



FEBRUARY 2023 RESIDENT NEWSLETTER

February 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”.

**** PLEASE SEE ALL ATTACHED INFORMATION REGARDING UPCOMING INSPECTIONS AND RE-EXAMS FOR THE 2023 YEAR!!!**

- * **Office/Maintenance hours:** Monday-Friday 08:00 a.m.- 04:00 p.m.
- * **Office Closings:** Monday, February 20, 2023 (Presidents’ Day)
- * **Maintenance Closings:** Monday, February 20, 2023 (Presidents’ 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 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 1st residents will be fined \$20.00 for any excess trash and if it is not being "hauled 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 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.

6. **Re-Development NOT moving forward with the Beverly J. Searles Foundation** – The BRHA is **NOT MOVING FORWARD** with the re-development of ALL of our apartments and sites. Unfortunately, the state did not award our application and since the City of Blue Ridge is currently moving forward with very strict re-zoning changes, this will limit and potentially prevent the BRHA or any developer from ever building more affordable/workforce Housing. Land availability is non-existent which means we would have to re-develop our existing units which will require relocations of each household. That process alone will prevent us from accomplishing the BRHA goals due to extreme costs. However, it will not deter me from seeking every possible way to develop and re-develop. Everyone should know that I always have your concerns in my mind when seeking solutions. No one will lose their homes when we develop, we are NOT demolishing our apartments, ever. Please understand this and do not listen to anyone outside this office when it pertains to the BRHA and development. The newspaper has been printing a lot of articles and opinion articles and if you, at any time, have a question or concern if and when we develop, please call ME. I will be letting everyone know if the BRHA decides to move forward with any development. The State did NOT award our 2022 DCA application so the BRHA is currently under NO contractual obligations to any developer and, anything you hear outside of this office is inaccurate and mis-information. Please feel free to attend any monthly board meetings to express your thoughts, opinions and concerns on anything related to the BRHA. The new Board of Commissioners are eagerly working to provide the best for all of our residents and future residents. Please come and meet them if you can!

7. **FIRST FRUITS IN FANNIN ARE OFFERING A “TREE OF LIFE” BIBLE STUDY FOR ALL OF OUR RESIDENTS AND THEIR FAMILIES/FRIENDS. THIS WILL BE OFFERED IN THE BRHA COMMUNITY ROOM LOCATED AT OUR OFFICE ON THE FIRST MONDAY OF EACH MONTH AT 12:00 P.M. FOR A BIBLE STUDY AND FELLOWSHIP. THIS WILL BE ON-GOING AS LONG AS ENOUGH RESIDENTS SHOW UP!**

8. **HOPE FOR THE HUNGRY FOOD BANK IS GIVING OUT FREE GROCERIES ON THE THIRD WEDNESDAY OF EACH MONTH FROM 10:00 A.M. – 1:00 P.M. AT THE MORGANTON AND MOUNTAINTOWN BAPTIST ASSOCIATIONS OFFICE LOCATED AT 64 TAMMEN DRIVE BLUE RIDGE, GA. 30513.**

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

Thank You
Traver Aiken
Executive Director

