



## **SEPTEMBER 2024 RESIDENT NEWSLETTER**

September 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.**

**\*\* At NO time is any food scraps or any material objects allowed to be thrown in the kudzu vines behind, in front of or on the side of your unit. You will receive a violation notice if seen doing this!! Also, at NO time should there be bags of trash on your porch or in your yard but should be located in a trash can with a secured lid. You are allowed up to two trash cans in order to prevent any trash from ever being seen piled up on porches or in yards. This causes the yards and porches to appear “trashy”, will cause unwanted pests and rodents and is a part of the Porch Policy and terms of your lease.**

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

\* **Office Closings:** Monday, September 2, 2024 (Labor Day)

\* **Maintenance Closings:** Monday, September 2, 2024 (Labor Day)

1. **-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.
2. **-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. 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.

**Please remember this regarding your “Storm Screen Doors” for your apartments, be careful if you have your screen doors open and in the “locked” position and if it is “windy” outside; it doesn’t take much for the wind to hit the door and twist it out of alignment which will require the door to be replaced. That cost of damage if it happens is the responsibility of the resident.**

3. **-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.
4. **-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.
5. **-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.**

6. **-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, SEPTEMBER 12, 2024 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.

7. **-POLICY REVIEW-** I AM SEEING A LOT OF RESIDENTS GETTING "TOO RELAXED" WITH THE POLICIES OR NEEDING A CONSTANT REMINDER. IF YOU HAVE FORGOTTEN OR YOU ARE UNSURE, PLEASE CONTACT THE OFFICE! AS A REMINDER, ALL TRASH CANS MUST REMAIN BEHIND YOUR UNIT AT ALL TIMES UNLESS IT IS "TRASH DAY" AND YOUR SERVICE PROVIDER REQUIRES YOU TO RELOCATE IT TO THE FRONT FOR PICK UP. NO TRASH SHOULD BE ON THE GROUNDS AT ANY TIME, NO EXCEPTIONS! PLEASE CLEAN UP AFTER YOUR PETS, THERE SHOULD NEVER BE DOG WASTE IN THE YARDS!! ALL GRILLS SHOULD BE KEPT BEHIND YOUR





UNIT WHILE NOT IN USE, MAINTENANCE SHOULD NOT HAVE TO RELOCATE THESE FOR YOU. BICYCLES AND TOYS SHOULD BE KEPT ON THE PORCH WHEN NOT IN USE SO THEY ARE NOT IN THE YARDS PREVENTING LAWN MAINTENANCE FROM COMPLETING THEIR DUTIES EFFECTIVELY AND EFFICIENTLY. FIREWORKS: I WOULD LIKE TO CLEAR UP ANY QUESTIONS OR CONCERNS REGARDING THE USE OF FIREWORKS ON BRHA PROPERTY. FIREWORKS ARE **NOT** PERMITTED FOR USE ON ANY BRHA PROPERTY AT ANY TIME! ALL ROADWAYS ARE “PUBLIC” AND YOU ARE REQUIRED TO GO BY CITY AND STATE ORDINANCES. I HOPE THIS CLEARS UP THAT TOPIC BUT IF NOT, PLEASE CONTACT THE CITY HALL AND/OR RESEARCH STATE LAWS FOR GA. **PLEASE BE AWARE THAT THERE IS A 14 DAY PER YEAR LIMIT ON OVERNIGHT GUESTS AND THOSE THAT HAVE VISITORS STAYING OVER THAT LIMIT WILL RECEIVE A VIOLATION NOTICE, NO EXCEPTIONS, THIS IS YOUR WARNING!**

8. **-TENANT SELECTION PLAN-** The current Tenant Selection Plan (TSP) has changed some of the language in certain chapters and some have added inserts and definitions. Chapters 7 & 9 as it relates to residents, is now closed for the 30-day review. If you would like a copy of these chapters and those changes, please contact the office.

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

Thank You,  
Traver Aiken  
Executive Director

