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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

## **Resident Guide Notice #1 for HUD REAC INSPECTIONS**

January 9, 2019

On March 14, 2019 we will conduct our HUD REAC Inspection with the Inspector, myself and David Patterson will inspect apartments and sites of the Blue Ridge Housing Authority. The inspector will inspect a percentage of the units which will be determined at random when the inspector is on site.

The area around your apartment is called the site and the site has become the most important part of the inspection. So, please pick up your trash, cigarette butts, glass, etc. and remove all furniture from your front and back porch that is “NOT” considered “OUTSIDE furniture”. **Also, there is something called penetrating vegetation, and that is where a leaf touches the building. If you have planted your own flowers in the flower boxes at your apartment please trim all flowers so that they are NOT touching the building.**

The building exterior is also important. Many of you need to clean your doors outside. Mold builds up on these doors and when the door is opened into your apartment, the mold can enter.

**\*\*Absolutely NO evidence of Smoking cigarettes better be on your porch and most importantly inside your apartment. We are Smoke-free facility in all units and building and within 25 ft. of your entire building. If we see evidence of smoking cigarettes around your apartment, we may terminate your lease. PICK UP ALL OF YOUR CIGGARETTE BUTTS of your yard area.**

Do not store ANYTHING in your water heater or air conditioner closet.

Please review the list below and make sure your apartment is in compliance:

1. Sinks and commodes must not be stopped up.
2. MOLD must be removed from everything in the bathroom, walls, windows, ceiling, and kitchen. Also, they found a lot of outside entrance doors with mold on them. Make sure there is no mold on the outside of your doors. Household bleach will remove the mold. Just spray it on or use a toothbrush to scrub the mold and allow for it to properly dry. If you need assistance with this item please call the office so that David can come out to help.
3. **Blocked windows and doors. You cannot have anything blocking the windows or doors. This is considered blocked ingress and egress. Tripping hazards must be removed – cords, cable lines, etc. cannot be across any walking path.**
4. Your stove must work. When you turn on a burner it must come on instantly. If it doesn't, that means that you have something stopping up the burner and you must clean it so that it works



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correctly.

5. **If you have just one roach – dead or alive – it’s called infestation. You must contact the office immediately so that your apartment can be treated. Check your water heater closet and air conditioner closet and make sure all of the dead bugs are removed. Also, check your windows to make sure the dead bugs are removed.**
6. Smoke detectors will be checked. If your smoke detector is missing or not working, you will be charged \$75.00.
7. Your apartment, parking space, and YARD must be clean of all trash including broken bottles and cigarette butts.
8. When your stovetop hood is turned on it must work. Also, make sure the filter is clean.
9. All of your lights must come on. If you have a burned-out bulb, you must replace it immediately.
10. Do not store ANYTHING in your water heater closet or air conditioner closet.
11. Report dripping faucets NOW!!
12. Make sure your clothes dryer is properly vented.
13. Doorknobs and locks should work. When you close the door, it should stay shut when you pull the doorknob. Make sure if the bathroom door has a lock that it works.
14. Refrigerator should not be damaged. The rubber gasket around the refrigerator should be intact, clean, no rips or tears.
17. Doors and walls should NOT have peeling paint, holes in them, or art drawn by your child.
18. Windows – no cracks in the windows. When you raise the window, it should stay up. Locks on the windows should work.
20. Light switches and plugs should work. The cover plates should not be cracked or missing.
21. GFI Plug – that’s the funny plug around your sinks and washing machine. Anywhere there is water you must have a ground fault interrupter – it shuts off if you accidentally drop something electrical in the sink full of water. Make sure this plug works!
23. Blocked windows and doors – you must not block a window or a door with furniture.





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24. Mold – you cannot have any mold in the bathroom or on the outside door. Use bleach and kill the mold.
25. Screen door must be clean and the handle must work when the door closes. The screens on your windows must lock and not have holes in them
26. Water heater – you cannot store ANYTHING in the water heater closet. If there is rust or corrosion on any pipes on the water heater, this must be cleaned off. The vent on the top of the water heater must be aligned perfectly.
27. Air Conditioner closet – you cannot store ANYTHING in the air conditioner closet
30. No vegetation can touch the outside of the buildings. These will be cut down by weed eaters if they aren't moved TODAY.

Your cooperation in this matter is really appreciated; we have 1 maintenance mechanic so your help is extremely appreciative. None of us like these inspections, but it's really important that we score high on the REAC inspection, David has been trying to address these items as he is doing work orders and if you need assistance with the major items please call the office immediately and let me know which items.

Thank you,

Traver Aiken  
Executive Director

