

Phone: 706-632-5742
Fax: 706-632-2406
Email: mbluehous@tds.net



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

APRIL 2022 RESIDENT NEWSLETTER

April 1, 2022

To: All Residents

Re: General Notice

Hello Residents,

Here is your April 2022 newsletter:

Office/Maintenance hours starting June 1, 2022: M-F 08:00 a.m.-04:00 p.m.

(Hours will remain what they previously are until June 1, 2022)

***Closings for April 2022**: The BRHA office and maintenance will be closed on Friday, April, 15 2022.

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 and that the current supply chain for everything is NOT back to normal which means it can take longer to fix. 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.

3. **-Trash on the Property**- The BRHA maintenance does an excellent job of picking up trash located around all of our property. We are walking all sites on a daily basis, sometimes multiple times a day, to pick up any trash that residents leave behind or that their guests and visitors leave behind. However, the BRHA





Phone: 706-632-5742
 Fax: 706-632-2406
 Email: mbluehous@tds.net

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

Tonya Nuelle – Board Chair
 Bill Tilly – Board member
 Donna Gay – Board Member
 Deb Cantrell – Board Member
 Ellan Johnson – Resident Board Member

PHONE: 706-632-5742 FAX: 706-632-2406

maintenance employees are NOT your personal trash collection service, especially at the mailbox area of the BRHA office. I have put in place a trash can at the mailbox area for you all to put YOUR trash in if you do not want the junk mail, please USE it! If we find large amounts of trash located around your apartment or vehicle parking spot then we will collect every bit of it and place on your front porch in front of your entry door for you to discard in your trash can. It is extremely DISRESPECTFUL to David and Gray, who is a contract laborer for the BRHA at this time, to have to go behind you and pick up your trash. It makes the property look bad, as well as, the residents who live here and management. Some of the trash is just disgusting/dangerous and insulting to have BRHA personnel to pick up. If we believe households are doing any type of illegal activity through picking up trash then we will report it to the proper authorities. I am also adding our \$20 excess trash fine to households that are complicit in the excess of trash. **TRASH CANS!!!** 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.

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 termination. Lease terminations will continue as applicable with any and all lease violations.

5. **-Resident Board Member-** This process is complete and your resident board member for the 4/1/2022-3/1/2023 term will be Ms. Ellan Johnson. CONGRATS MS. JOHNSON!!!

6. **-2022 Re-exams-** Over all, apartments were in good and clean condition during this years’ inspections. Re-exams are currently being completed and all will be complete by 4/30/2022.

*Remember also, if you are on the transfer list because of being “over- housed” you MUST move to the correct bedroom size regardless if you want to or not OR you MUST pay the full amount of the new rents. I will be generating the new revised transfer list this week; some family compositions have changed which in turn revises the current list. You will be notified individually if you are on that “transfer list”. If you need any more clarification with this, please contact me individually and we can discuss it how it relates to you specifically.

7. **-2022 Utility Allowance Calculation Update-** Still in progress, no update to date. I will be using the HUD form that all residents sign at each annual re-examination that provides the BRHA the authority to “request information” from 3rd parties as it relates to income information and utility usage information. All HOH (Head of Households) sign this each year and when you applied to the BRHA. We will ONLY be gathering this information from the city of Blue Ridge Water and Sewer Department and Tri-State EMC for all usage data for a 12-month period. This will take effect after Board approval and will be effective June 1, 2022 after HUD approval. This will be done every year around this time, once we have the baseline set, the process for this each year is easier and quicker.



Phone: 706-632-5742
Fax: 706-632-2406
Email: mbluehous@tds.net



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

8. **-Re-Development of the BRHA-** The BRHA is moving forward with the re-development of ALL of our apartments and sites. I have been informing all residents, city officials, etc. for over 2 years that we will be moving forward with wanting to redevelop and should not be a surprise to anyone. I have been trying to conduct monthly resident meetings regarding the development and how it will affect all current residents now and when it is complete. I have been hearing from people that residents are worried about this and I can understand that but I want to make something very clear to all of you- NO ONE is being kicked out of their apartment at any time because of the redevelopment, NO ONE is being evicted because of the development (if anyone is being evicted it is for lease violations ONLY!!) We are NOT “bulldozing” any apartments!! If you have NOT heard it from me then whatever you are hearing is incorrect and NOT true. If any of you at any time have any questions or concerns regarding redevelopment, PLEASE CONTACT ME to discuss. **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, APRIL 14, 2022 AT 12:00 P.M. ALL MEETINGS WILL BE HELD AT 12:00 P.M. IN THE BRHA COMMUNITY BUILDING LOCATED AT 30 OUIDA ST. BLDG. G1 BLUE RIDGE, GA. 30513.**

*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 me and will have multiple moving parts and I will keep residents informed through this process. We are currently looking at the options that could be available for development, regarding land or existing land. **This will be a huge undertaking and will require a lot work and resident involvement for input and concerns.** This has been on our agenda since I was brought to the BRHA. I will continue to provide updates to you through the newsletter or stand-alone notices and resident hearings and public hearings.

*The developers have closed on a piece of property, 9-acre vacant lot on Boardtown RD. This is where the potential new development will be built. **Please attend meeting for more details.**

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

Thank You

Traver Aiken

Executive Director

