



Neighborhood News

HAO Properties

OCTOBER 2024

Attention Residents'

HAO Properties is implementing an automatic calling/texting/email system to share time sensitive information to the households we serve. This form of communication along with the YAPP App, will improve our effectiveness in communicating with families.

Please make sure the HAO has your current phone & email.

You will receive a text to your phone requesting if you would like to receive notification from HAO Properties. If you want to receive notification follow the instruction sent in the message.

HAO Properties office will be CLOSED Thursday, October 17

We will be moving our offices back on that day. Maintenance will be as usual.

CHURCHILL PARK UPDATE

Part of the site renovation includes new landscaping at each building. The landscaping contractor will begin to install new shrubs along the front of each of each building between the front doors.

YOU WILL NEED TO REMOVE ANY ITEMS (SEATING, PLANTS, TOYS, ETC) THAT YOU MAY HAVE UP AGAINST THE FRONT OF YOUR BUILDING.

FRIENDLY REMINDER PEST CONTROL, FILTER CHANGES and INSPECTIONS

Please be sure that furnace room doors are not blocked, top of refrigerator is cleared off and stove has been cleared off when they are schedule to be at your apartment. We ask that anytime a worker enters your home to please have all pets placed in crates or removed from the home until the job is complete.

Financial Accountability Classes

Residents only have three opportunities to pay their rent late (and be charged the \$30.00 Late Fee) in a twelve-month period. This is a twelve-month period, not a calendar year. The fourth time a resident attempts to make a rental payment after the 5th working day and a \$30.00 Late Fee has been charged the HAO Properties will not be able to accept their payment and we will continue with eviction proceedings against the resident.

HAO Properties is now offering residents an opportunity to have one strike removed from their record by attending a free budgeting class.

HAO Properties residents are eligible to participate or if you have 2 or 3 late payments against you. If you would like to have one removed please reach out to Jennifer Chappell at 270-683-5365 ext. 211 or by email at Jennifer@owensborohousing.org.



The Housing Authority has arranged with Audubon Area to visit on-site to assist our residents with their applications. They are only taking applications if you are currently receiving Supplemental Security Income (SSI) and/or Social Security (SS) You may apply on

**Thursday, October 11
Adams Village 9 am**

Please be sure to bring:

- Photo ID for everyone in household over the age of 18
- Social Security cards on everyone in the household
- 2024 Social Security Award letter
- Utility bill or if it is included in their rent a letter from you stating that.

If you are unable to apply for yourself you may send someone to apply for you. The person you send to apply must bring all the information listed above. If they are not the head of household or your spouse you must send a signed statement authorizing that person to apply for you.



October 2024
Rent-Housekeeping Inspections-
Maintenance Service

Mon**Tue****Wed****Thu**

	1	2	3
	Rent Due <u>Housekeeping Inspections**</u> Churchill Park buildings 41-51 Service Filter Change Pest Control Smith Homes	<u>Housekeeping Inspections**</u> Churchill Park buildings 41-51 Service Filter Change Pest Control Smith Homes	<u>Housekeeping Inspections**</u> Churchill Park buildings 41-51
7 Last Day To Pay Without a Late Fee—Last Day To Re- quest A Waiver	8 <u>Housekeeping Inspections**</u> Smith Homes buildings 24-41 \$30 Late Fee Service Filter Change Pest Control Walker Place	9 <u>Housekeeping Inspections**</u> Smith Homes buildings 24-41 If your September rent is not paid eviction process will be begin Service Filter Change Pest Control HAO Houses	10 <u>Housekeeping Inspections**</u> Smith Homes buildings 24-41 If your September rent has not been paid maintenance will be entering your apart- ment TODAY to check the status of your unit.
14	15	16	17
21	22	23	24
28	29	30	31 Last Day To Pay October Rent This Month RENT NOTICES DELIVERED

****All inspections & Service** will be conducted between the hours of 8 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 in their yard.

MAKE SURE ALL TRASH IS TAKEN OUT

WORK ORDERS: If you are calling to place a work order dial ext. 221 and leave a message with your name, address, phone number and the reason for the work order. 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. Please be patience. If you prefer you can submit work orders by emailing the information to workorders@owensborohousing.org

MAINTENANCE UPDATES

- **HVAC** preventive maintenance work will be at Churchill Park until completed. Tenants do not have to be home for service.
- **HAO** will continue installing smoke alarms in bedrooms that do not have them until complete. Tenants do not have to be home for service.
- **TUB SURROUNDS** - We will be replacing the bathtub wall tile with solid surrounds in the townhouse apartments. We are currently at Walker Place.
- **Light Bulbs:** We have switched from the 2 prong light bulbs to the screw in light bulbs. If you still have the 2 prong ones, we have adapters that will convert to the screw at no charge to you. You can purchase your own bulbs and we will install them at not cost, if you cannot. If HAO Properties supplies the bulb in a surface mounted fixture, you will be charged for the bulb but not the installation. This does not included kitchen lights.

Housekeeping Inspections

Your lease with HAO properties 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 8 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.

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. **If housekeeping in your apartment is contributing to a roach problem in your building, your unit will fail inspection.

YAPP APP

Residents now have a new way to check on all things happening at your home and view your monthly newsletter.

- Residents will need to download the YAPP app on your phone.



Scan QR code below to log on to the app.



OR

Enter this code on app <http://my.yapp.us/HAOKY009>

Residents' Council Meetings

Harry Smith, PG, Nannie Locke, Baker Drive & Adams Village Resident Council meeting will be held Wednesday, October 23 at 3:30 pm at Adams Village Community Center.

Churchill Park Resident Council

Due to the renovations at the office and no meeting space, we will need to cancel the meeting until further updates are available.

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.

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.

Leaf Mulching Season

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. The Housing Authority is not responsible for damage to any items left in the yards.

Please remember that bicycles and other items are to be stored at the back of the apartment or on your deck and not at the front door. Yard areas need to be kept neat and clean.



WHAT IS NATURAL GAS?

Natural gas is a non-toxic, colorless fuel about one-third lighter than air. Gas burns but only when mixed with air in the right proportion and ignited by a spark or flame. In its purified state, gas has no smell. For your protection, Atmos Energy adds a harmless, distinctive odor so you can detect and report the slightest leak.

HOW SAFE IS NATURAL GAS?

Natural gas has an excellent safety record, but like other forms of energy, it requires a certain amount of caution. Gas emergencies are rare but they can happen.

Whenever gas leaks from a pipe or pipe fitting, there is a possibility of fire or explosion.

If leaking gas accumulates in a confined space, it can displace air and cause suffocation.

If a gas appliance is not working properly, incomplete combustion can produce carbon monoxide and other toxic gases.

A pilot light or gas burner can ignite combustible materials and flammable vapors, such as gasoline, paint thinner or aerosols.

HOW CAN YOU PREVENT GAS EMERGENCIES?

Each of us can take certain steps to prevent gas emergencies. We need to follow these few steps to do this.

- Keep all appliances clean, properly vented and accessible at all times.
- Make sure everyone in your family knows how to operate your gas appliances correctly, and knows the smell of natural gas.
- Do not store flammable materials, such as boxes, newspapers or paper sacks near or on any gas appliances.
- Do not use any gas lines as hangers for drying clothes.
- Do not use an open gas oven for heating your home or for drying clothes.
- Never cover fresh air vents that supply air to your gas appliance.
- Have all gas line alterations and appliance repairs performed by the Housing Authority.
- Do not allow children to play with or on any gas appliances, meters or valves in the yard.
- Do not dig or plant without first checking with the office, so we can mark for buried lines.

WHAT TO DO IF YOU SMELL GAS

1. Do not turn on or off any lights
2. Do not light matches
3. Put out all cigarettes
4. Open windows and doors
5. Do not use the phone
6. Leave the apartment
7. Go to a neighbor and call us

REPORTING CHANGES IN INCOME AND FAMILY COMPOSITION

It is very important to report all changes in family composition and income, in writing, to the office as soon as the change occurs. For example, report a job as soon as you obtain it - do not wait until you receive your first check.

BRING VERIFICATION OF CHANGES, IF POSSIBLE

If you receive an award letter or have other written verification of an increase or decrease in income, please bring this when you report your changes to the office.

Please contact Nikki at 683-5365 ext. 205 or Morgan ext 202 if you have any questions about your rent calculation or if you need to report a change in family composition or income.

Mildew grows on damp surfaces. Keep in mind the following:

- Wipe down all shower walls after bathing and open door/window for ventilation;
- Do not overcrowd closets,
- When cooking wipe down immediately any excessive moisture (special care to wipe the bottom of cabinets located above small appliances.); and
- If you do see mildew or black spots on surfaces, spray with bleach let sit then wipe down or purchase a mildew/mold cleaner



PAYING RENT NEED TO KNOWS...

The rent you pay assures you of a place to live. You should make payment of your rent a priority item each month. It should come first, not last, in the list of bills you have to pay.

LATE RENT

Rent is due the first day of the month. On the sixth (6th) day of the month a late fee of \$30.00 is added to the rent and a 30 day Notice of Termination of Lease (eviction letter) is issued.

“WAIVER”

To avoid eviction being filed, a resident may request a “waiver” of the rule that rent be paid by the 30th day after the Notice of Termination For Nonpayment is issued. A waiver only means that you are allowed to pay your rent and/or all other charges no later than the last working day of the month. **You must ask for a waiver no later than the 5th day of the month.** You must come to the office in person to ask for a waiver and you must provide proof of need.

If the waiver is granted, but you do not pay, an eviction action will be filed.

DELINQUENT RENT

Delinquent rent is rent paid after the expiration of the 30 day notice of eviction for nonpayment of rent .

Delinquent rent will be accepted by HAO Properties as outlined below:

- If you fail to pay your rent by the last day of the 14-day period described in the Termination of Lease Notice, and you request to pay your rent before an eviction action has been filed, we will accept that rent plus a \$15 administrative charge plus the \$30 late charge plus any other charges already due. All of these charges must be paid at this time.
- If you fail to pay rent by the last day of the 14-day period described in the Termination of Lease Notice and you request to pay your rent after eviction papers have been filed with the court but before the actual court date, the HAO Properties will accept rent under the following circumstances:
 - a) You must pay the rent, plus the \$30 late fee, plus the \$15 administrative fee, plus all other charges shown on your statement; and
 - b) You must also pay the eviction filing fee and service fees, which currently are \$88.03 and \$60.00 per adult member of the household. You must pay the total **(a) & (b) above** before the close of the business day prior to the court date. Payment will only be accepted by money order, cashier check, credit/debit card or agency voucher.

You will be charged an additional \$60.00 if you do not vacate per court order and the HAO must seek a warrant of restitution from the court.

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HARDSHIP WAIVER

Residents paying minimum rent (\$50) who have a financial hardship may request a hardship waiver of the minimum rent. Hardships exist when you have lost or are waiting for eligibility for a federal, state or local assistance program; or when your income has changed because of changed circumstances, such as a death in the family, or other situations determined by HAO Properties. If you want this hardship, you must request it no later than the 5th day of the month. When you request it, you must provide proof that supports your request. If you do not have the proof, the hardship will not be approved. If a hardship exists, your rent will be re-calculated on the basis of your income. We will charge you the income based rent for three months, if the hardship is temporary. After three months, the minimum rent will be charged, unless you have income that would raise your rent above the minimum, or unless the hardship is long term. In that case, the income-based rent will be charged. It is your responsibility to report when the hardship ends, and if you do not, the HAO will charge you retroactive minimum rent.

YOU DECIDE TO MOVE OUT WHAT SHOULD YOU DO?

- ◇ Come to the office and give a written notice no less than 30-days prior of your intention to vacate your unit.
 - ◇ Your apartment should be left clean without damage beyond normal wear & tear to help lower your move-out charges. You will have the opportunity for a move out walk through. Your apartment will be inspected after you turn in your keys.
- If you owe a balance to the HAO, repayment agreement can be established after you move to pay it in monthly installments. Unpaid balances will make you ineligible for subsidized housing only with HAO Properties but with other agencies as well. Maintaining a good rental history is important and can affect your ability to obtain housing in the future.



Downtown Owensboro is once again kicking off Halloween the right way with its annual Trail of Treats event, hosted by the City of Owensboro.

October 27 at 5:30 - 8 p.m

This family-friendly event will bring you a night of trick-or-treating, character appearances and special photo opps. The event is free to the public, so be sure to bring a bag for all that candy!



FALL WORD SEARCH

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

ACORN

FOOTBALL

NOVEMBER

SEPTEMBER

APPLES

HALLOWEEN

OCTOBER

SUNFLOWER

AUTUMN

HARVEST

PUMPKIN

SWEATER

CANDY

HAYRIDE

RAKE

THANKSGIVING

CIDER

LEAVES

SCARECROW

TURKEY

Adams Village Community Ctr. October Happenings

Call Dianne to sign up 270-684-3492

October 7	JR Country Music	2 pm
October 8	Shopping/Haircuts	9 am
October 15	Senior Day Out	9 am
	Owensboro Christian Church	
October 16	Painting w/Lisa	1 pm
October 17	Game Day	11 am
	Bring your own lunch	
October 21	Bingo/ Intrepid	1 pm
October 23	Halloween Party	10 am
October 23	Resident Council	3:30 pm
October 31	Breakfast	9:30 am
Thursdays	Yoga with Jennifer	10:30 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



Halloween Party
Tuesday, October 23
10:00 am

Adams Village Community Center

10 am Singing BINGO
11:30 am Chili Dinner
1 pm Gypsy Wind
entertainment



Costumes are optional

Call Dianne to sign up 270-684-3492 by October 21st deadline

THE SALVATION ARMY  ANGEL TREE

Applications will be received ONLINE

OCTOBER 1 – OCTOBER 28

(*or until capacity is met)

for families in need with children
who are 0-12 years old and reside in:

DAVISS COUNTY

OHIO COUNTY

HANCOCK COUNTY

MCLEAN COUNTY



Please register online at: saangeltree.org

REQUIRED DOCUMENTS:

- Applicant - Photo I.D.
- Birth Certificate for each child.
- Proof of County of Residence if different from County shown on Applicant's Photo I.D. (ie: Utility Bill, Rent Agreement, Government mail, etc.)



DOING THE MOST GOOD™

The Salvation Army
215 S. Ewing Rd.
Owensboro, KY 42301



DECORATING RULES:

When decorating for the holidays please remember:

Please keep your yard area free of signs or any other displays. Signs may be displayed inside your windows

- * Please do not string anything across windows and/or doors.
- * Keep your decorations to the area of your apartment (not your neighbors') and **do not use nails, duct tape or tacks on columns, porches and windows.**
- * Please do not spray holiday greetings on the outside of the building.

Walker Place residents: Please do not step on the porch roofs to decorate railings. You will be held responsible for any **damage to porch roofs.**