



Northeast Georgia Housing Authority

Serving the cities of...Clarkesville, Cleveland, Cornelia, Demorest, Helen, Homer, Toccoa

Housing Happenings

Who's retiring ? Who is coming on Board?



Randy Aldrich received an engraved watch and Gift Certificate from his coworkers in recognition of his years of service to NEGAHA

Upcoming Holidays!!

March 17- St. Patrick's Day

March 20- 1st day of spring

April 13 - Office Closed

April 14 – Good Friday

April 16- Easter

May 29 Memorial Day-
Office Closed

LIFE'S ABOUT CHANGE

It's that day that you spend years working toward and thinking it will never come and when it does all of a sudden you start to think, what will I do every day now to fill my time? Randy has decided to find out what the answer is to that question.

After over 18 years of service with the maintenance department, Randy has decided to retire. That is a vast amount of dedication and knowledge that had benefited everyone he came in contact with on a daily basis.

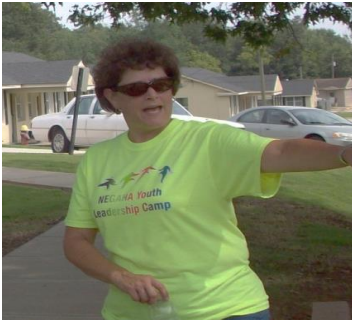
Maybe the day will be filled with taking the wife shopping and waiting long, long hours in the car or on a bench outside the store. A day of fun playing and teaching the grandchildren about vast wonders of life might be a possibility. You can never go wrong with a day of sitting beside the river or lake with a fishing pole and hoping you get a bite, knowing if you do there will be more work involved for you so maybe it might be better to just let the big one get away.

Whatever decision he makes for his individual days, there is no doubt he will be missed by his co-workers and the residents of Northeast Georgia Housing Authority. Our best wishes and prayers go with him for many years of retirement enjoyment!

Saturday, March, 11
clock forward an hour
@ bedtime!



Win a \$25.00
Walmart Gift
Card
Details inside



ARE YOU SURE YOU WANT TO LEAVE US?

We can't begin to tell you how many times over the last few months we have asked Tina this question. She just smiles and says I have other plans. Really ???? Is there anything more important in her life than Housing?

Well evidently there is. She mentions a husband, children, and of course those always important grandchildren. Probably the grandchildren are first on the list.

Most of you know Tina as a funny, playful, and energetic person. We know her as those things, as well as a strong, caring, hardworking individual that has given more to the Housing Authority than anyone can ever be expected to. Not only has she been exceptional in her role as the Resident Services Coordinator, but she is capable of doing any other job in the Housing Management Department. She has been called upon so many times to cover for other positions and has always done it with a smile and positive attitude.

Tina is the person you want as your role model, coworker, and friend. We have all benefitted by knowing her and she will be missed.

Our wish for her is to be happy, have unlimited fun with her family and enjoy many years of life .

Executive Director Says-



Change is the only constant in life. Yet we resist change because of the risk associated with it. In today's society the pace of change is getting tremendously faster, and it will only continue to become even faster.

One change is we now have a new President, Donald Trump, and his new cabinet. One of his new cabinet members is Dr. Ben Carson who is taking over as the head of the Department of Housing and Urban Development (HUD). So, I am certain we will see a few changes in affordable housing.

Also, the Northeast Georgia Housing Authority has had several changes in the past couple of years. The conversion process from Public Housing to

Multifamily Section 8 housing was completed last year. I would like to thank each of you for your support during this long and difficult process. Our staff worked diligently through the ever changing process and I am so grateful for their hard work and dedication as well.

So, I would like to challenge each of you to make a change in your life. Become a better citizen, a better parent, or even a better neighbor. How can you do that? Take pride in where you live, make it a better neighborhood, keep it clean. Play a game with your children instead of playing a game on your phone. Take them to the park or the library. Look around you for opportunities to make your neighborhood a better place to live.

"This country will not be a good place for any of us to live in unless we make it a good place for all of us to live in."
Theodore Roosevelt

From the Housing Management Department



Looking back at 2016 reminds us of so many changes that have occurred in Housing. All of you that lived with us during the last year were a part of the transition from Public Housing to Section 8 Multifamily. We could not have completed this process without your willingness to meet with us and sign numerous documents. Your patience and support during this past year is greatly appreciated.

There are some differences in HUD Rules and Policies for Multifamily but they are minimal and everyone received a packet of information during the transition process that should answer any questions you may have.

If you need some clarification on any matter contact your Site Manager. Please do not depend on a neighbor or friend or any other individual to either get information to us or to advise you on a Housing matter. Your Site Manager has been trained by professionals to give you the correct answers. They should always be the person you reach out to with any Housing matter. If they cannot answer your concerns they will refer you to the proper Housing Staff for assistance.

We have noticed an increase in some matters that basically were in place during Public Housing that seem to have been overlooked since the transition. PLEASE BE SURE YOU ARE FOLLOWING THESE GUIDELINES:

1. Report within 10 days any increases or decreases in your income of \$200 or more per month. (Especially changes in your employment.)
2. Only those persons listed on your lease are to occupy your unit.
3. You must maintain a clean, safe, and healthy unit (inside and outside).
4. Report any illegal activity to the proper Law Enforcement Agency and then to the Housing Authority.
5. There are no assigned parking spaces. Each unit should not take more than one parking space. Guest do not take precedence over residents' parking.
6. Handicap parking spaces are not for general public use.
7. Do Not put Cash in the drop box
8. Report any change in telephone numbers to Housing immediately and insure you have a working voice mail set up. We must be able to contact you.
9. You must maintain utilities at all times. "Pay as You Go" is not acceptable.

PLEASE REREAD YOUR LEASE AND HOUSE RULES TO INSURE YOU ARE AWARE AND FOLLOWING ALL GUIDELINES.

Most of you are also aware of changes in the Housing Department staff over the past year. We have had a number of new faces, and some previous faces, for you to get to know. Hopefully we have been able to serve your needs while training and adjusting to our new roles.

Please welcome our two newest members to Housing Management:



Jessica Tumbeiro is our new Services Coordinator/Assistant Site Manager. She graduated from Piedmont College with a Dual Bachelor's in Arts. She looks forward to serving the residents of the Northeast Georgia Housing Authority. If you see her out and about make sure you stop her to say "Hi".

These two ladies are in the training process and will be out and about in your areas. When you see them please give them a word of encouragement. If what they have done so far is any indication of their abilities we are truly fortunate to have them as members of the Housing Team.



Rikeshe Craft is our new General Clerk/Assistant Site Manager. She is originally from Hartwell, Georgia. She is the mother of two beautiful children. She has recently received her Associate's Degree in Business Technology from North GA Technical College. Keshe is excited to assist and is eager to see your smiling faces enter the office.



Resident Services

Resident Services introduces and links residents with a wide range of programs and services to enhance the quality of life and to encourage upward mobility into the community.

Through vital community partners we are able to provide a variety of education, social and cultural programs, health and wellness screenings and recreational activities designed to assist residents in achieving stability, strength and self-sufficiency.

Keep a LOOK out in the mail for information about your next upcoming Resident Association Meeting

2017 HOUSEKEEPING INSPECTION SCHEDULE

Month	City	Project Name	# Units	City	Project Name	# Units
March			0	Clarkesville Helen	Holcomb St. Apts, All of Helen	42
April	Queen	Queen St. Apts.	50	Cleveland	Bryant Street	24
May	Toccoa Toccoa	Robin Place Audubon Place	65	Cornelia	Cliff Kimsey, Farlinger, Dover	51
June	Toccoa	Mill St., Davis Ave, Ramey Terraces	45	Clarkesville	Richie, Poppy, Daisy, Ridge	58
July	Toccoa	Morgan St & Pl, Ruby, Skyview, Camden	43	Clarkesville	Clearview Habersham, Railroad	27
August	Toccoa	Whitman, Sautee, Grove, Tallullah, Oak, Wood, Diagonal, Argo St	41	Cornelia	Faye/Straight/ Galloway	50
September	Homer	Apartment, Hill St	29	Demorest Clarkesville	Hazel Ave. Ed Carroll, Lockwood	30
October	Toccoa	Circleview, Green Braswell, Argo Pl	42	Cleveland	Cloverdale, Pinecrest, White	30
November	Toccoa	Ridgecrest, Doyle,	36	Cornelia	Sunshine Cir & Apt Dr, Lee St & Lee St Ct	53
December January February	No Routine Housekeeping Inspections scheduled/ Exteriors will be inspected			No Routine Housekeeping Inspections scheduled/ Exteriors will be inspected		

We can help you Earn a GED to get a better job!

Scholarships are available for residents of the
Northeast GA Housing Authority.

Clarks-Cleve-Corn-Demorest-Helen-Homer-Toccoa



Eligibility Requirements:

1. Current resident for 12 months or longer.
2. 16 years of age or older.
3. Enrolled and actively attending GED classes at any of the NGTC Adult Education Centers or certified Literacy Centers.
4. Must earn GED in 1 year or less.

For more information & application call: Resident Services @ the NEGAHA
706-886-9455***1-800-596-1380



A Word from your **Maintenance Team**



FROM THE DESK OF...

WILLIAM DUNSON, MAINTENANCE MANAGER

Spring will soon be here which means grass contractors will be mowing grass. We plan to start the mowing season around the 3rd of April, weather permitting. Some of the responsibilities of the contractors include mowing and trimming grass, blowing grass clippings off sidewalks, deck pads and porches. They also have the option of using grass/weed herbicide around buildings, a/c pads, clothesline posts, etc.

Please make sure your yard is free of rocks, sticks, paper and other debris. Your cooperation in getting your yard ready for mowing and for maintaining your yard will be greatly appreciated and will prevent any charges being added to your account. If maintenance has to pick up trash in your yard there will be a \$25.00 charge, and to pick up cigarette butts in your yard there will be a \$30.00 charge. Please remember even if you are not the one that put trash in your yard, it is still YOUR responsibility to make sure it is picked up. Also, put away your child's toys, bikes, etc.

at the end of the day, do not leave them in the yard, on the sidewalks or driveway areas.

The maintenance department will pick up large items that will not fit inside the dumpster/trash cans at no charge to the resident; the items must be put on the curb. DO NOT put these items out until Wednesday afternoon of each week. Any items picked up on Monday thru Wednesday could result in everyone in the neighborhood being charged a \$30.00 landfill charge. The truck will be around on Thursdays of each week, weather permitting and we are not closed for a holiday. If you have loose items, they must be tied up in a trash bag.

The after- hours maintenance emergency numbers are 706-886-7326 or 1-800-752-8546. Please DO NOT call after hours unless you have a maintenance emergency. Emergencies consist of life threatening and safety requests dealing with the maintenance of your apartment. The office is open 7:30 am to 6:00 pm, Monday thru Thursday for your questions or non-emergency work order requests.

Thank you for your cooperation, and if you have any questions or concerns about the maintenance of your apartment, please feel free to call.



****CAUTION****

CAUTION

***Emergency Bells-** Do not tie the cord up, and the emergency bell switch must not be blocked with furniture, boxes, etc. There is a reason why the cord is just a few inches above the floor-it must be accessible at all times,



even if you fell and could not stand.

***Smoke Detectors/Carbon Monoxide Detectors-**It is against the law as well as a safety hazard to tamper with, remove, remove the battery, disarm or otherwise disturb any fire detector, smoke detector or carbon monoxide detector.

***Aluminum Foil-** Based on the number of fires that are a result

of the use of foil in ovens and on cooktops, we must advise that you may no longer line drip pans, ovens and burners with aluminum foil. You may place foil on a rack below food that is cooking to catch spills. The foil must be several inches away from the food and from the oven element. Please keep foil at least 1 ½” from oven walls to prevent poor heat circulation.



BED BUGS !!

Recently bed bugs infestations have become a serious problem in many housing authorities throughout the Nation. NEGA Housing Authority adopted a bed bug policy in July of 2010, this policy has a lot of helpful information and prevention tips.

Listed below is some general information about bed bugs.

1. Bed bugs can live in any area of the home and can reside in tiny cracks in furniture. They tend to be most common in areas where people sleep and generally concentrate in beds, including mattresses, box springs and bed frames.
2. Bed bugs are most active at night and bite and suck blood on any exposed areas of skin while an individual is sleeping. The face, neck, hands and arms are common sites for bed bugs bites.
3. Fecal stains, egg cases, and exuviae (shed skin) of bed bugs in crevices and cracks on or near beds are suggestive that bed bugs may be present, but only observing the bugs themselves can confirm an active infestation.
4. A professional pest-control company is required to help identify and remove bed bugs from the apartment.
5. Bed bugs live in any article of furniture, clothing, or bedding, so they or their eggs may be present in used furniture or clothing. It is very important that you be very careful about buying or picking up used furniture or clothing at thrift stores, at yard sales, or from your neighbors.
6. They spread by crawling and may contaminate multiple rooms in a home. They may also be present in boxes, suitcases, and other goods that are moved from residence to residence or from a hotel to home. Bed bugs can live on clothing from infested homes and may be spread by a person unknowingly wearing infested clothing.

If you suspect you have bed bugs, please call the maintenance department to schedule an inspection. There will be no charge for the treatments, but you **MUST** do your part as described in the bed bug policy under resident's roles and responsibilities. If you do not fulfill your responsibilities, then you **WILL** be charged for any follow up treatments. If you are not ready on your scheduled treatment day and we have to re-schedule your appointment, you will be charged for the treatment, treatment prices are based on number of bedrooms in your apartment.

January 2017 Newsletter Winners



*Ms. Goldie Marks of
Toccoa Won!*

Congratulations to our winners!

For your chance to win a
\$25.00

Wal-Mart Gift Card

Entries must be received
by

April 10, 2017



*Ms. Kimberly Fields of
Clarkesville won!*

This could be **YOU** enter to **WIN !**

Residents Two winners will receive a **\$25.00 Gift Card From Wal-Mart !**

Answer the following questions, clip out and mail or bring to the Housing Authority office. Two winners will be drawn. The winners will be contacted and announced in the next newsletter!

1. What did public housing transition too? _____
2. Which two employees are retiring? _____
3. What does the Housing Authority ask you not to put in the drop boxes? _____
4. How much will you be charged if maintenance has to pick up trash in your yards? _____
5. What are three things you should be cautious of? _____
6. Name one area that has housekeeping inspection in August? _____
7. What day do you turn your clock ahead 1 hour? _____
8. What meetings can you attend monthly to help you connect with your neighbors and gain informative information? _____
9. What informative packet is every resident given that covers housing rules, policies and guidelines?

Bonus: This is not in the newsletter but information you are given at every recertification and lease signing.

10. How many times can your utilities be disconnected before your lease can be terminated? _____

**Northeast Georgia
Housing Authority**

**437 South Pond Street
P O Drawer J
Toccoa, GA 30577**

**706-886-9455
1-800-596-1380
Fax : 706-886-0268
TDD : 706-886-0318**

