




JANUARY 2023

Pike County Housing Authority would like to take this time to wish all of our tenants and their families the happiest of New Year's.

Our staff is dedicated to ensuring safe, affordable housing to all of its tenants. In order to do this, we need the cooperation of our tenants to keep the units and common areas clean and free of pet waste.

We ask that our tenants pay their rent by the due date of the 25th of each month, as to not incur a \$25.00 late fee. If you are having trouble paying your rent, please call the office. We can assist in setting up a repayment agreement, if you are eligible. All of our units and community buildings are smoke free, please abide by this rule.



Pike County Housing Authority

838 Mason Street

PO Box 123

Barry, Illinois 62312-0123

(217) 407-0707

All PCHA Tenants

Notice Date 1/4/2023

Midwest Inspection Group will be on site January 10-12, 2023 from 8am-5pm to conduct a pre-inspection for our upcoming REAC inspection.

Midwest Inspection Group has informed us that they will be entering every unit to conduct the pre-inspection. As per the terms of your lease and PCHA policy, this is your 48 hour notice that they will be entering your unit.

Humble Beginnings Consulting, LLC will be on site January 30-February 1, 2023 to conduct our REAC inspection, ID #719468.

Humble Beginnings Consulting, LLC has informed up that they will be entering a random assortment of units to conduct this REAC inspection. As per the terms of your lease and PCHA policy, this is your 48 hour notice that they may be entering your unit during those dates and times.

With both the pre-inspection and REAC inspection, your unit should be in good condition and cooperation with the inspectors is expected and appreciated.

Thank you for assisting the Housing Authority with its federal compliance.

Sincerely,



Chris Bruns

Executive Director

From the Desk of Chris Bruns

First off, I would like to wish everyone a Happy New Year and hope you had a joyous holiday season.

I wanted to take a moment to go over some things and explain how easy it is to live with the Pike County Housing Authority.


- **Maintaining your apartment** — When we come to visit, we expect to see clean floors, clean walls, clean kitchen areas, clean bathrooms, and clean outside areas. Too many times we come by and the floors and walls are dirty/sticky, dirty dishes all over the counter, dirty stoves/refrigerators, dirty bathrooms, and cluttered outside areas. None of this is necessary and should not continue. We do not expect “white glove” status or spotless, but a basic level of clean inside and out is expected. Remember, you will be charged for any and all damages to the apartment.
- **Paying your bill** — In the last year we have been having significant issues with bill payment. In fact, we recently wrote off almost \$90,000.00 in bad debt. We will still try to collect this money from those people and it will prevent them from getting into housing elsewhere. When you are charged a bill it is expected it will be paid. If you are having difficulties, contact us and we will refer you to potential assistance or we can do a repayment agreement to make your balance more manageable. Ignoring your balance is the worst possible decision.
- **No smoking** — This is a federal rule for all federally assisted housing. No one can smoke in or within 25 feet of any Housing Authority building. We still see people smoking next to buildings and this should no longer continue. Marijuana is not allowed on our property. The only thing allowed in or around buildings are E-cigarettes. These are allowed because they do not cause the damage conventional cigarettes do. All smoking damage will be charged.
- **Adding people to the Household** — Everyone may have visitors and guests for a limited period of time. Moving someone in to permanently stay there is not allowed. Everyone that is to be a housing resident must be vetted, their income must be added to the household, and in bypassing

this creates fraud. If people are found to be living places and their income is not reported, your household will be charged the appropriate amount of rent. This can be substantial. People have been charged thousands of dollars for this. If you have questions about how long someone can stay, please contact the office. No one should stay over 3 days without our knowledge. Previously evicted tenants are not allowed to stay, period.

- **Reporting your income** — This is another area where people struggle. All income changes, up or down, are to be reported within 10 days. We require 3rd party verification, so by you calling and reporting it will not change anything, but we can still get it in the calendar for our records. Then when we get confirmation we can make our appropriate adjustments. Too many times people start working without reporting, then we find out and have to back charge the appropriate amount of rent. This can be substantial. People have been charged thousands of dollars for this. On the flip side, don't wait 3 months to tell us you have lost your job. We cannot and will not go back and change your rent previously charged. If you have questions on what you should report and when, please contact the office.

All of these issues are very serious, but are not all of your responsibility. For full details please see your lease agreement. Remember, we updated our lease agreement last year and if you need a copy please contact us or go to the tenant tab at www.pikehousing.com. Not following the rules can lead to termination, which is something none of us wish to happen. No one has a right to housing if you do not honor your responsibilities.

Thank you very much. We appreciate you.



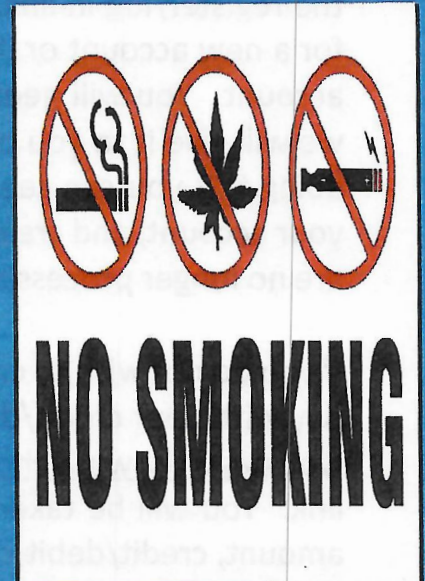
Chris Bruns
Executive Director

WE DO NOT ACCEPT CASH

If you pay with a personal check, it is not necessary to write your name and address on the envelope. Please make sure that all the lines are filled in, ***the amount in the box matches the amount written on the line.*** Make sure your check is signed and dated. Do not fill out a check in pencil, ink only. If it is filled out in pencil, it will be returned.

If you pay with a money order, ***please make sure your name and address are legible on the front. Make sure to SIGN the money order.*** We receive money orders every day that are not signed or we cannot make out the signature. Do not fill out a money order in pencil, ink only. If it is filled out in pencil, it will be returned.

If you pay with a cashier's check, the bank will type your name on the check.



Pike County Housing
Authority

838 Mason St

PO Box 123

Barry, IL 62312

217-407-0707

New Ways to Pay in 2023

We have 2 ways to take your payments in 2023 using your credit/debit card or checking/savings account.

The first and best way to do this is to create a tenant account. To create a tenant account you simply need to go to www.pikehousing.com to the tenant tab and click the register/log in link. Once you do this, on the right hand side you can register for a new account or if you have already done this, you can log in to your existing account. You will need to know your tenant ID #, you can contact the office and we will give it to you or it is also on your monthly statement that you receive. By doing this you can see your payments, make/schedule payments, see charges on your account, and create maintenance requests. Best of all, starting in 2023, there are no longer processing fees and you can pay any amount.

If you do not wish to create an account, we have another method for you to use to pay with your credit/debit card or checking/savings account. You go to the same web page www.pikehousing.com, go to the tenant tab and go to the pay your bill link. You will be taken to a page that asks for your billing information, payment amount, credit/debit card or checking/savings account information. You will need to know your tenant ID #, you can contact the office and we will give you the information or it is also on your monthly statement that you receive. With this method you can also schedule payments as well. Best of all, starting in 2023, there are no longer processing fees and you can pay any amount.

If you do not want to go to the www.pikehousing.com page, you can scan the QR code below with your phone and it will take you to the same place.



Of course if you prefer, we will be glad to help you, please contact the office for assistance.



Office Is Closed To Public

You must call the office and make an appointment. If you need to speak to staff or need us to make copies, you need an appointment.

You can leave payments and correspondence in our secure drop box, however, we will not take items in through the door or through the drop box to be copied and handed back through the door or through the drop box.



217-407-0707



HAPPY NEW YEAR!!



Leave your
screen door
unlocked on
the day your
complex is
scheduled
for pest
control.

You must pay your Ameren bill
If you are unable to pay your electric
bill, you must call Ameren at the
phone number below. If your electric is
disconnected, this is cause for
immediate termination for health,
safety and building code requirements.

Call Ameren at
1-800-755-5000

Tobacco Quit Line
1-800-QUIT-NOW
toll-free 1-800-784-8669
QUITLINE.COM

Pike County Housing Authority



Winter Safety Tips:

Prepare for Power Outages

Winter storms can lead to power outages. Make sure you have easy access to flashlights and a battery-powered radio in case the power goes out. Stockpile warm blankets. Longer power outages can spoil the food in your refrigerator and freezer, so keep a supply of non-perishable foods that can be eaten cold on hand. If the power goes out, wear several layers of clothing, including a hat. Move around a lot to raise your body temperature.

DO THE PENGUIN WALK

1. Keep your knees relaxed
2. Point your toes out
3. Take short steps
4. Walk Slowly





TRANSPORTATION AVAILABLE

All counties served by the Area Agency on Aging have transportation available for persons 60 years of age and older.

For more information call the Pike County Information & Assistance Center to learn how you can get rides to essential appointments.

217-285-6150



VITA-Volunteer Income Tax Assistance

Volunteers from the Area Agency on Aging will begin income tax assistance in Pittsfield;

March 2, 10th & 17th

9:00am-3:30pm

Contact Connie Lerch for an appointment

217-285-6150