



# November 2016

[www.pikehousing.com](http://www.pikehousing.com)

## Days Closed

November 11  
November 24 and 25

## Holidays

**NOVEMBER 11  
VETERANS DAY**

**NOVEMBER 24  
THANKSGIVING**

## Other notable days

**NOVEMBER 25  
BLACK FRIDAY**

We seem to have some confusion about the change to Ameren. Right now all tenants need to do is make sure you do not have any past due bills with Ameren. We will give you more information as we get it.

**REMINDER:** Amber is not available on **Tuesdays** and **Thursdays**. If you need her you will have to leave a message and she will get back to you as soon as she can.

Beginning November 1<sup>st</sup>, we will have a new phone and fax number. The phone number will be 217-407-0707. Our fax number will be 217-407-0708. The old number will work until November.

Non-emergency work orders will be done on **Mondays ONLY**.

Beginning January 1, 2017 all Pike County Authority properties will be smoke free. You will have to be at least 15 feet away from the buildings in order to smoke outside of your apartment

## Events around the County

Nov. 3<sup>rd</sup>: Girls night out on the Pittsfield square. Chances for prizes & giveaways are abundant. 4-8pm



Nov. 28<sup>th</sup>: Small Business Saturday. Start your Christmas shopping with the unique & unusual or the tasty- lot of local restaurants in the area.

Nov. 20<sup>th</sup>: Christmas in a Small Town Noon-4p.m PCEC Building in New Canton.



**For new tenants:** We require a 30 day notice if you plan to move out of your apartment. If we do not receive this notice you will forfeit any deposit you have paid. Also you will forfeit your deposit if you do not stay in your apartment for at least one year.

**How late fees work....**If your account balance is not paid by the end of the month you will receive a \$25.00 late fee whether you owe .01 or \$100.00. If the balance is not paid in full by the end of the next month you will receive another late fee of \$25.00. You will keep receiving \$25.00 late fees until the balance is paid in full. Payments are due by the last working day of the month. EX: End of the month is on a Saturday or Sunday, the last working day is the Friday before those days.

**For new tenants:** Security and Pet Deposits are due within 6 months of move in date.

**For those that pay with a credit or debit card each month, there are two ways to pay online. We would encourage you to try these options before calling and paying over the phone if possible. Go to [pikehousing.com](http://pikehousing.com) and check out the online payment options. When making an online payment you must notify the office if any part of your payment is for deposits, formal agreements or electric bill.**

**We have had some confusion about renter's insurance. We are not saying you must have it, we are recommending that you have it. As stated before, if there is an accident at one of the sites and your personal property is damaged, our insurance does not cover tenant personal property.**

**BEGINNING IN JANUARY, WE WILL BE CHARGING MORE FOR RENTAL OF THE COMMUNITY BUILDING IN BARRY AND AT LANDESS TERRACE. THE NEW AMOUNT WILL BE \$20.00 FOR TENANTS FROM \$10.00. FOR NON-TENANTS THE PRICE WILL NOW BE \$50.00 CHANGED FROM \$25.00. THESE CHANGES ARE DUE TO SOME OF THOSE RENTING THE BUILDING ARE NOT CLEANING UP VERY WELL BEFORE LEAVING THE BUILDING.**

FLAT RENT AMOUNTS CHANGED IN THE MONTH OF OCTOBER.

ONE BEDROOM WENT FROM **\$379.00** TO **\$394.00**

TWO BEDROOM WENT FROM **\$508.00** TO **\$523.00**

THREE BEDROOM CHANGED FROM **\$696.00** TO **\$695.00**

FOUR BEDROOM CHANGED FROM **\$794.00** TO **\$721.00**

PLEASE MAKE SURE YOU ARE SENDING THE CORRECT RENT AMOUNT DUE TO THE CHANGE. THERE WAS A LETTER SENT IN SEPTEMBER ABOUT THIS RENT CHANGE. THIS WAS A HUD CHANGE.



If you are behind and it is going to be too much in order for you to pay your balance in full at one time, please do a formal payment agreement. If you have any questions about the formal agreements please do not hesitate to call the office. Tenants that are at a minimum of 2 months behind, will be given a 14 day notice.



### **Community Service**

**If you are not working at least 30 hours a week you must be doing community service. There are no exceptions. The only persons exempt from community service are those that are 62 years of age or older or if you have a documented disability. Going to school full time shows you are completing your community service. We must have signed documentation from your school that you are attending. Community service is a requirement of your lease and by not doing this you are violating your lease and could have your lease terminated. This is per HUD, not per Pike County Housing Authority. Paying rent does not exempt you from community service, the only exemptions are stated above. Anyone in the household that is 18 or over on the lease, must be either attending school, working at least 30 hours a week, or doing community service.**

### **Maintenance Building Concrete Work**

Waters Concrete has been selected to expand the maintenance building parking area. Initially this will give more room to park vehicles, trailers, etc. Down the road we will use this as the groundwork for expanding the building itself. The final cost of this project is \$97,552.00.

### **Perry, Landess Terrace, and E. Adams Concrete Work**

Recently we took bids on expanding the parking at units 7-12 in Perry. We also took bids for replacing the porch areas at E. Adams and finally replacing a large amount of steps and sidewalks at Landess Terrace. Gunterman Custom Edging has been selected for this work at a cost of \$187,443.75.

The energy contract is almost signed. We just got approval from HUD for the financing portion of it. Once we have returned the paperwork to them all improvements will be scheduled to begin. Ameren has been doing some infrastructure work already. Final costs for these energy improvements will be \$2,908,066.00 over 18 years. We recently found out that we are going to receive a \$484,166.00 grant through the Illinois Public Housing energy program. This grant is going to offset the startup costs for the initial work.



**Tobacco Quit Line**

**1-800-QUIT-NOW**

toll-free

1-800-784-8669

**QUITLINE.COM**

Office Hours are 8-5  
Monday thru Friday.  
We are closed from  
12-1 daily for lunch.

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**JACK POOL  
217. 641. 9489**

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