



JULY 2023 RESIDENT NEWSLETTER

July 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 SEE THE ATTACHED LAST PAGE FOR REPEATED LEASE VIOLATIONS AND RESIDENT COMPLAINTS! VIOLATION NOTICES WILL BE SENT TO THOSE WHO ARE FOUND IN NON-COMPLIANCE OF THEIR LEASE!!**

* 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:** July 3rd – 4th (Independence Day Holiday)

* **Maintenance Closings:** July 3rd – 4th (Independence Day Holiday)

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.

- 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.
- 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.
- 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.

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 2ND THURSDAY OF EACH MONTH. THE NEXT RESIDENT MEETING WILL BE ON THURSDAY, JULY 13, 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.

7. **FIRST FRUITS IN FANNIN ARE OFFERING A “TREE OF LIFE” BIBLE STUDY FOR ALL OF OUR RESIDENTS AND THEIR FAMILIES/FRIENDS. THIS WILL BE OFFERED IN THE BRHA COMMUNITY ROOM LOCATED AT OUR OFFICE ON THE FIRST FRIDAY OF EACH MONTH AT 2:00 P.M. FOR A BIBLE STUDY AND FELLOWSHIP. THIS WILL BE ON-GOING AS LONG AS ENOUGH RESIDENTS SHOW UP!**
8. **HOPE FOR THE HUNGRY FOOD BANK IS GIVING OUT FREE GROCERIES ON THE THIRD WEDNESDAY OF EACH MONTH FROM 10:00 A.M. – 1:00 P.M. AT THE MORGANTON AND MOUNTAINTOWN BAPTIST ASSOCIATIONS OFFICE LOCATED AT 64 TAMMEN DRIVE BLUE RIDGE, GA. 30513.**



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HOUSING AUTHORITY OF CITY OF BLUE RIDGE
30 OUIDA ST. BLDG G1
BLUE RIDGE, GA. 30513

Website: BlueRidgeHA.org

9. FOR ALL RESIDENTS WITH CHILDREN, THE SUMMER MEALS PROGRAM WILL BE STARTING ON JUNE 1, 2023 AND WILL CONTINUE EVERY THURSDAY BETWEEN 10:30 A.M. – 12:00 P.M. UNTIL JULY 20, 2023. IF YOU DO NOT WANT THEM TO LEAVE FOOD AT YOUR APARTMENT, PLEASE PLACE A NOTE ON YOUR DOOR LETTING THEM KNOW!

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

Thank You
Traver Aiken
Executive Director





URGENT ACTION REQUIRED

- **WORK ORDER PROCEDURES:** If you have a work order, call it in to the OFFICE!! Do NOT report it to a neighboring resident!! If it is an after-hour EMERGENCY, call David and leave a message. He will listen to the message and respond as soon as possible. If you have a power outage, call Tri-State Electric!! Do not call David for power outages!!
- **GUESTS, BOARDERS AND LODGERS:** I am noticing a few apartments that have guests and visitors that are staying past the 14-day per year limit. This is a violation of your lease. If you have someone that is staying with you that is not on your lease, you will be given a violation notice or you will be asked to add them to your lease to have their information and income properly documented. VISITORS AND GUESTS DO **NOT** HAVE THE AUTHORITY TO WALK THE SITES AND SPEAK WITH OTHER RESIDENTS OF THE BRHA. IF A VISITOR OR GUEST IS FOUND DOING THIS, THEY MAY BE ASKED TO LEAVE THE PROPERTY.
- **PORCH POLICY:** I am noticing a lot of porches that are cluttered, trashed and some with inside furniture. Please keep your porches clean and neat at all times. No inside furniture is allowed on your porch. All grills should be stored on your back porch, not the front porch. There have been resident complaints regarding possible children playing with hose bibbs and turning them on leaving them to drip water. Please inform your children to not touch any hose bibbs to any unit! There have also been complaints of children riding their bikes up the ramps to units that are handicap accessible. Everyone has a front and back yard located directly in front and back of their units. Parents are responsible for informing your children of where they should play and ride bikes. Children should not be riding bikes up and down ramps located at other units. Trampolines are prohibited!! Regardless if you have a standard size trampoline or a small one, they are a safety issue and therefore are NOT allowed on BRHA property. A violation notice will be sent for failure to comply with any and all policies. Trash is becoming an issue again! I am seeing trash piled up on front and back porches. Please have all trash in trash cans with secure lids at the back of your unit and taken off weekly either by you or a trash service that is set up and paid for by you.
- **PET POLICY:** I have received resident complaints regarding pets leaving waste in their yards due to the owners letting them run freely. All pets should be on a leash when taken outside or kept in their own yard at all times. It is not the responsibility of another resident to clean up after your pet. Violations will be sent and you may lose your privilege to have a pet.

