



OCTOBER 2024 RESIDENT NEWSLETTER

October 1, 2024

To: All Residents
Re: General Notice

Hello Residents,

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

**** As a reminder, ALL BRHA policies and rules are to be followed. If you are unsure of a policy or would like to review any of them, please contact the office. All policies and rules are in folders in our front lobby area.**

**** Please follow the “work order” procedures as stated in the House Rules. ALL work orders MUST be called in to the office during normal business hours. For all non-emergencies, call the office and leave a message and your call will be returned on the next scheduled business day. For any EMERGENCY work orders, call the office number and press “2” for “maintenance”, leave your name and apartment number with a brief message and David will return your call as soon as he is able. At NO time should you call any other maintenance worker’s phone!! David or I will notify on-site personnel if David is unable to come or for a quicker response due to the severity of the situation.**

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

***Office Closings**: Monday, October 14, 2024 (Columbus Day)

***Maintenance Closings**: Monday, October 14, 2024 (Columbus Day)

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 the residents' power and you are responsible for keeping 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 1st 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 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. **-Resident Meetings-** All monthly resident meetings are scheduled for every 2nd Thursday of each month. The next scheduled meeting will be on **Thursday, October 10, 2024 at 3:00 p.m.** All meetings will be held in the BRHA community building located at 30 Ouida St. Bldg. G-1 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.

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

Thank You,
Traver Aiken
Executive Director

