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HOUSING AUTHORITY OF CITY OF BLUE RIDGE
30 OUIDA ST. BLDG G1
BLUE RIDGE, GA. 30513

PHONE: 706-632-5742 FAX: 706-632-2406

Tonya Nuelle – Board Chair
Bill Tilly – Board member
Donna Gay – Board Member
Deb Cantrell – Board Member
Ellan Johnson – Resident Board Member

JUNE 2022 RESIDENT NEWSLETTER

June 1, 2022

To: All Residents

Re: General Notice

Hello Residents,

PLEASE READ ALL MONTHLY NEWSLETTERS FOR ANY AND ALL UPDATES FOR YOUR KNOWLEDGE AND UNDERSTANDING!!

Office/Maintenance hours starting June 1, 2022: M-F 08:00 a.m.-04:00 p.m.

***We have a new phone system in the BRHA office. We are currently still learning this system and ask that everyone remains patient with us as we learn this new system.**

- 1. Warm Weather- EACH Household is responsible for picking up ALL of their Households kids' toys, bikes, balls, etc. for lawn maintenance purposes.** Please be cautious of snakes and other pests that may be present during warmer weather. Please see the attached pictures of 3 snakes that are the MOST common ones we have around our property. 1 of the 3 is poisonous but all three look very similar when they are young or babies, PLEASE READ the DETAIL DESCRIPTIONs for each for your own knowledge and reference. If you see one, please leave it alone and call maintenance to report that you have seen one and then, my advice, is to leave it alone. TRASH and excess trash or loose trash is what brings their food source to your front door or back door. If they have no food source then they will leave! Keep all toys, rocks and piled up debris from around your porch and building and then they have no place to hide. This is the sole reason residents would see rodents and snakes during the Summer Season. Reptiles and rodents LOVE clutter because it provides them cover. Please do not try to catch them or kill them, it is illegal to kill a snake in the state of Georgia. If your trash piles up behind your unit and or bags are left out on the ground you will without a doubt see these animals around your unit. If this happens, please remember to do the following:
 - Immediately remove ALL trash from behind your unit and continue to do so on a REGULAR basis and you will start to notice these “Pests” have left the area to find the next habitat, where ever the food sources go the rodents, snakes and insects will go along with it. If your neighbors seem to have piles of household trash outback, please let the office know. There is a \$20 fine for each trash violation after the 2nd notice that is provided to any resident. I have to keep reminding some households of this issue and it is becoming too redundant and I shouldn't have too. Please KEEP YOUR LAWN AREAS clean and tidy at all times to prevent this issue and any lawn service issues. Lawn workers, regardless of who they are or work for ARE NOT and WILL NOT relocate residents' personal items that are left out; however, if it is



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persistent and continues after a warning or notice then we may have the items removed if necessary. Call the office to report the issue as well please.

2. **Automotive work on BRHA property** – Please note that Residents and or their visitors/guests are NOT allowed to do any type of Automotive repair in any BRHA parking area or grass area (that should go without saying). Cars that DO NOT run are to be removed from the property in order for it to get fixed, this can be accomplished by having it towed to another location for you to do the necessary work AT ALL TIMES. Items that are allowed on BRHA property is listed below and NO OTHER reason will be acceptable at any point. (When in doubt call the office and I will let you know)

- Jump starting your car or truck
- Putting Air into a flat tire or low tire

All other vehicle repairs or maintenance is NOT allowed at ANY POINT for ANY REASON. Residents are NEVER allowed to change a vehicles oil anywhere on BRHA property; this is an Environmental issue and I will not allow it.

3. **Air Conditioning**- Please note that with the increase in temperatures outside I want to take a minute to discuss possible issues that may cause your system to not operate correctly;

- Keep the temperature at a setting that does NOT stress the system out. Meaning, do NOT set the temp at 60 degrees because it will probably NEVER shut off due to trying to keep it that cool, no system will last very long when it is set at this temp. It will overwork the system and “freeze” up which will keep it from cooling at all. If this happens, all you have to do is shut the system OFF and let it “defrost” and then turn it back on and it will work as it should. Do NOT have windows or doors open if your air conditioning is on, ever; it will do the same thing I mentioned above. I recommend to set it at a reasonable temperature (70-75) this will also keep your power bill down; we have some of the highest utility rates in the state.
- If your system does go down and David determines that a technician has to come out to inspect then please realize and understand it may take a few days to get corrected due to ordering of parts and that the current supply chain for everything is NOT back to normal which means it can take longer to fix. If this happens, we will provide window units for your apartment until we can get it fixed. Also, if we find that the filters that we provide you on filter and pest control day are not being replaced by the resident then the cost of the repairs may be your responsibility.

4. **Trash on the Property**- **TRASH CANS!!!** Pick UP after your household - Trash Collection Service can be established with **the Mr. Steve Mull, Jr. at # 706-633-4211** You, the Resident is solely responsible for establishing this service and to **PAY** for this service to the person you contract



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with. I am not responsible for coordinating this for any resident. I am extremely disappointed with any household that has not paid for their trash service as he is literally the cheapest you can find anywhere. **YOU ARE TO OWN YOUR OWN OUTSIDE TRASH CANS WITH LIDS AT ALL TIMES AND YOU ARE RESPONSIBLE FOR REMOVING ALL OF YOUR OWN TRASH EACH WEEK BY A TRASH SERVICE OR BY THE TRANSFER STATION 1 MILE DOWN THE ROAD.** On June 2, 2022 I will have maintenance go by each apartment and determine who either has the 2 trash cans with lids or who does not have the 2 cans with lids and then I will address each household that does not currently have (2) two outdoors trash cans with securable lids. Starting on July 1st residents will be fined \$20.00 for any excess trash and if it is not being “hailed off”, this is your 1st warning, NO EXCEPTIONS.

5. **Lease Compliance and Terminations**- As most, if not all residents, are aware on how I like to manage and give ALL households plenty of opportunity to comply with all aspects of the “House Rules”, dwelling lease and all other policies BEFORE I proceed with lease terminations. Lease terminations will continue as applicable with any and all lease violations. I look at the arrest reports weekly to see if any residents have been arrested for anything. Leases are being terminated for all repeated violations regardless if it’s an arrest or if it is routinely paying rent late. All violations will be given three (3) notices and then termination, NO EXCEPTIONS. **Please see the attachment #1, this is out for our 30-day review and comment period before it is brought before the Board for approval at our July Board Meeting.**
6. **BRHA BANNED LIST** – See attachment # 3 which is the current and applicable Banned List for all properties of the BRHA. If any of these individuals are found to be on our property at any current resident’s household at any point will be in violation of this notice and their lease will be terminated.
7. **Re-Development of the BRHA**- The BRHA is moving forward with the re-development of ALL of our apartments and sites. The city has approved our rezoning request and we are moving forward with this development and I encourage ALL RESIDENTS to attend the resident meetings if you want to know how this affects all of you. **I AM SCHEDULING THE RESIDENT MEETINGS FOR THE DEVELOPMENT OF ALL OF OUR 48 UNITS OF INCOME-BASED HOUSING AND ADDITIONAL UNITS FOR EVERY 2ND THURSDAY OF EACH MONTH. THE NEXT RESIDENT MEETING WILL BE ON THURSDAY, JUNE 9, 2022 AT 12:00 P.M. ALL MEETINGS WILL BE HELD AT 12:00 P.M. IN THE BRHA COMMUNITY BUILDING LOCATED AT 30 OUIDA ST. BLDG. G1 BLUE RIDGE, GA. 30513.** All residents and public are welcome and encouraged to attend and participate with any comments or concerns regarding developing all of our new apartments in the next couple of years. This will be a huge undertaking for me and will have multiple moving parts and I will keep residents informed throughout this process. We are currently looking at the options that could be available for development, regarding land or existing land. **This will be a huge undertaking and will require a lot work and resident involvement for input and concerns.** This has been on our agenda since I was brought to the BRHA. I will continue to provide updates to you through the newsletter or stand-alone notices and resident hearings and public hearings.





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*The developers have closed on a piece of property, 9-acre vacant lot on Boardtown RD. This is where the potential new development will be built. **Please attend meeting for more details.**

8. Attached documents for your reference and files:

1. 30-day review and comment period for “Material Non-Compliance” Guidelines for Termination and Eviction of the lease. This review period ENDS on July 1, 2022.
2. Pictures and Information on native snakes for our sites.
3. BRHA BANNED List
4. New Senior Center Information

If you have any questions or concerns, please contact the office at 706-632-5742.

Thank You
Traver Aiken
Executive Director

