

August 2019



# Northeast Georgia Housing Authority

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

## Housing Happenings

<http://www.negahousingauthority.com>

*Did you know, you were reading a 2x award winning Newsletter?*

NEGAHA won the Large Authority Newsletter award at the 2019 Annual Southeastern Regional Council (SERC-NAHRO) Annual Conference.



**Resident participation raffle. Check out the Prizes!**

**Details inside.**

Riddle: Name five days of the week without saying: Monday, Tuesday, Wednesday, Thursday, or Friday?

Answer from last newsletter: A Piano.

Win a \$50.00..... Gift card  
Details inside

# From the Housing Management Department



## TENANT INFORMATION



### Rent Payment

Rent is due the 1<sup>st</sup> day of each month.

It is considered late

after 5:30 pm on the 5<sup>th</sup> calendar day of each month. A \$5.00 late fee will be added on the 6<sup>th</sup> day of the month and \$1.00 added each additional day the rent remains unpaid during the month it is due. Late payments will not be accepted more than three (3) times in a twelve month period, after the 3<sup>rd</sup> time a dispossession warrant will be taken through the county magistrate's court. Payments offered after the dispossession action and before a writ of possession has been obtained shall be accepted with court costs, one time only in a twelve month period. Rent may be paid by personal check, money order, in person, by mail or through our drop box located at the main office located at 437 S. Pond St., Toccoa, GA 30577. **Cash will not be accepted.** We strongly encourage you to take advantage of the ACH debit authorization to ensure your rent is paid on time each month. If you mail your rent, please ensure that it is mailed to P.O. Drawer J, Toccoa, GA 30577. The postmark must show it was mailed one day in advance of the 5<sup>th</sup> calendar day to avoid late fees.



### Inspections

Inspection of apartments shall be performed at the time a new resident moves into an apartment, at any time an inspection is deemed necessary or an emergency, at the time a resident moves out of an apartment, and annually for all apartments according to an adopted schedule. All Occupancy related inspections shall be performed by the Site Managers or other person designated by the Director of Housing Management.



### Changes: Income/Family Composition

An interim recertification will be processed if the tenant reports:

1. A change in family composition;
2. An increase in a family's cumulative income of \$200 or more a month;
3. An increase in allowances (e.g., number of dependents, a new disability assistance expense); Most decreases in income
4. A change in citizenship or eligible immigration status of any family members.

All changes must be reported within ten (10) days.

### Yards, Porches and Parking Lots

The Lease and House Rules with Northeast Georgia Housing Authority states that you are responsible for keeping your area free of

litter and debris and animal waste. This includes parking lot areas used by you and your visitors.

You may not store indoor furniture, exercise equipment or motorized riding toys, etc.. on your porch or in your yard. In order for us to maintain a uniform, clean look at our



properties, only outdoor furniture and plants will be allowed on your porch.

Yards, roofs, and parking lots found with trash, litter, grease, cigarette butts, bottle caps, etc. will receive

a charge of \$40.00. Animal waste found in the yard is also considered waste and fees may be charged to your account.

Vehicles found parked on the grass areas of your unit will be charged with the cost to restore the lawn with grass. **PLEASE REFRAIN FROM PARKING ON THE GRASS.**



### Curbside Service

Furniture which is not being used or any other household item

that cannot go in the garbage must be placed on the curb on Wednesday after 6:00 pm, so that it can be picked up and carried to the landfill on Thursday. If furniture or any other item is placed on the curb any day other than Wednesday after 6:00 pm, it will be picked up and you will be charged a landfill fee.

### Trash Receptacles

Dumpster and/or trash receptacles are made available at each site for use by Residents only. It is your responsibility to use the trash cans properly by putting household trash in bags tied securely

making sure the trash can has the lid put on it and the dumpster door is closed to keep animals out. Do not leave trash outside the dumpster. Do not leave trash on your porches. If any household bags of trash are found left on porches or in the yard beside the porch or in front of any trash receptacles you will receive a yard cleaning charge. Keeping our community clean is our priority.

### Vehicles

There shall be no maintenance or repairs performed on any vehicle on the premises. This includes, but not limited to, jacking up a vehicle, changing oil or other fluids, changing brakes or any other work of a maintenance nature.



There is no assigned standard parking spaces as general parking is first come, first serve.

Vehicles that do not properly display a valid license plate, that are not in running condition, and/or do not have fully inflated tires will be towed, at the expense of the resident or vehicle owner, without advance notice.

### CMD/ Smoke Alarms



Management will maintain an operational smoke and carbon monoxide detector in every apartment. The resident **MUST** not tamper with, remove the battery, disarm, remove or otherwise disturb any fire detector, smoke detector or carbon monoxide detector. Violation of this provision is punishable by law and will result in charges to your account and/or may result in termination of your lease.



## A word from your **Maintenance Team**



### Looking for that sparkling shine!

This works amazing! Just let it sit for a little bit and everything wipes right off, hardly any elbow grease required 😊

#### HOMEMADE OVEN CLEANER

1/4 cup dish soap

1/2 cup lemon juice

1 cup vinegar

1 1/4 cup water

Shake gently to combine ingredients, spray in your stove. Let sit for a little bit and voila, a brand new looking stove!!!!



*Tell a friend, friend signs lease, and you get rewarded \$100. Your name must be listed on application as the referral in order to receive money. No exceptions !*

Thank you for your cooperation. If you have any questions or concerns about the maintenance of your apartment, please feel free to call us. The maintenance office is open 7:30 am to 6:00 pm, Monday thru Thursday for your questions or to request a work order, please call us @ 706-886-7326 or 1-800-752-8546. We do not work on Friday-Sunday. Please DO NOT call after hours or Friday-Sunday unless it is a true EMERGENCY. A TRUE EMERGENCY is one that endangers life, safety, or damage to property.







## 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

**Northeast GA Housing Authority is proud to announce Anna Jackson as a 2X Scholarship Winner!**



Anna won \$2,000 as the 2019 NEGAHA Scholarship winner.  
and

She won a trip to Jekyll Island and \$1,500 as one of the recipients of the Georgia Association of Housing and Redevelopment Authorities (GAHRA) Adult Scholarship WINNER!

We would like:

To take the time to say---Thanks to all of you who take---The time to cause a better day.

Thanks for keeping your home so clean ---Thanks for picking up trash ---Thanks for paying your bills on time ---And thanks for recertifying in a flash.

We may not always do or say---The things you want us to---But thanks for understanding that---The Law guides what we do.

Your deeds reflect the pride you have---By how you plan your day.

So NEGAHA would like to extend to you our gratitude,  
by giving you this winning chance.

## Resident Participation Raffle:

### How to get your tickets ?

- ✓ Pay your rent on time.
- ✓ Come to your scheduled recertification appointment.
- ✓ Come to your monthly Resident Association Meeting (RAM).

*If your name is in the raffle, you have the chance to win.....*

### Prizes: (You will have 16 chances to win)

☆ Room Darkening Curtains, 2-Pack, 52 x 63 Inch Long.

☆ 7-Piece Bed-In-A-Bag Full/ Queen Comforter and sheets.

☆ Bissell Zing Canister Vacuum Cleaner

☆ 6 piece Bathroom Accessory Set



☆ 83 Pc Kitchen Cookware, Utensil Combo Set

☆ 15 Piece Bathroom Rug, Shower, Towel Set

☆ Microfiber Spray Mop

☆ \$75 Walmart gift card

☆ \$50 Amazon gift card



**The Drawings will be held December 1<sup>st</sup>.**

## May 2019 Newsletter Winners



*Kathryn Randall!*

**Congratulations to  
our winner!**

For your chance to win a  
\$50.00

Wal-Mart Gift Card

Entries must be received  
by

October 1, 2019

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

**Residents:** A winner will be chosen to receive **a \$50.00 Gift Card From Wal-Mart !**

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

\*You will not be eligible to win, if you have won within the last 12 months.

1. What is your answer for the riddle? \_\_\_\_\_
2. What are the names of the organizations which offered the Scholarships?  
\_\_\_\_\_
3. What is the name of the program you can receive \$100 for?  
\_\_\_\_\_
4. What kind of things can you win in the raffle?  
\_\_\_\_\_  
\_\_\_\_\_
5. How can you win \$50? \_\_\_\_\_

Resident Comments:

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