

THE NEWSLETTER

May 2015

Monthly Edition

VOL: I, ISSUE: I



May Recertifications

For May Recertifications The Pike County Housing Authority will be in Barry 71-2 and 71-10, Baylis 71-6. They will be there on the Dates of May 27th- May 30th. We ask that when you get your recertification papers to please fill them out and have them ready! If you will not be home please put papers on table or somewhere they can be seen or you can bring them to the office anytime before those dates.

Mowing

Mowing has once again started. We ask for you to please keep your outdoor belongings picked up. If failed to do so, there will be a \$15.00 charge for us doing it.

Flat Rent Policy

As of April 17, 2014 the Pike County Housing Authority Board of Commissioners establishes by resolution the following changes to our flat rent schedule. Please see page 4 for more explanation.

Don't forget to pay online at our website or you can call the office. A \$3.00 Charge applies. If you don't include the fee we will add it to your account which may lead to a late charge of \$25.00 if not paid before the last working day of the month.

Pike County Senior Services

Pike County Senior Services will be conducting a federally mandated survey asking questions on Medicare or Medicaid and if you need assistance. The Pike County Senior Services will be coming to your apartment in May or June to conduct this small survey.

Supervision

Children need to be supervised at all times when playing outside. Children are not allowed to play on Pike County Housing equipment. Please make sure your children respect other tenants and their belongings.

Designation Of Pet Areas

Pets must be kept in the owner's apartment or on a leash accompanied by an adult at all times when outside the unit. (no outdoor cages constructed). Pets will be allowed only in the owner's own backyard. Pet owners must clean up after their pets and are responsible for disposing of pet waste. With the exception of assistive animals no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, hallways or office in any of our sites. Pets shall not be allowed to wander the common spaces.

Pools

You are allowed to have small PLASTIC pool, but it must be dumped out after each use. We require this due to insurance and safety issues.



Change of Income

Just a Reminder:

When a tenant has a change of income, they need to submit a minimum of the two most recent consecutive paycheck stubs to the office. If by chance, the first paycheck is showing less than the hours you were hired for then a third or fourth paycheck stub will be needed. Calling into the office reporting a change is always appreciated, but until all paycheck stubs are received, a tenants rent can't be refigured. Also when a tenant loses their job, they should submit documentation stating they are no longer employed. Their rent cannot be reduced until this is received. If you have any questions, please call the office and ask for Becky.

Zero Income

For all tenants reporting less than \$100.00 per month in total income, you will be getting notification of recertification of zero income. You will be asked questions about all the cash and non-cash contributions the family is receiving and this assists PCHA staff to compute the annual value of such contributions. Questions asked will be food expenses; cleaning, grooming and paper products expenses; transportation expenses; entertainment expenses; clothing expenses; smoking expenses; communication expenses; shelter expenses; medical expenses and miscellaneous expenses. After the value of contributions has been totaled PCHA will inform you in writing of your rent change. Any questions, please call Becky at the office.

Maintenance

George Snyder 217-779-1267
(Barry, New Canton, Pleasant Hill)

Joe Lennon 217-779-1266
(Perry, Griggsville, Baylis)

Ed Noble 217-430-8718
(Pittsfield- East Adams, Landess)

Josh Harrison 217-779-2213
(Helps all Maintenance)

Flowers

Just a friendly reminder. you can plant flowers as long as they are next to your apartment. We ask for you to please keep all planters and other outdoor decorations away from sidewalk.

No Smoking Policy

Revisions have been made to the No Smoking Policy. We ask that you please read the revised copy of the No Smoking Policy ! See Page 3 for Reference.

Important Dates

Just a friendly reminder , We will be closed May 25th , 2015 in Observance of Memorial Day!

Don't forget your Mother on Mother's Day! May 11th. 2015!



Pike County Housing Authority Lease Attachment C – No Smoking Policyⁱ

Definition of Smoking: Smoking refers to any use or possession of a cigar, cigarette, or pipe containing tobacco or tobacco product while that tobacco or tobacco product is burning, lighted, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. Smoking also refers to any use or possession of burning, lighted or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy or irritating to other persons.

Smoking inside the Apartment Community is strictly prohibited. All forms and use of lighted or burning tobacco products and smoking of tobacco products inside any apartment, building or interior of any portion of the community is strictly prohibited.

Smoking outside the Apartment Community is permitted. All forms and use of lighted or burning tobacco products and smoking of tobacco products outside any apartment, building or exterior of any portion of the community is permitted.


This lease attachment and policy extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the Apartment Community.

Any violation of this lease attachment and policy will be subject to the following:

\$50.00 surcharge added to monthly rent.

This surcharge shall be due and payable with 30 day notice to resident of its addition to their account. Non-payment of this surcharge will be subject to normal PCHA policies and procedures.

Important:

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1. **Medical Oxygen:** Smoking inside the Apartment Community where there is medical oxygen in use is strictly prohibited. **Absolutely no exception to this will be made and no surcharge will be considered.** Medical oxygen can cause materials to ignite more easily and make fires burn at a faster rate than normal. It can also make an existing fire burn faster and hotter. As a result, this strict **zero tolerance** applies to not only smoking, but also to other burning, lighted or ignited non-tobacco products. Failure to abide by the terms of this clause will be subject to an immediate 30 day notice to vacate the unit.
 2. **Flammables/Combustibles:** Smoking inside the Apartment Community where there are flammable/combustible materials present is strictly prohibited. **Absolutely no exception to this will be made and no surcharge will be considered.** Due to their nature these flammable/combustible materials ignite and burn easily. As a result, this strict **zero tolerance** applies to not only smoking, but also to other burning, lighted or ignited non-tobacco products. Failure to abide by the terms of this clause will be subject to an immediate 30 day notice to vacate the unit.
 3. **E-Cigs:** E-Cigs are not subject to this No Smoking Policy. As current data does not indicate the damaging effects from these is similar to that of tobacco product and cannot be considered the same. Subject to further review.

ⁱ 4.23.15 Version

Flat Rent Policy

As of April 17, 2014 the Pike County Housing Authority Board of Commissioners establishes by resolution the following changes to our flat rent schedule.

The Pike County Housing Authority's flat rent schedule will be set at 80% of the HUD determined Final Market rents for each fiscal year. This change will be in effect for all bedroom sizes that the Pike County Housing Authority maintains.

As you may recall, the flat rent change did not affect all tenants. Only the tenants that chose flat rent will see this increase. When HUD came out last year with the new flat rent changes, we were able to phase- in the increase over a two year period. The phase-in will be completed this year.

1BR, 2BR, 3BR, 4BR Phase in Complete

1BR now \$ 325.00 will be \$426.00 in June

2BR now \$ 402.00 will be \$ 505.00 in June

3BR now \$ 545.00 will be \$ 662.00 in June

4BR now \$655.00 will be \$ 882.00 in June

If you were a new tenant last year you were not able to be included in the phase-in.

1BR now \$430.00 will be \$ 426.00 in June

2BR now \$ 510.00 will be \$ 505.00 in June

3BR now \$ 668.00 will be \$ 662.00 in June

4BR now \$ 891.00 will be \$ 882.00 in June

Any questions regarding the new flat rents, please don't hesitate in calling and asking for Becky. Remember this is for flat rent tenants only this does not apply to income based rents.

Spring Fun Word Search

Can you find the words associated with the coming of Spring?

C	U	K	K	M	F	X	S	R	E	W	O	L	F	U	Q	T	APRIL
I	A	X	I	K	A	O	R	N	R	Z	G	N	P	U	D	R	BASEBALL
L	T	S	W	T	S	D	E	E	S	E	F	N	G	B	T	A	BIRDS
R	B	A	L	I	E	E	E	H	T	S	T	F	C	T	S	I	BLOSSOMS
P	G	U	V	B	R	R	G	L	S	M	M	S	B	B	D	N	BUDS
S	X	H	D	G	M	R	I	R	X	A	X	L	A	L	R	S	DAFFODILS
U	F	Y	M	S	O	R	E	T	R	R	O	E	B	E	I	D	EASTER
N	P	W	F	W	P	W	K	B	O	S	Z	Y	G	G	B	A	FLOWERS
S	C	I	I	A	O	O	L	B	S	I	P	R	A	N	Z	F	GARDENING
H	W	N	L	H	M	E	I	O	S	Z	Y	W	O	I	E	F	GREEN
I	G	C	S	U	S	N	M	T	C	A	M	P	R	N	H	O	GROWING
N	U	O	G	H	T	S	N	D	M	E	C	I	H	E	C	D	KITE
E	I	X	U	O	Q	P	U	D	D	L	E	S	Q	D	R	I	MARBLES
A	G	Y	V	G	W	A	G	N	I	T	S	E	N	R	A	L	MARCH
D	U	Y	N	D	P	F	S	D	N	I	W	N	Z	A	M	S	MAY
Y	B	A	S	E	B	A	L	L	V	P	I	C	T	G	Z	A	NESTING
L	S	J	Y	X	A	M	G	N	I	T	N	A	L	P	M	J	PLANTING
																	PUDDLES
																	RAIN
																	ROBIN
																	SEEDS
																	SHOWERS
																	SUNSHINE
																	TULIP
																	WINDS

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