

Phone: 706-632-5742
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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

MAY 2022 RESIDENT NEWSLETTER

May 1, 2022

To: All Residents

Re: General Notice

Hello Residents,
The following is your May newsletter:

Office/Maintenance hours starting June 1, 2022: M-F 08:00 a.m.-04:00 p.m.
(Hours will remain what they previously are until June 1, 2022)

***Closings for May 2022**: The BRHA office and maintenance will be closed on Monday, May 30, 2022 for Memorial Day Holiday.

- Warm Weather**- Keep yards clean of all kids' toys, bikes, etc. for lawn maintenance purposes. Please be cautious of snakes and other pests that may be present during warmer weather. TRASH- this one issue is the sole reason residents would see rodents and snakes during this Spring Season. 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 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.
- 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.



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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!!!** 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.
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 termination. Lease terminations will continue as applicable with any and all lease violations.
6. **2022 Re-exams are complete**- Over all, apartments were in good and clean condition during this years’ inspections. Please remember to always provide all income changes for all household members and household composition changes throughout the year in order to get you the most current and correct rent. All Households that do end up having any income discrepancies within this next year WILL be responsible to reimburse the BRHA all rent that would have been applicable because of the income change, no EXCEPTIONS will be given on this moving forward and these will be paid back through executing a “Repayment Agreement” and failure to pay on that agreement will result in the termination of anyone’s lease.
7. **2022 Utility Allowance Calculation Update**- This process is complete and there will be a change to everyone’s rent payment based on the changes of the Utility Allowance changes. The following is the increase for each Bedroom size and this new rent amount will be due on June 1, 2022 for bedroom size at all site locations.



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- 1-bdrms.** rents will **increase by \$20** (you can add the \$20 to the amount of your current new rent from your 2022 Reexam)
- 2-bdrms.** rents will **increase by \$21** (you can add the \$21 to the amount of your current new rent from your 2022 Reexam)
- 3-bdrms.** rents will **increase by \$31** (you can add the \$21 to the amount of your current new rent from your 2022 Reexam)
- 4-bdrms.** rents will **increase by \$31** (you can add the \$21 to the amount of your current new rent from your 2022 Reexam)

All residents can determine what their rent will be by taking the rent amount that we determined for your 2022 Reexam and adding the amount indicated above for your bedroom size.

**I will be sending an independent notice with more information regarding this change. Yes, I know we just changed rents during the reexams but due to our RAD Conversion Closing date in 2020 this will be how this falls each year. Please call the office after you read the newsletter and stand alone notice about the Utility Allowance Changes if you still need clarification on this and I will discuss it in more detail.

8. **-Re-Development of the BRHA-** The BRHA is moving forward with the re-development of ALL of our apartments and sites. **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, MAY 12, 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 through 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.
*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.**
9. Please fill out attached “CONSENT FOR MONTHLY RECEIPTS” form and return to the office by May 31, 2022 to determine whether or not you would like to continue receiving monthly rent receipts delivered to your door each month. Failure to return form by May 31, 2022 is your agreement to continue receiving copies and we will continue to send them to you.

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

Thank You
Traver Aiken
Executive Director





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