



## **FEBRUARY 2024 RESIDENT NEWSLETTER**

February 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!!**

\* Thank you to the residents that have sent in “Thank you cards” for the “Christmas Wish Lists” for the generous donations that were given out by a local organization. They are thankful to know that the families that they helped during this past Christmas are appreciative and that all of those that were involved helped our resident families in need during the Holiday season.

### **\*\* PLEASE SEE ALL ATTACHED INFORMATION REGARDING UPCOMING INSPECTIONS AND RE-EXAMS FOR THE 2024 YEAR!!!**

- \* **Office/Maintenance hours:** Monday-Friday 08:00 a.m.- 04:00 p.m.
- \* **Office Closings:** Monday, February 19, 2024 (President’s Day)
- \* **Maintenance Closings:** Monday, February 19, 2024 (President’s Day)

1. **Change in Season and Heating** – for those who have them, **TURN ALL OUTSIDE HOSE BIBBS OFF AND REMOVE ALL HOSES FROM HOSE BIBBS** 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 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.** **DO NOT TURN YOUR HEAT OFF WHEN YOU ARE GONE AT ANY TIME DURING THE WINTER MONTHS!!!!** **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, let the water drip at your kitchen sink faucet AND open the kitchen cabinet door to allow the heat to reach the pipes 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. **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, FEBRUARY 8, 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.

6. **-New HUD rent change for 2024-** The following are the new HUD rent changes that will be effective for June 1, 2024:

**1 BEDROOM- \$612.00**  
**2 BEDROOMS- \$783.00**  
**3 BEDROOMS- \$971.00**  
**4 BEDROOMS- \$1,260.00**

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

Thank You,  
Traver Aiken  
Executive Director

