



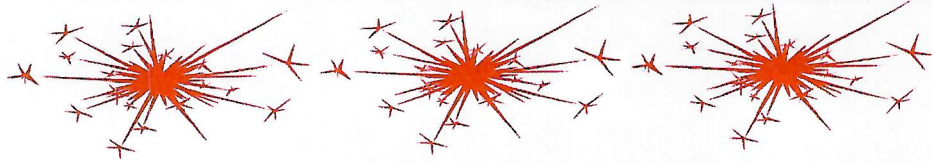
# JULY 2021

## PCHA NEWSLETTER

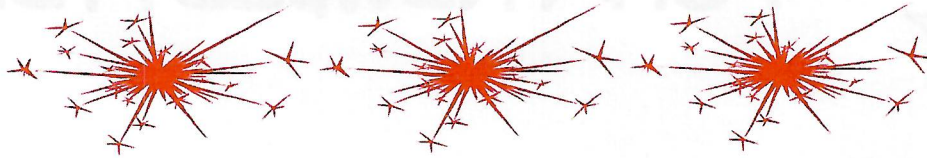
### INDEPENDENCE DAY

"FREEDOM HAS ITS LIFE IN  
THE HEARTS, THE ACTIONS,  
THE SPIRIT OF MEN AND SO  
IT MUST BE DAILY EARNED  
AND REFRESHED-ELSE LIKE  
A FLOWER CUT FROM ITS  
LIFE-GIVING ROOTS, IT WILL  
WITHER AND DIE."

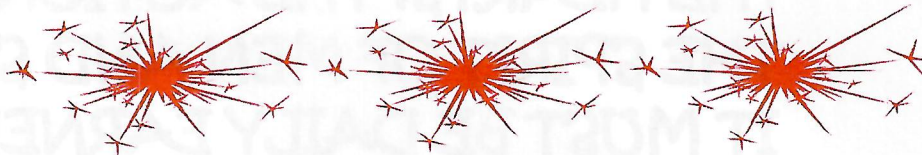
~Dwight D. Eisenhower



Please do not approach the maintenance while they are mowing. Make sure you stay away from the areas they are working. This is dangerous for our employees and for the tenants. If you need to report something, you need to call the office 217-407-0707



Children under 18 who are on the lease, will need to notify the office when they turn 18. If the tenant plans to stay in the apartment, we will have to re-run a new lease, and HUD paper work with the tenant listed as an adult. Please notify the office within 10 days of turning 18.



**PCHA is a smoke free Federal property. No smoking of any kind.**

**This includes cigarettes, vaping, and marijuana.**

**There will be no exceptions.**

**This is a termination in lease offense.**

**Smoking is only allowed 25 feet away from any PCHA building. This *does not* include sitting on the front or back porch smoking.**



## Annual Inspection Notice

According to the terms of PCHA policy, please be advised that the PCHA will conduct the annual inspection of its unit's through-out the summer months. During this time, it is strongly recommended you make the premises ready to be viewed *before* the annual inspections begin. Negative inspection reports can affect your tenancy, so please consider this as you make your preparation. While PCHA does not expect the units to be spotless, it does expect them to be free from obnoxious odors, debris, garbage, clutter, mounds of dirty dishes, dirty stoves, dirty refrigerators, etc. If you have pets, we do not expect to find urine and feces on the interior of the unit or significant damages caused by the animals. We also do not expect to find pet waste not being picked up in the yard.

*All of these items are covered in your rental agreement with PCHA.*

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*Happy Independence Day*

Send in coupon for a chance to win \$50.00 off of your rent!!

Name \_\_\_\_\_ Phone \_\_\_\_\_

Account must be in good standing to win!

**During normal business hours, YOU MUST CALL THE OFFICE, so a work order can be prepared and the call can be documented.** If you are unable to reach someone in the office, leave a message.

**For after hour/off hour emergencies only:**

**Call 217-407-0707, hit option 1 to be connected with a member of maintenance.**

**Emergencies include; water leak, clogged drain, broken exterior door lock or broken window lock, toilet not flushing, furnace not working (in season).**







## PCHA REPOSITIONING

Pike County Housing Authority (PCHA) is beginning the process to reposition its units to better serve the Pike County, Illinois area now and into the future.

This process is beginning with the merge of 20 one bedroom units in Pittsfield, Illinois. The new units will be two, three and four bedroom, which will allow PCHA to better serve families in the city who need affordable housing. It is expected this will reduce PCHA's unit count by 13 units for these 5 buildings.

While this merge process is ongoing, PCHA will also be looking to remove rental units from its inventory that are hard to rent and no longer effective to manage or maintain. Specifically, the units PCHA owns in Pleasant Hill, Perry, and Baylis communities. PCHA will make every effort to relocate clients to other units owned by the housing authority. In cases where this is not possible, PCHA will look to partner with a neighboring PHA who can administer Tenant Protection Vouchers for these affected individuals to seek affordable housing elsewhere. It is expected this will reduce PCHA's unit count by 38.

In total, these moves will reduce the housing authority's size from 228 apartments to 177 apartments. Once the market has stabilized and the PHA's waiting list is built up, then PCHA will look to build new affordable housing in Pike County through the Low Income Housing Tax Credit (LIHTC) program. This will replace the units lost, however, they will not be re-built in areas previously vacated. At the end of the 15 year affordability period, then PCHA will look at the sale of the units to the current occupants. Once this cycle is complete, then PCHA will look to repeat the LIHTC process.

If there are any comments, questions, or concerns regarding the repositioning initiative, please forward them to PCHA at 838 Mason St. PO Box 123 Barry, Il. 62312.



PCHA

838 Mason St  
Barry, Il. 62312

217-407-0707

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



## ACCORDING TO THE LEASE.....

Each newsletter we will go over specific points of the PCHA lease. Page 12 items 1-9 will be the focus of this months newsletter.

### Page 12

1. Additional locks shall not be placed upon any doors or windows without the approval of the PCHA management.
2. Nails or pushpins may be used in hanging pictures. Tape is not permitted. Hanging of heavy objects such as mirrors, should be discussed with PCHA.
3. Swimming pools or any other miscellaneous structures shall not be constructed on any of the PCHA property. Only hard plastic moveable kiddie pools and sandboxes are allowed.
4. Trees, shrubs, or gardens shall not be planted on PCHA property without the written consent of PCHA.
5. Fences shall not be constructed or placed on any of the PCHA property without the written consent of PCHA.
6. Wall paper, contact paper or wall paneling shall not be applied to the walls. No borders of any type are allowed.
7. No painting or varnishing shall be performed by the Resident or any person other than PCHA personnel.
8. Neither Resident nor any person other than PCHA personnel shall perform any maintenance. Report any and all repairs needed to management office.
9. Move-ins and move-outs must be scheduled with PCHA management and shall not take place after 4:00pm on weekdays, Saturday or Sunday.



# REMINDERS:

- ***Do not** let individuals that have not been approved by PCHA stay in your apartment. If you have a question on allowable guest time allowed, please call the office.*
- Do not place items other than garbage in your trash receptacles or the bull pens.
- **Do not park on the sidewalks or in the yards.**
- *If you are having problems with another tenant, you will need to call the authorities. PCHA will not get involved with personal disputes between tenants.*
- Only 2 pets are allowed per unit. Call to get a pet permit to add pets to your household.
- **No smoking in apartments or within 25' of buildings.**





***PLEASE KEEP SCREEN DOORS  
UNLOCKED FOR PEST  
CONTROL.***

## ***FUN DATES IN JULY***

*7/01-International Joke Day  
7/04-Independence Day  
7/07-World Chocolate Day  
7/10-National Kitten Day  
7/11-National Swimming Day  
7/14-National Shark Day  
7/15-Gummi-Worm Day  
7/19-National Ice Cream Day  
7/20-National Lollipop Day  
7/23-National Hot Dog Day  
7/28-Milk Chocolate Day  
7/30-National Day of Friendship*

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**SOMETIMES  
INSPIRATION  
COMES FROM  
A SINGLE RAY  
OF SUNSHINE**

***July is  
National Ice  
Cream Month!!***



***RENT IS DUE  
THE LAST  
WORKING DAY  
OF THE MONTH.***

