

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  
Donnie Kent – Resident Board Member

## January 2020 Resident Newsletter

January 1, 2020

**PLEASE READ THIS NEWSLETTER as the NEW RENTS WILL BE TAKING EFFECT ON JANUARY 1, 2020**

To: All Residents  
Re: General Notice

Hello Residents,

\*\*\*The end of the year means a beginning to a new year and new decade! We have the BIG switch this year that will happen, scheduled for March 13, 2020, is the switch from “Public Housing” to “Multi-Family Housing”. We have been discussing this process for some of 2018 and all of 2019 with notices, and ever since I started here in 2015, Public Hearings and monthly newsletters in order to help you prepare for this CHANGE!! Our Website has all the information regarding this matter and is up to you, the resident, to familiarize yourself with all of the incoming changes.

**You are responsible for maintaining your heat in order to keep electric costs down. The Housing Authority already provides an allowance in your rent calculation to reduce your rent in order for you to pay all necessary utility bills.**

**\*\*\*Cold Weather and the Heating and Air Equipment: - All residents are responsible for managing their power usage and for paying their bill. Please keep the base cabinet doors open so heat can easily get to the pipes to keep from freezing and for really cold weather please allow for a small drip of water out of all of your faucets to help prevent them from freezing. Please remember that Electric Portable Heaters are not prohibited BUT ALL GAS-POWERED HEATERS ARE PROHIBITED AND THE USE IS SERIOUS SAFETY VIOLATION AND YOUR LEASE WILL BE TERMINATED IF THEY ARE BEING USED.**

We have an early blast of cold air and possible snow for this weekend which will put the systems into overdrive with possible “the usage of “Emergency” Heat which can cut on all on its own, when needed but this can increase power bills significantly. I want to take a minute and let some residents know how the systems work and what to expect with Electric Heat Pumps. These machines will have to “defrost” in the colder weather and this is done through the “Emergency Heat” on your thermostat; this process can make a very loud noise when doing so, this is normal so please do not panic. If you believe you have an issue with your unit please call David and make sure you can describe exactly what the problem. An unnecessary after-hours call can cost the resident if it is NOT an Emergency. The system itself does this on its own throughout the day and evening BUT sometimes you may have to actually manually turn it over to “Emergency Heat” to expedite the process. Now, once this is done and the system turns on regularly, the “Electric” Heat Pump can only get the air coming inside the unit so warm; when the air temp is 32 degrees or colder the systems can only generate so much heat TO WARM THE AIR COMING IN; so, WHAT that means is that your system is actually working properly but because of the how cold the air is outside it may seem like your system is not working properly. Also, I want to note that these outside condensers when operating in the cold and when it flips to emergency heat it makes a very loud noise which may make it seem that it is broken but it isn't. If your system doesn't work the inside air temp will drop though out the day and it will





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  
 Donnie Kent –Resident Board Member

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

show that on the thermostat. If you feel like your system is not working at all during this time please call David at 706-455-6171 and let him know and if we have to call out emergency service techs to service the system and it is determined that there is nothing wrong with the system the n the cost will be charged back to the resident.

**\*\*\*\*\*RAD – The Time Table to close on our RAD Conversion will happen in 2020. WE will be operating under the “Multi-Family Housing Handbook 4350.5 which is on our website for you to familiarize yourself with everything and The NEW RENTS will be implemented beginning January 1, 2020. The new policies, dwelling lease, etc. that I have sent out for resident comment review have been approved by the Board at the December Board Meeting but will not be effective after we “Close” our RAD conversion; I will update all of you with the monthly newsletters This will be an entirely new program that will take some time for me to get use to as well as the residents. Everything you NEED to know about this program is up on our website, which is listed below, for residents to familiarize themselves with the new program. All resident will be required to sign a new lease and failure to do so will result in the termination of your lease.**

1. ***BRHA Website – I strongly urge ALL resident to visit our webpage routinely for information regarding our RAD conversion to “Multi-Family Housing”; the MUTLI-FAMILY Housing HANDBOOK is listed on our webpage (under the “RAD” tab) and this contains EVERYTHING you and I need to know is in this book! The lease, rules and regulations and anything and everything else you need to know. The name of the Website is [www.blueridgeha.org](http://www.blueridgeha.org). All current “Flat Renters” and “Credit Renters” should and I strongly encourage you to attend a meeting here at the “Community Room” on August 27, 2019 at 4:30 pm to discuss this big change that will affect you; I want you to be prepared as much as possible.***
  
2. ***The days the BRHA Office will be closed on January 20, 2020 for MLK Day. All resident need to know David’s Cell phone for after hours emergencies and routine work orders. For “After” hours emergency ALL residents should call David first for him to determine if it is an emergency or if can wait till the next “Business” day. David will inform me of the issue. It is your responsibility to know these numbers and to call to report to him and the office both. His number is 706-455-1671 – please report all non-emergency work orders to the office and I will generate a work order to correct the issue.***
  - a. ***BRHA Office and Maintenance – Closed from December 31<sup>st</sup> and January 1, 2020 for the New Year Holiday.***
  - b. ***I always check the voicemail at the office and emails even on weekends. I can be reached by cell phone at any time Please contact 706-455-1671 for afterhours “Emergency Maintenance Items only”; leave a message and we will contact you. For Routine Maintenance Issues please call 706-632-5742 and leave a message; I will periodically check the voicemail for reports. If there is any type of resident conflicts between other residents call the Police, we will not come out after hours for any type of Civil related issue. You may call the office to leave a message and I will return it on Monday. All non-emergency’s will be corrected the next business day.***



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  
Donnie Kent – Resident Board Member

3. **Flat Rent and Utility Allowance Changes – these will begin to be phased in starting January 1, 2020.**

These new rents will begin the “Phase”-in beginning January 1, 2020.

Apartments located at Boardtown, Ashe, East 1<sup>st</sup>. and East 2<sup>nd</sup> will see the 1<sup>st</sup> “Phase-in” of the new rents starting at a \$89.00 increase for the entire year until January 2020 when the next phase-in begins.

1-Bdrms will now be on 1-1-2020 = \$344  
2-Bdrms will now be on 1-1-2020 = \$431  
3-Bdrms will now be on 1-1-2020 = \$529  
4-Bdrms will now be on 1-1-2020 = \$666

Apartments located at Industrial Blvd., 55 Ouida St. and 30 Ouida St. will see the 1<sup>st</sup> “Phase-in” of the new rents starting at a \$99.00 increase for the entire year until January 2020 when the next phase-in begins.

1-Bdrms will now be on 1-1-2020 = \$328  
2-Bdrms will now be on 1-1-2020 = \$406  
3-Bdrms will now be on 1-1-2020 = \$485  
4-Bdrms will now be on 1-1-2020 = \$616

No exceptions will be given for the new rents that are starting on 1-1-2020.

All new Residents that are Housed after 1-1-2020 will have the entire amount of the new rents will be due and NO Phase-in will occur for new admittances, no exceptions.

4. **“Pets” – Also, I have been seeing some residents having pets in the apartments without paying a “Pet Deposit” or even telling me they are there?? I will Terminate Leases if I find people are just taking it upon themselves to get a pet and then ask me after the fact, if this happens, then the pet will not be allowed to stay or the lease WILL be terminated. People who take advantage of this will have leases terminated. Runners are NOT allowed for any resident’s dog’s, period.**

5. **PET RUNNERS are NOT ALLOWED!!! This becoming an issue with some pets because they are left out outside ALL day and the barking, safety for the pet and just a nuisance in general. If a dog needs to be outside on a runner then the resident may want to rethink having a pet. No other resident should be affected by someone else’s problem. I will be sending a policy out for review and comment regarding “Pet Rule” under Multi-Family Housing Program. Please be respectful to the other residents when it comes to your pet.**

6. **Holidays/Guests/Visitors**

As I reminder, we all live together in a community and everyone gets up and goes to bed at different hours of the day and night, if I can just please ask that if you are an early riser or get home late to PLEASE KEEP in mind that your neighbors may not be on the same schedule as you and please try and keep loud or excessive noise to an extreme minimum. There may be more people coming and going from the Housing Authority during the Holidays so please keep in mind if you have guests visiting that you as the Lease holder are solely responsible for the behavior and actions of those guests. Please drive slowly in out of the parking areas and streets so we can ensure the safety of the children, residents, guests and other residents of the Blue Ridge



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  
Donnie Kent – Resident Board Member

community during the Holiday's. For Children riding their bikes, please keep from people's immediate yard, stick to the parking lot, sidewalks and the open areas of yard behind the office, and be aware of cars coming and going. We need to respect our neighbors and if they ask for someone not ride or play in their front yard please respect their wishes.

7. **\*\*\*BAN LIST for the BRHA – I will** include the attached “Ban List” of people that are NOT allowed on the property of the BRHA at anytime regardless if you invited them or not. Pictures of these individuals are on our Bulletin Board in our office located at 30 Ouida St. Blue Ridge, GA 30513. Any resident that has any of them on the property will be in violation of your lease and it can be terminated. This is a serious matter and the City of Blue Ridge police will get this list every month and they will be charged with Trespassing if they are found on BRHA policy. Failure to abide by this will be subject to having their lease terminated.
8. **This item is just a reminder of our code of conduct** – All residents that have children, please be sure that at no time is its appropriate behavior for Children to use “foul” language towards any adult on any BRHA property. THIS also goes the other way, Adults, please be sure to be adults and do NOT ever use any type of “Foul” language towards any children, except your own!

**The Following items will always be in our newsletter because it needs to be said regularly and penalties are being enforced.**

I have heard from the Trash Companies that some residents are NOT paying their \$15.00 a month for their Trash Collection which is resulting in them NOT picking your trash up until it is paid, this is unacceptable and does not eliminate you from disposing of your trash on a WEEKLY basis. Completely unfair to your neighbors and will not be tolerated. Take your trash away every week, no exceptions and \$25. Fines will start being applied, no exceptions. Trust me, I know who is not doing this on a regular basis.

9. **It is NEVER acceptable to throw out any type of food scraps, grease, etc. outside into the yard. This affects, your neighbors and the overall look of the Housing Authority. If we find food scraps outside your apartment you will be fined \$25.00 per the Outside/Porch Policy. IT attracts ants, roaches, rodents and snakes! Please do not do this anymore. Please, as a reminder, all residents are responsible for cleaning/picking up their yards of ALL, TRASH TOYS, BIKES, etc. at the end of each day.** I know people have a lot of things going on with their kids as far as after school activities, school, etc. but it is NOT fair to any other resident and Maintenance or Lawn service to have worry about someone else's mess. It gives a bad look to the aesthetics of the Housing Authority and is just not acceptable. Please clean up your children's toys and belongings. **Also, we have noticed a lot of cigarette butts out in people's yard; this also is extremely inconsiderate and is a violation of our No-Smoking Policy of the other residents, myself and especially David. If we see any more evidence of this your will be fined per the “No-Smoking Policy” and possibly have their lease terminated.**





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  
Donnie Kent –Resident Board Member

10. ALL Resident Trash MUST be in trash cans with SECURE lids, at no point is it acceptable to have your household waste in garbage bags sitting out in your yard behind the unit, ALL Resident Trash Cans should always be stored BEHIND your apartment and only brought to your front yard on the day of Trash pick-up and then return back behind your unit failure to do this is a violation of our Porch Policy. This causes the presence of mice, rats, vermin and most importantly SNAKES. They are out so please be careful when walking outside. We have killed 3 in the past week. If anyone sees a unit with an overflow trash bags sitting on the ground please call the office and leave a message. **There is a \$25.00 fine for each occurrence, the Housing Authority has a “Outside Personal items, yard and Porch Policy” on file at the office if you wish to receive a copy please let me know.** This Policy has been adopted and implemented since October 27 ,2016 and every new applicant receives this policy at move in. We will soon post this policy inside each apartment for your reference and on our new website.

If you have any questions regarding this notice please contact me at the office, 706-632-5742. The B.R.H.A. appreciates your cooperation with the inspections.  
Thank you

Traver Aiken  
Executive Director

