



JULY 2025 RESIDENT NEWSLETTER

July 1, 2025

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.**

**** THE TRASH CAN IN FRONT OF THE OFFICE AND MAINTENANCE SHOP IS FOR BRHA USE ONLY! IF ANY MORE TRASH IS FOUND IN THE TRASH CAN, YOU WILL RECEIVE A VIOLATION NOTICE, NO EXCEPTIONS. THE TRASH CAN AT THE MAILBOXES IS FOR RESIDENT JUNK MAIL. THE FRONT OFFICE AREA IS UNDER VIDEO SURVEILLANCE AT ALL TIMES!!**

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

***Office Closings**: July 4, 2025 (Fourth of July Holiday)

***Maintenance Closings**: July 4, 2025 (Fourth of July 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.

*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. ALL TRASH IN BAGS MUST BE STORED INSIDE A TRASH CAN AND NOT IN THE YARD OR ON THE PORCH AT ANY TIME! YOU ARE ALLOWED UP TO TWO (2) TRASH CANS SO THIS SHOULD NOT OCCUR. YOU WILL BE GIVEN A VIOLATION NOTICE IF TRASH IS SEEN STORED IMPROPERLY!!** 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.
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. **-Resident Meetings-** All monthly resident meetings are scheduled for every 2nd Thursday of each month. The next scheduled meeting will be on **Thursday, July 10, 2025 at 3:00 p.m.** All meetings will be held in the BRHA community building located at 30 Ouida St. Bldg. G-1 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.
7. **-Work Order Procedures-** Maintenance will be coming out to each apartment within the next few months to replace the “Yearly Filter and Extermination Schedule” that is currently laminated and taped inside a kitchen cabinet door of all apartments during routine pest control/filter change day. These are being replaced due to the “Work Order Procedures” section being added. All residents are required to go by these work order guidelines as instructed on the laminated form that will be placed inside all units and as described during the annual re-exams to each resident that took place in March and April 2025. Failure to comply with the work order procedures will result in a violation being sent to you for Material Non-Compliance of your lease. At no time should maintenance be contacted directly during normal business hours or for nonemergency-related work orders. There are examples of emergency related work orders on the form.
8. **-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. FOR ALL FIREWORK-RELATED QUESTIONS, PLEASE CONTACT THE CITY HALL AND/OR RESEARCH STATE LAWS FOR GA.

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

Thank You,
Traver Aiken
Executive Director

