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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

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November 2019 Resident Newsletter

November 1, 2019

To: All Residents
 Re: General Notice

Hello Residents,

I just wanted to send out a notice letting you all now of some **very important things coming up that will affect you.**

Please note that the current T-Mobile Tablet program that most of the resident are participating **in HAS ENDED as of October 1, 2019. The Blue Ridge Housing Authority will not be continuing this program as it was a 2-year deal and it ends at the end of September. **The Blue Ridge Housing Authority DOES NOT want the residents to return the tablets; I have decided to give the residents,** that currently have a T-Mobile tablet that was provided to you by the Blue Ridge Housing Authority, to you to use however you desire,; we will no longer receive a monthly bill for the “access to the internet” and that the resident will be responsible, if they desire to do so, providing their own internet connection.

*****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 show that on the thermostat. If you feel like your system is not working at all during this time please call David at





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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 may possibly not happen until February 2020. I have a call with HUD today, Thursday October 31, 2019 at 2:00 pm to discuss. I will update everyone with a “Supplemental Newsletter” regarding this matter. The NEW RENTS will be implemented beginning January 1, 2020. I will be developing the new policies, dwelling lease, etc. over the next couple of months in order to be prepared for the conversion to start on January 1, 2019. 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. 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 in NOVEMBER 2019: 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 – Closed from November 4th and 5th HUD Training Atlanta.***
 - b. ***BRHA Office and Maintenance – Closed from November 11th for Veterans Day and November 28th for Thanksgiving.***
 - c. ***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.***

3. ***Flat Rent and Utility Allowance Changes – These new rents will begin the “Phase”-in beginning January 1, 2020. Per Public Law 113- 76 the 2014 Appropriation Act we must be in compliance of these Statutory changes. This information is up on our website – blueridgeha.org.***



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4. **Food truck cookout** – This company indicated that they “Double” booked for the date that they scheduled for us back in October, they say they will call to reschedule, I have not heard from them to date. On October 12, 2019 from 11:00 am to 2:00 pm the organization called “First Fruits Food Trailer will be onsite for a cookout during this time and ALL residents are welcome and encouraged to partake in the food!!!
5. **“Pet Runners” – Runners are NOT allowed for any resident’s dog’s, period. 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 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 it 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.





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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.**
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

