax returns. Please be sure to save a copy of your return to bring with you for your annual re-certification appointment.



## Lawn Care and Mowing Season begins Mid-March

**Spring is near and residents are reminded to keep the areas around their apartments neat and clean.**

The lawn crews will begin working so all residents need to make sure that all toys, chairs, etc. are not left in the yards. Items in the yard can hinder the work of the lawn crew and may possibly be cut or trimmed by the crew. The Housing Authority nor the contractor are not responsible for damage to any items left in the yards and items left in the yard may be removed by Housing

Authority staff to allow the lawn crew to complete work. If you do not want any items damaged please remove items from the yard during mowing days.

Please remember that bicycles and other items are to be stored at the back of the apartment or on your deck, not at the front door.

### **NOW HIRING**

The HAO will be accepting applications for lawn work for our lawn contractors. Please pick up application at the HAO office

Please Remove All  
Holiday Decorations  
from Yards, Doors &  
Windows  
All Halloween, Christ-  
mas, Valentines, Etc...



## Anyone With a Disability or With a Medical Reason Requiring Air Conditioning

If you or anyone in your home are disabled and/or have a medical reason that requires air conditioning, you may qualify for the extra utility allowance. To receive this extra utility allowance you will need to furnish this office with a current doctor's statement that states that air conditioning is required because of this medical condition. After we accept your doctor's statement, you will be sent a letter informing you that you have been given the extra utility allowance.

### **ANYONE 62 OR OLDER**

Anyone whose head of household and/or spouse is 62 years

of age or older will receive an extra utility allowance for air conditioning. There is no need for these people to call in or bring in a doctor's statement. It is automatically taken care of for you. Everyone whose head of household and/or spouse is 62 years of age or older will receive a letter informing you that you have automatically been given this extra utility allowance.

If you have any questions, please call 683-5365 for CRYSTAL ext 201

## Recertification

Housing Authority residents are notified by mail or hand-delivered notice concerning when to come to the office for annual re-exam of income, assets, and deductions. Please continue to bring all adults in the household to the appointment, if possible, along with verifications of income and expenses. Pet owners need to have updated medical records from their veterinarian. Remember to save a copy of your W-2's, 1099's, and the tax return that you file for 2022. You will need this when you meet with us for your annual re-certification.

Please contact NIKKI at 683-5365 ext. 205 if you have any questions about your rent calculation or if you need to report a change in family composition or income.

## If You Are Have a Disability

The Housing Authority offers reasonable accommodations to residents with a disability who might need a modification to their apartment that would enable them to fully enjoy their apartment. An example of a modification would be grab bars at the bathtub or toilets. Other types of accommodations may include an emergency alarm that you can see, lever type doorknobs, peep holes, or other items that you might need.

In addition, we have apartments that are fully wheelchair accessible, including lower cabinets, showers, etc. We also have several apartments which are on one floor for people who, because of a disability, cannot climb stairs but do not need a full wheelchair accessible apartment. Please call Barbara Moyer at 683-5365 ext 209.

## March 2023

### *Rent, Maintenance Service and Housekeeping Inspections*

**Mon**

**Tue**

**Wed**

**Thu**

<b>Maintenance will begin servicing inside &amp; outside AC systems in March.</b>		<b>1</b> <b>RENT DUE</b>	<b>2</b>
<p><b>6</b> Last Day To Pay Without a Penalty—Last Day To Request A Waiver</p> <p>Housekeeping Inspections ** Churchill Park bldg. 28-40 Smith Homes bldg. 1-23</p>	<p><b>7</b> <b>\$30.00 Penalty</b></p> <p><b>Filter Change &amp; Pest Control</b> Locke Apartments</p> <p>Housekeeping Inspections ** Churchill Park bldg. 28-40 Smith Homes bldg. 1-23</p>	<p><b>8</b> <b>If your February rent has not been paid maintenance will be entering your apartment TODAY to check the status of your unit.</b></p> <p>Housekeeping Inspections ** Churchill Park bldg. 28-40 Smith Homes bldg. 1-23</p>	<p><b>9</b></p> <p>Housekeeping Inspections ** Churchill Park bldg. 28-40 Smith Homes bldg. 1-23</p>
<p><b>13</b></p>	<p><b>14</b> <b>Filter Change &amp; Pest Control</b> Baker Place</p>	<p><b>15</b></p>	<p><b>16</b></p>
<p><b>20</b></p>	<p><b>21</b> <b>Filter Change &amp; Pest Control</b> Adams Village</p>	<p><b>22</b> <b>Residents' Council</b></p>	<p><b>23</b> <b>Board Meeting</b></p>
<p><b>27</b></p>	<p><b>28</b></p>	<p><b>29</b></p>	<p><b>30</b> <b>Last Day To Pay March Rent</b> <i>RENT NOTICES DELIVERED</i></p>

**\*\*All inspections & Service** will be conducted between the hours of 9 am—4 pm. Please be sure we have easy access to breaker boxes, windows, closets, furnace room, air returns in living room and clear off top of refrigerator. If you have anything covering breaker box please take them off during inspections. Yard and deck areas will be inspected. Residents are to keep the lawn around his/her apartment clean & free of trash, debris, paper, cans, clothing, boxes, bags and cigarette butts. Residents are required to pick up items out of their yard.

### **MAKE SURE ALL TRASH IS TAKEN OUT**

**PEST CONTROL** and **HAO** are not responsible for broken or damaged items in the home.

**WORK ORDERS:** If you are calling to place a work order dial #221 and leave a message with your name, address, phone number and the reason for the work order. Please be patient... If you left a message on Stephanie's voicemail, please do not continue to call. Calls will not be returned unless more information is needed. If you prefer you can submit work orders by emailing the information to [workorders@owensborohousing.org](mailto:workorders@owensborohousing.org)

**Reminder:** If you have large furniture items to be picked up, place them by the curb (not on 4th Street-for Harry Smith) on Sunday Afternoon/evening for JunkPro to pick up on Monday mornings.



## Housekeeping Inspections Guidelines

Your lease requires that you maintain your apartment in a clean and safe condition, and to not damage the property or allow others to damage the property.

### **\*\*Semi Annual Housekeeping Inspections**

Housekeeping inspections will be conducted from 9 am—4pm. The inspector will be checking all windows; they must open, close and lock; and will be monitoring any roach or pest activity. If your apartment has roaches, the inspector will be checking to be sure you are doing your part to deter any further infestation. Please do not cover your breaker box with pictures or any other items. Breaker boxes are checked during inspections.

### **Guidelines for upcoming inspections:**

We will be following specific guidelines to keep everyone safe. Inspection staff will be wearing masks, gloves and practicing social distancing.

### **Staying On Top Of Your Housekeeping**

- Take trash out daily
- Clean kitchen daily
- Store excess food items in plastic containers
- Clean up spills on stove, in refrigerator, on floors and on countertops as they occur
- Sweep frequently
- Mop weekly and be sure to rinse the floors with warm water, wash the mop head after each use
- Wipe down tiles after showering
- Clean toilet with toilet cleaner weekly
- Clean walls in the bathroom with warm soapy water to prevent mildew
- Open the bathroom window when weather permits to allow air to circulate to prevent the start of mildew
- Store extra personal items in plastic totes
- Pull out Refrigerator and Stove to sweep and mop behind it on a regular basis, at least monthly.

**Remember you are responsible for keeping your apartment clean. If you fail an inspection your lease may be terminated**

### **Do You have Roaches?**

We are currently tracking all units with roaches. Please do your part to help with any roach issues by taking trash out, taking care of dirty dishes, doing laundry, wiping up spills and messes as they occur. Please call in work order if you are seeing roaches.

## Maintenance News

### **Bags of trash & Charges**

Please take all trash and place into the dumpsters. Trash being left on porches will be charged \$25 if maintenance removes trash.

### **Infested Bed Bug Furniture**

Please do not set any furniture out of unit if it has bed bugs, leave in unit and call in a work order. If you set out infested bed bug furniture you will be charged.

### **Don't block utility meters**

Please do not store any items around the utility meters.

### **Work Orders**

Please allow a reasonable time for maintenance to complete work order calls. All Work orders are entered the day and time you call in, there is no need to continue to call to check on work orders.

### **Air Return Vents**

Please do not block or place items in front of the air return vents in your unit. Maintenance must be able to access the vents.

## Let Your Voice Be Heard

### **Would you like to join the Residents' Council?**

You can join if you are 18 years or older and by attending a meeting and asking that your name be added to a list of members. The Residents' Council is open to all adult residents of HAO Properties.

**Smith Homes, Walker Place, Locke Apartments, Baker Place & Adams Village** Resident Council meeting will be held Wednesday Residents' Council meeting will be held Wednesday, March 22 at 3:30 pm at Adams Village Community Center

### **Churchill Park Resident Council**

We are in need of residents to join the Churchill Park Resident Council. Please contact Amy or Jennifer 270-683-5365

**Add them to your Lease...**We have been investigating several reports of unauthorized guest and pets living in apartments. If you would like someone or a pet to live with you add them to your lease. Do not jeopardize your home by allowing someone to live with you not on your lease.

**Subletting Your Apartment** Is a serious lease violation and is **FRAUD**

**—ZERO TOLERANCE ON DRUGS—**

Let the  **SHENANIGANS**  begin

Join Us for a **Wee Bit O' Fun**  
As we Celebrate

HAPPY   
**St. Patrick's**   
DAY

**Adams Village Community Room**  
**Thursday, March 16—Noon**  
**Wear Your Green**  
Lunch will be provided

Call Diane to sign up or questions  
**270-684-3492**

**Adams Village March Happenings**

March 7	Haircuts & Shopping	9 am
March 10	Painting w/Lisa	9 am
March 15	Painting w/Lisa	1 pm
March 16	St. Patrick Party	Noon
March 20	Bingo/ Intrepid	1 pm
March 22	Cook with Katie	12:30



March 30      Breakfast                      9:30 am

**Congregate Meals**

**ADAMS VILLAGE CONGREGATE MEAL**

Location:  
**519 DIETERLE DRIVE**  
Mondays—Wednesdays—Fridays

Meals are served at 11:30 am for seniors 60 and older  
The suggested donation for a meal is \$1.50

**Adams Village Community Center**  
**FOOD PANTRY**

**WEEKLY**  
**THURSDAYS 1:00 PM—4:00 PM**

512 Dieterle Drive  
(Behind the Briarpatch off Veach Road)

Need emergency food  
Call Diane 270-684-3492



**Easy Chair Exercises for Seniors**

Join Jennifer for her easy Chair Exercise Class  
**Thursdays at 10:30**  
Located at Adams Village Community Center

**BEING A GOOD NEIGHBOR**

What you do inside your apartment or yard is your business as long as it is legal. However, if your conduct or actions causes problems for your neighbors, it becomes their business. When they complain to us, it becomes our business. Please consider your neighbor's right to privacy and peace.

You are to refrain from any illegal or other activity which impairs the physical or social environment of any housing complex. If any member of resident's household, whether a guest, visitor or other family member, while on housing property, and while you reside in housing, engages in any \*drug-related, criminal activity, or alcohol abuse, it shall be cause for eviction.