



## JANUARY 2023 RESIDENT NEWSLETTER

January 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 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”. I am also reminding everyone (issue is mostly on Ashe St. and Boardtown Rd.) that every time I have to call a septic company to come out to jet the sewer lines it costs **\$480.00**. The next time I have to call them out due to a certain apartment flushing items that are NOT flushable, the costs will be charged to that apartments account.

\* Please welcome our new Resident Board Member, Tereasa Skinner, for the 2023 year! We look forward to working with Tereasa and seeing what the new year will bring for the Blue Ridge Housing Authority, our resident’s and our community.

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

\***Office Closings:** Monday, January 2, 2023 (New Years’ Holiday)  
Monday, January 16, 2023 (Martin Luther King, Jr. Day)

\***Maintenance Closings:** Monday, January 2, 2023 (New Years’ Holiday)  
Monday, January 16, 2023 (Martin Luther King, Jr. Day)

1. **Change in Season and Heating** – for those who have them, **TURN ALL OUTSIDE HOSE BIBS OFF** for the winter, if you have a leak at that location then you will be responsible for any damage caused by freezing pipes. WINTER is almost HERE!!! This means that when the Temperature is below 32 degrees it is imperative that all residents keep your utilities on, especially power, and make sure it does not get cut-off for nonpayment; if it does and something freezes and breaks, all of the damage will be your responsibility to pay for. **To ensure that pipes do not freeze we strongly recommend setting the thermostat at a minimum of 55 degrees (most importantly leave it at this setting when you are staying away from your apartment for more than 1 day.** We require that utilities are on at all times. If it is below 29 degrees, we also encourage residents to let the water drip at all faucets to help prevent the freezing of the pipes during severe cold weather. Heat costs up here are high so in order to keep your power bill down we recommend that you set your





thermostat at a maximum of 70 degrees as well as wearing warmer clothes during these months should help with keeping down costs. I encourage All residents that are 55 years and older to take advantage of and apply for the Heating Assistance that is provided through North Georgia Community Action. Also, changing the filter out that David leaves during pest control will help keep costs down and **PLEASE DO NOT BLOCK, at any time, the intake (Return Vent) it is the Larger vent in the apartment.** I have NO control over the pricing and usage of resident's power and you are responsible to keep it connected at ALL times per your lease.

- **\*\*\*\*\*Cold Weather – It is the Residents Responsibility to always maintain your power usage and water usage to AVOID the freezing of interior pipes in your unit. All residents need to maintain their power to prevent enormous high-cost power bills.** NO Gasoline powered heaters of any kind are ever allowed to be operated inside your apartment. If a pipe freezes and breaks and causes any damage then the resident of the apartment with the issue will be charged the full costs of repairs. If it is below freezing, please leave a drip at your faucets and the cabinet doors open to allow heat to get to the exterior walls that have water pipes.
  
- 2. **JUST A REMINDER FOR EVERYONE TO ACCURATELY REPORT INCOME!** I will be pulling everyone's EIV reports and seeing who has discrepancies for this year and sending each a letter in regards to money that would be owed due to failure to report income. Most of you do really good at reporting income to me on time, every time, but we have a few who show up on the EIV report that causes us to have to address this every year.
  
- 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.** Starting on July 1<sup>st</sup> residents will be fined \$20.00 for any excess trash and if it is not being "hailed off", this is your 1<sup>st</sup> 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. **Re-Development of the BRHA-** The BRHA is moving forward with the re-development of ALL of our apartments and sites. The city has approved our rezoning request and we are moving forward





with this development and I encourage ALL RESIDENTS to attend the resident meetings if you want to know how this affects all of you. **I AM SCHEDULING THE RESIDENT MEETINGS FOR THE DEVELOPMENT OF ALL OF OUR 48 UNITS OF INCOME-BASED HOUSING AND ADDITIONAL UNITS FOR EVERY 2<sup>ND</sup> THURSDAY OF EACH MONTH. THE NEXT RESIDENT MEETING WILL BE ON THURSDAY, JANUARY 12, 2023 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 throughout 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 of 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.**

- 6. 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.**

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

Thank You  
Traver Aiken  
Executive Director

