

February 2016



Days Closed

**FEBRUARY 15
PRESIDENT'S DAY**

Holidays

**FEBRUARY 14
VALENTINE'S DAY**

**FEBRUARY 15
PRESIDENT'S DAY**

Reminder—The rent changes are NOT for income based residents. The changes are for flat rent residents only. If you were paying \$426 you now pay \$379 for one bedroom. Two bedroom \$505 now \$508. 3 bedroom \$662 now \$696. This starts now.

If you need to see Chris or Amber please call and make an appointment first. They are very busy and usually do not have time during the day for unexpected visitors.

Pet Complaints

We have been receiving quite a few complaints about pets. You will receive a letter about the 1st complaint, letting you know we received one and what could happen if we receive more. You will receive a reminder letter on the 2nd complaint. After the 3rd complaint, you will receive a notice to remove your pet and noncompliance will result in a 30 day eviction notice.

All vehicles must be in running condition or need to be moved. You have 7 days to move non running vehicles or they will be towed at YOUR expense.

Please turn in all your income!!! You may think that you are getting away with something by not turning in all of your income, but we will find out and when we do you will be back charged for the amount that you actually owed.

We are still receiving a huge amount of calls daily about the same things. If you have called us once about an issue, please do not call daily after that, the issue will be taken care of as soon as possible.

When sending in extra money for deposits or formal agreements please state that on the payment. We have been having some issues with this.

HAPPY VALENTINE'S DAY

Reminder:

We need to be able to get mail to you. We are still receiving quite a bit of returned mail. Please make sure you have a mailbox or a Post Office box in order to receive your mail. Make sure that the office has your correct mailing address on file and current phone number.

When calling in to the office unless it is an emergency, please let Michelle or Tonya try to help you before asking for Chris or Amber. If they cannot help you, they will let you know and then transfer you to either Chris or Amber.

Just a reminder:

The office is open from 8am to 5pm Monday through Friday. Closed from 12pm until 1pm for lunch.



Slow-Cooker Lasagna

Recipe by Kraft

Prep Time 20 min. Total Time 4 hr. 20 min. Servings 8 servings



What You Need

- ☐ 1 lb. ground beef
- ☐ 1 jar (24 oz.) CLASSICO FAMILY FAVORITES Traditional Pasta Sauce
- ☐ 1 cup water
- ☐ 1 container (15 oz.) POLLY-O Original Ricotta Cheese
- ☐ 1 pkg. (7-oz.) KRAFT 2% Milk Shredded Mozzarella Cheese, divided
- ☐ 1/4 cup KRAFT Grated Parmesan Cheese, divided
- ☐ 1 egg
- ☐ 2 Tbsp. chopped fresh parsley
- ☐ 6 lasagna noodles, uncooked

Make It

Brown meat in large skillet; drain. Stir in pasta sauce and water. Mix ricotta, 1-1/2 cups mozzarella, 2 Tbsp. Parmesan, egg and parsley.

Spoon 1 cup meat sauce into slow cooker; top with layers of half each of the noodles (broken to fit) and cheese mixture. Cover with 2 cups meat sauce. Top with remaining noodles (broken to fit), cheese mixture and meat sauce. Cover with lid.

Cook on LOW 4 to 6 hours or until liquid is absorbed. Sprinkle with remaining cheeses; let stand, covered, 10 min. or until melted.

* Made with quality cheeses crafted in the USA.

Kitchen Tips

Nutrition

<http://www.kraftrecipes.com/recipes/slow-cooker-lasagna-114123.aspx>

1/21/2016

Tobacco Quit Line

1-800-QUIT-NOW

toll-free 1-800-784-8669

QUITLINE.COM

Pike County Housing Authority

838 Mason St.
P.O. Box 123
Barry, IL 62312

Phone: 217-335-2616
Fax: 217-335-2406

www.pikehousing.com

January 2016

To: All PCHA Tenants

From: Chris Bruns, Executive Director

Hello!

With the change in the year I thought it would be a good idea to touch base and inform you all of some changes and things we are focusing on for the year.

1. The Energy Performance Contract is moving forward. Recently we received proposals for financing this endeavor. The next steps are to return it to HUD and after their approval, we will move to construction. We are expecting monthly electric bills to begin going to the residents in January 2017. There will be an allowance to offset this bill, however, if you have a previous bill with Ameren then you should be taking care of it now. **You will be required to have power in your own name!**
2. All income should be reported! We have had several people lately trying to not turn in their income and hope we would not find out. **We always find out!** We have more ways to look for this than ever before. It is your responsibility to make sure we have the correct income information on file. When we find out that income hasn't been reported we back charge for it, which can be into thousands of dollars. I would urge you to not try doing this.
3. If you are not working or going to school to the tune of 30 hours per week, then you must be doing community service. This is and has been a HUD requirement for a long time. Failure to comply with community service is another way to not have your lease renewed. HUD had an audit done by the Office of the Inspector General, which clearly showed that agencies were not complying with this. As a result, they are coming down on us to make sure it is being done. Of course they are some other exclusions age, disability, etc. If you are not certain whether you must do it, then I would suggest you call the office.

4. Public housing is going to be smoke free. Recently, you have seen that public housing is being proposed to be made smoke free. This is going to happen. We will not be able to charge a penalty any more, you simply will not be allowed to smoke in your apartment. If you are caught smoking then it will be a violation of the lease, which will lead to lease termination. I know of several good paying renters that have chosen to pay the penalty. For these folks I sympathize that we cannot continue to do this, but these are the rules they give us, so we have to play ball by their choices.
5. With our audit last year we discovered files that were missing essential information. We must have copies of everyone in the household's social security cards, birth certificates, etc. We must also have citizenship declarations on file for each person in the household. As we go through the files and look for this stuff, we will be contacting you to supply us this information if it is missing. This should have been turned in when you came in to PCHA. Without it, you cannot participate in the program.
6. We have noticed a few people that try to house someone without turning them in to the PCHA for screening. You cannot have anyone move in that has not been approved by the office. We have the paperwork to add someone to the household at the office. Again, this must be done before they move in.
7. I have heard people complaining because they received a late fee. We give you almost 30 days to pay your rent. Most landlords in the public do not give anywhere near that long. We also give you 3 months to pay your electric charges when they are assessed. Most people pay an electric bill monthly. In other words there's not much of an excuse to make as to why you didn't get your bill paid on time. If you cannot make a full payment and need more time, contact the office to do a formal agreement!
8. This is all the most important info I have for now. As new things happen or are happening we will be sure to let you know via the newsletter. If we do not have your mailing address then you should be updating that. We have to send you mail and if you don't get it, then we will have to terminate your lease. We have too many people living with us to try and hand deliver everything.

