



## **OCTOBER 2023 RESIDENT NEWSLETTER**

October 1, 2023

To: All Residents  
Re: General Notice

Hello Residents,

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

\* Please be aware that if you do NOT have a “power of attorney”, we can NOT give out any personal information to anyone outside your household. All resident information is confidential and we will only disclose information with the members of the household UNLESS you have provided us with a “power of attorney”.

\* **Office/Maintenance hours**: Monday-Friday 08:00 a.m.- 04:00 p.m.

\* **Office Closings**: October 9, 2023 (Columbus Day Holiday)

\* **Maintenance Closings**: October 9, 2023 (Columbus Day Holiday)

1. **Change in Season and Heating** – for those who have them, **TURN ALL OUTSIDE HOSE BIBS OFF** for the winter, if you have a leak at that location then you will be responsible for any damage caused by freezing pipes. WINTER is almost HERE!!! This means that when the Temperature is below 32 degrees it is imperative that all residents keep your utilities on, especially power, and make sure it does not get cut-off for nonpayment; if it does and something freezes and breaks, all of the damage will be your responsibility to pay for. **To ensure that pipes do not freeze we strongly recommend setting the thermostat at a minimum of 55 degrees (most importantly leave it at this setting when you are staying away from your apartment for more than 1 day.** We require that utilities are on at all times. If it is below 29 degrees, we also encourage residents to let the water drip at all faucets to help prevent the freezing of the pipes during severe cold weather. Heat costs up here are high so in order to keep your power bill down we recommend that you set your thermostat at a maximum of 70 degrees as well as wearing warmer clothes during these months should help with keeping down costs. I encourage All residents that are 55 years and older to take advantage of and apply for the Heating Assistance that is provided through North Georgia Community Action. Also, Changing the Filter out that David leaves during pest control will help keep costs down and **PLEASE DO NOT BLOCK, at any time, the intake (Return Vent) it is the Larger vent located in the apartment.** I have NO control





over the pricing and usage of resident's power and you are responsible to keep it connected at ALL times per your lease.

- **\*\*\*\*\*Cold Weather – It is the Residents Responsibility to always maintain your power usage and water usage to AVOID the freezing of interior pipes in your unit. All residents need to maintain their power to prevent enormous high-cost power bills.** NO Gasoline powered heaters of any kind are ever allowed to be operated inside your apartment. If a pipe freezes and breaks and causes any damage then the resident of the apartment with the issue will be charged the full costs of repairs. If it is below freezing, please leave a drip at your faucets and the cabinet doors open to allow heat to get to the exterior walls that have water pipes.
2. **-Trash on the Property- TRASH CANS!!!** Pick UP after your household - You, the Resident, is solely responsible for establishing trash service and to **PAY** for this service to the person you contract with. I am not responsible for coordinating this for any resident. **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.** Starting on July 1, 2022, residents will be fined \$20.00 for any excess trash and if it is not being "hailed off", this is your 1<sup>st</sup> warning, NO EXCEPTIONS.
  3. **-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 and/or having repeated and excessive "Outstanding Balances".** All violations will be given three (3) notices and then termination, NO EXCEPTIONS.
  4. **-Monthly Pest Control-** I now have a copy of the MSDS for the spray used in our units for Pest Control, posted on the bulletin board in the office lobby. If you have any questions or concerns regarding the Pest Control, feel free to come by the office and read the info provided. **Please be aware that every resident has a laminated copy of the Pest Control schedule taped inside their kitchen cabinet door. That serves as your 48-hour notice of entry for every scheduled Pest Control and filter change date. The ONLY reason you should have for maintenance to not enter your unit would be if you are sick. If you are sick and do not wish for maintenance to enter, you need to provide a written notice to the office 24 hours before date of entry or a phone call/message to the office letting us know BEFORE that date. If you fail to notify the office in advance, maintenance WILL enter your unit at that time and proceed with scheduled service. No more than one (1) consecutive scheduled Pest Control will be allowed to be missed**





**as this will cause an infestation to occur and your lease may be terminated for Material Non-Compliance.**

5. **-Re-Development of the BRHA-** The BRHA is looking into moving forward with another development application with the state of Georgia by seeking development partnerships to re-develop our existing site locations. **I AM SCHEDULING THE RESIDENT MEETINGS FOR THE DEVELOPMENT OF ALL OF OUR 48 UNITS OF INCOME-BASED HOUSING AND ADDITIONAL UNITS FOR EVERY 2<sup>ND</sup> THURSDAY OF EACH MONTH. THE NEXT RESIDENT MEETING WILL BE ON THURSDAY, OCTOBER 12, 2023 AT 3:00 P.M. ALL MEETINGS WILL BE HELD AT 3:00 P.M. IN THE BRHA COMMUNITY BUILDING LOCATED AT 30 OUIDA ST. BLDG. G1 BLUE RIDGE, GA. 30513.** If no one is present after 10 minutes of the meeting starting, then I will end the meeting at that time. If this time is not conducive with your schedule, then please call the office to schedule a one-on-one meeting so we can discuss your concerns or comments.

\*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 Jennifer, David, and I; it 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 of our existing land. **This will be a huge undertaking and will require a lot of work and resident involvement for input and concerns BUT would have a huge impact for this area regarding "Affordable Housing"**. This has been on our agenda since I was brought to the BRHA. I will continue to provide updates to you through the monthly newsletters or stand-alone notices and resident hearings and/or any required public hearings.

6. **-2023 City of Blue Ridge City Council Election – It is very important that all residents exercise their RIGHT to vote for whom THEY and they alone would like to vote for.** I have VOTER REGISTRATION forms in the office if you would like to register to vote for this election and any future elections for the City of Blue Ridge. If you support the need for additional affordable/workforce housing for the City of Blue Ridge and Fannin County, please make sure you exercise your right to vote for any candidate you want to support. I will NOT tolerate any form of voter intimidation by any candidate and will Not tolerate any person/persons coming onto any of our (BRHA only) sight locations to speak negatively about the BRHA or our residents at any time!!! If any BRHA residents have any questions regarding any potential BRHA Development and what it means for all existing residents, call ME, Traver Aiken, at the office, 706-632-5742 and I would be happy to discuss. I NEED ALL residents to report to me any instances or potential instances of any solicitation taking place on any BRHA property at any time. I will report any and all allegations directly to the proper authorities.





**\*\* I just want to remind all residents of this election and what the Housing Authority Solicitation Procedures are regarding Elections and Campaigning. Our Solicitation Procedures for the Housing Authority is as follows:**

**Solicitation/Personal/Political**

- Solicitation for Personal and Political gain - Political and Personal Conveyors are prohibited without prior approval by the BRHA. Solicitors MUST check in with the BRHA office prior to access to any and all premises owned by the BRHA. This is for the protection and safety for all of the residents and their guests of the BRHA. Political Intimidation, bribery or any conduct that constitutes loitering, prowling under the laws of this City and State is strictly prohibited and violators (Conveyors or Receivers) will be prosecuted.
- The BRHA property is considered a non-public forum and can close the forum to all speech activities because the "BRHA is Public Property that is not a traditional or designated forum for public communication". The BRHA may prohibit or restrict speech in non-public forums so long as the restriction is reasonable and view point is neutral. Political Activists have unlimited access to city owned streets and sidewalks adjacent to the Housing Authority property that provide an alternative means for distributing information to residents.
- Political solicitors are able to reach residents through alternative channels of communication like social media, mailers, Internet, Cable/Satellite TV, news publications, etc.
- Resident acceptance of gifts, money and favors for Political gain is strictly prohibited and residents may be in violation of state or city law and it may be reported to the proper authorities.

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

Thank You,  
Traver Aiken  
Executive Director

