



Newsletter

SOUTH PITTSBURG HOUSING AUTHORITY

From the Desk of the Executive Director

The current construction phase is just about over! YAY! I think that we are more excited that you all. I know that it has been driving you all a little crazy. I know that some of you have had to relocate and I really do appreciate you being supportive of this change.

If some of you have not realize yet or met our new Maintenance Supervisor, please introduce yourself to Mr. Curtis Blevins. He has a lot of experience in the construction and supervisor roles that we were looking for in our search to find someone to fill Phillip Smith's shoes. I think Curtis will do more than enough to fill that role, moving the SPHA to where it needs to be!

Also, I don't know if you have noticed that I have made the decision to put our Public Housing Manager with the Exterminator each month. Jessica will be doing visual inspections during the exterminations and you will be receiving letters as notices to clean up and she will follow up with you for an inspection. Keep in mind that there are still maintenance charges that you will be charged if any damage is done to the apartments. This decision was made so that Gerald could get back to working in apartments and the SPHA office being able to identify any problems that we see that may be beneficial to us.

Do not forget to get your use out of the Access program from AT&T. As you know AT&T is working with HUD to provide Internet to public housing residents receiving SNAP benefits for \$10 + tax per month. To see if you qualify for this discounted internet visit <https://www.att.com/access>.

In the October 16, 2017 Board Meeting the Board of Commissioners has passed the Tobacco-Free Policy. You all will be receiving letters from me explaining this process so that it will help you be prepared as to what to expect. Just a glimpse: **Beginning January 1, 2018** all SPHA Properties, land, units, common areas, roads and sidewalks will be included in the Tobacco-Free Policy. Tobacco will be considered cigarettes, cigars, pipes,

electronic nicotine delivery systems (ENDS), chewing tobacco, dip and electronic cigarettes (e-cigarettes). You will be signing lease addendums at your recertification's or move-ins that will include the warning system and how it will be enforced.

Remember to be respectful of your neighbor's rights to not want a pet. If you have one and you want the responsibility of an animal, do your part. Make sure that your pet is using your yard only.

Remember we are still giving away a \$ 100.00 monthly gift to our landscape winners. Please see the photos. Keep those yards and porches looking good and you could be next!

Thank you for your continued efforts to keep our developments a safe, friendly, family environment where children can grow prosperous and we can continue to provide safe, decent and sanitary housing for all of **YOU!!!!**

-Lisa Bradford - Executive Director

Reminders

- 1). If you have any broken outlets or light switches let us know immediately.
- 2). Please get in a habit of checking smoke detectors to verify they are working properly.
- 3). If you have a seal that is broken on your refrigerator, please let us know.
- 4). Make sure that you ARE NOT blocking any exits or windows with furniture/garbage, etc. All egresses must not EVER be blocked!!
- 5). If you are having to replace any light bulbs, if you are able, replace those with 8.5 watt LED bulbs, as they will be very cost efficient for you on your electric bills.
- 6). Keep yards, porches and curbs free of clutter!
- 7). No landscape planting allowed! Some of us are getting in the habit of putting a lot of things in your yards. We do not want to have to charge you to pick up so that we can mow!

Things to Remember . . .

Rent- Rent is due by the first of every month and late after the 5th unless the 5th falls on a weekend. Keep in mind that the lease termination letters will go out after the 5th and you will have exactly 14 days from the 5th to have your full balance paid or a detainer will be issued.

Recertification- When you receive a letter stating your date to be in the office please write it down and remember it. You will need your income information and any changes that has happened over the year such as increase in family, loss of job, etc. Failing to show up for your recertification can terminate your lease please keep in mind this is only once a year unless you have an income change. The board has also informed us that we DO NOT have to renew your lease if you are not working 30 hours or more a week. As stated in our ACOP our first preference is working/SS(I) disability. Please keep that in mind if you are not working when it comes time for your recert we will not renew our lease and will pull someone off of the waiting list who is.

Income – Keep in mind as stated in your lease YOU MUST REPORT your job within 10 days or retro rent can/will be added to your account. If you have been without a job in the past year or more and just started working you may qualify for the mandatory earned income disallowance program. Please call or come by the office for more information in regards to the program.

Community Service- Community service is required by HUD stated in our policy and also in your lease. You MUST complete 8 hours each month if you are not working or not working more than 20 hours a week. We are keeping a list at the office and if you have not completed your full 96 hours in the 12 month period your lease will not be renewed at the time of your recert. We have received a report from HUD stating if you're in the TANF program you DO NOT have to do community service. Please bring proof such as documentation stating how much you receive in food stamps or your card.

Beautification Awards 3rd Quarter 2017



August - Steven Kirk



September - Edna Harden



October - Dana Smith

Important Things to Remember

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Housekeeping- There have been several complaints in regards to housekeeping. Please keep in mind that this is a violation of your lease. Housekeeping also consist of the outside as far as front and back yards as well as your porch. Remember only patio furniture may be allowed to be placed on your porch. Keep in mind that you will be fined if poor housekeeping and trash doesn't get picked up.

Bug spray- Your unit gets sprayed on the same Monday of every month unless you are having pest issues then our maintenance will complete a work order. Week #1 consist of Hamilton, Holly, and senior apts #2 Hemlock #3 Prospect-3rd -Pine- & N Mag #4 OJR- N Elm, and scattered sites. The **ONLY** reason your apt will not get sprayed is if you have a signed doctor's note in your file.

Pets- Keep in mind that if you have not paid a pet deposit as stated in the lease and the charge listing papers that you received in March 2016 that you will be given a warning and charged a fee. This fee is to cover any damage done to our unit if you decide to move out. Also the tenants who have paid their deposit please bring the following to the office all shot records, flea treatments and a small picture of the animal in the household to be placed in your file.

Smoke Detectors- Please remember your safe and health is very important to us. With that being said make sure to **NEVER** unplug your smoke detector and always notify the office if you have an issue with the detector or if you have any broken outlets or switches. Please never hesitate to call the office with major or minor work orders rather it be changing a lightbulb, the seal on your refrigerator, to the water heater being out. Our maintenance men will get the job done as soon as possible.

Always remember we can't fix the problem if you don't notify someone in the office.

Keep in mind that the landscaping policy has not changed. You may **ONLY** have potted plants located on your porch. Please remember that installing items inside or outside of your apartment without the HA consent is a lease violation in which the SPHA can and will terminate if you fail to comply.



Meet Curtis Blevins
New Maintenance Mgr

-Jessica Kelley,
PHM

WHEN YOUR BUILDING GOES SMOKEFREE, WILL YOU?

Quitting smoking improves your health. It lowers your chances of getting:

- Heart disease and stroke
- Cancer
- Lung disease, including COPD
- Other smoking-related illnesses

"You have the power to make the decision to quit smoking. Some of the best things for me about quitting are enjoying food again, and being able to walk and not feel so out of breath."

Tiffany


Smoked a pack a day for 15 years.
Now ... smokefree.



Secondhand smoke contains poisons.


Breathing even a little can be harmful, especially for kids, older people, and those with health problems made worse by secondhand smoke. Smokefree policies protect everyone's health.


GET FREE SUPPORT TO QUIT SMOKING.

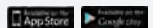

1-800-QUIT-NOW
(1-800-784-8669)
Speak with a quit smoking coach

1-855-DÉJELO-YA
(1-855-335-3569)
For help in Spanish


Smokefree.gov
Online tools and support to quit smoking


SmokefreeTXT
Text **QUIT to 47848**
24/7 text messaging program


QuitGuide
Mobile app to build your skills to quit



Visit CDC.gov/tips for real stories and resources from the *Tips From Former Smokers™* campaign.