



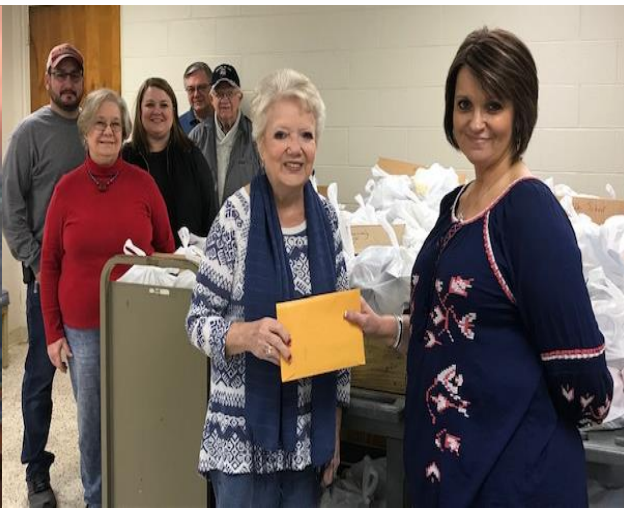
# Northeast Georgia Housing Authority

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

## Housing Happenings

<http://www.negahousingauthority.com>

*Thank you,* to all who worked on the decorations and preparation for the



Festival  
of Trees  
We did not  
win the  
contest, but  
NEGAHA was  
able to give

\$162.00 donation to the Food 2 Kids program

Food 2 Kids provides food for students in Stephens Co. who have been identified as going hungry over the weekends. Each student receives a bag every Friday that contains enough food for all their meals and snacks over the weekend.

The cost is \$275 per child for an entire school year.

To donate contact Lucy Davis 706-201-1871

Riddle: How can you burn an apple, blueberry, rose and pumpkin without leaving any ashes but retaining the smell of it?

Answer from last newsletter: Your Breath.

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



**FAIR MARKET RENTS - 2020 HUD**

	OBR	1BR	2BR	3BR	4BR	5BR
<b>BANKS COUNTY</b>						
FAIR MARKET RENTS	570	587	668	862	946	
<b>HABERSHAM COUNTY</b>						
FAIR MARKET RENTS	479	536	703	949	952	
<b>STEPHENS COUNTY</b>						
FAIR MARKET RENTS	491	494	651	939	1130	
<b>WHITE COUNTY</b>						
FAIR MARKET RENTS	566	570	718	949	973	

\*When assistance is terminated for a tenant with subsidy, the tenant must pay the fair market rent ( per the HUD Occupancy Handbook 4350.3).


**NEGAHA is partnering  
with Hearts for Families  
to support the Safe  
Homes campaign.**

*“Parents and the community working together  
to create a safe, healthy, drug-free  
environment for all youth.”*


Complete your SAFE HOMES™ Pledge here...

Simply request using  
Messenger on your Smart Phone

Text  
**HEARTS**  
to **33222** to get started.



Message and data rates may apply.



**Or contact NEGAHA Resident Services @  
706-886-9455 to get the pledge, today.**

Welcome our new  
Occupancy  
Coordinator, Ashton  
McSpadden!



A



# word from your Maintenance **Team**



## MAINTENANCE INSPECTION LIST

**Emergency Inspections** are conducted when a housing employee and/or agent has reason to believe that an emergency exists within the housing unit.

**Preventative Maintenance Inspections** will be scheduled and must be performed not less than once per year. The purpose of these inspections will be to detect and correct physical defects and to detect lease violations. This inspection checks weatherization; checks for plumbing leaks; all requirements of the Uniform Physical Condition Standards as established by HUD; and provides an opportunity to perform other minor servicing that extends the life of the unit and its equipment.



Note:

- (1) Residents are expected to pay for repairs and replacement not attributable to normal "wear and tear".
- (2) On annual inspections, both the maintenance and housing management departments may charge for repair and replacement.

**Random Inspections** will be conducted as the need arises. Pest Control: The pest control contractor will notify the maintenance department of housekeeping or safety problems. The maintenance department will contact the housing management department for the housekeeping corrections. The maintenance department will address all safety problems immediately.

**FILTER CHANGES:** The maintenance department will generate a work order for any maintenance deficiencies they find while changing filters. The maintenance problem shall be resolved at the time of the filter change, if possible. If housekeeping problems are noted, then they will notify the housing management department for resolution.



**REPAIR:** The maintenance department will generate a work order for any maintenance deficiencies they find while making any repairs in the unit. The maintenance problem shall be resolved at the time of the other repairs, if possible. If housekeeping problems are noted, then they will notify the housing management department for resolution.

*Welcome our new  
Maintenance Mechanic,  
Kevin Foster.*



# You Ask We Answer

## ☆ *What should I do if I leave my apartment for the holidays?*

Set your thermostats at about 58-60 degrees. You may want to leave one lamp on, also. You may want to ask a trusted person you know how long you will be gone and ask them to keep an eye out while you are gone. Even if you are home in extremely cold weather, open up your kitchen cabinet doors so that heat can get to the pipes to help keep them from freezing. Please remember that you are responsible for taking all necessary precautions to prevent freezing pipes during times of inclement weather.

## ☆ *What are some of the things that I can do on the outside of my apartment for the winter?*

One of the best things you can do is to remove any water hoses from the outside water faucet or hose bibb. This will prevent freezing of the hose bibb because the hose holds or traps water. This should prevent freezing of the hose bibb and having maintenance staff to bust out the brick for repair and possibly save you from a charge. Also, go ahead and dispose of any old plastic flower pots or seasonal garden supplies that you know you will not be using next spring.

## ☆ *What to do with my food scraps and grease?*

Do NOT throw them over a fence or out the back door or over the bank. For grease, use an extra grease bottle that the grease came in and when your old grease starts to get cool, put it back in one of those bottles with a small funnel. When it gets full you can just throw out the bottle in your household garbage or dumpster. As for food scraps, small amounts of scraps or bones can be put in a plastic bag and stored in the refrigerator until the trash pick-up day comes or you can throw it into the dumpster. This will help prevent rats, bugs, dogs and other pests getting in your trash.



## ☆ *What about paper or trash that blows, or someone else throws into my yard?*

As per your lease, you are responsible for keeping your yard clean and this will also prevent a charge to your account.

## **RESIDENT ON-DEMAND SERVICE**

This category of work refers to all resident generated work requests that fall into no other category. These are non-emergency calls made by residents seeking maintenance service. These requests for service cannot be planned in advance or responded to before the resident calls.

It is the policy of the Housing Authority to complete these work requests within two (2) calendar days. However, unless the request is an emergency or entails work that compromises the habitability of the unit, those requests will not be given a priority above scheduled routine and preventative maintenance. By following this procedure, the Housing Authority believes it can achieve both good resident service and a maintenance system that completes the most important work first and in the most cost effective manner.

### **\*\*Maintenance will bring a camera for possible photos\*\***

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**

## Resident Participation



**Valeria Scott**  
Bissell Vacuum Cleaner



**Daniel Richie**—  
\$50 Amazon Gift Card



**John Jarrett**—  
Microfiber Spray Mop



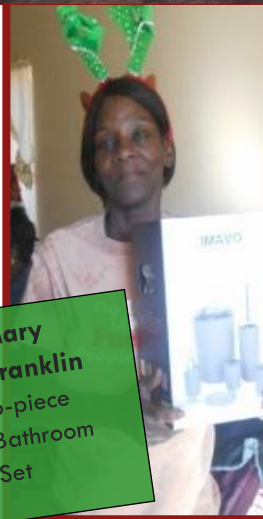
**Eva Moore**—  
\$75 Walmart Gift Card



**Larry Fisher**—  
Room Darkening  
Curtains



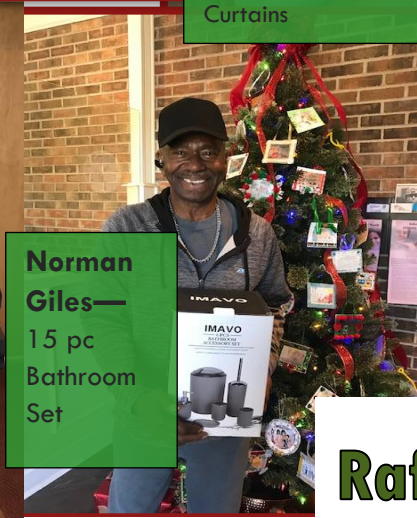
**Sondra McCarthy**—  
15 pc Bathroom Set



**Mary Franklin**  
6-piece  
Bathroom  
Set



**Samantha Neal**—  
83 Pc Kitchen Set



**Norman Giles**—  
15 pc  
Bathroom  
Set



**Barbara Black**—  
\$75 Walmart Gift Card

## Raffle Winners

# GAHRA

2020

GEORGIA ASSOCIATION OF  
HOUSING AND REDEVELOPMENT



## ADULT SCHOLARSHIP PROGRAM

### THREE ACADEMIC AWARDS

\$2,500.00    \$2,000.00    \$1,500.00

### FOUR TECHNICAL/VOCATIONAL AWARDS

\$2,500.00    \$1,500.00    \$1,000.00    \$1,000.00

#### WHO CAN APPLY?

1. Current residents with at least 2 years of residency in Federally assisted housing (public housing or Section 8) or as a recipient of residence through the Community Development Block Grant Program.
2. In good standing (no lease violations) with their Housing Authority or Community Development Agency.
3. Must have earned high school diploma or GED at least **1 year ago**.
4. Must **currently** be enrolled in a full or part time undergraduate course of study at an accredited two- or four-year college, university or vocational/technical school.
5. Must "NOT" have previously been awarded a GAHRA scholarship.

## High School Student Scholarship Program



### Academic Awards

\$5,000/\$2,500    \$2,500/\$1,500 – Don McGlamory Memorial Award  
 \$1,500 – SERC    \$1,000 – SERC continuing scholarship/  
 \$1,000 – continuing GAHRA scholarship

### Technical/Vocational Awards

\$2,000/ \$1,500/ \$1,000

#### WHO CAN APPLY?

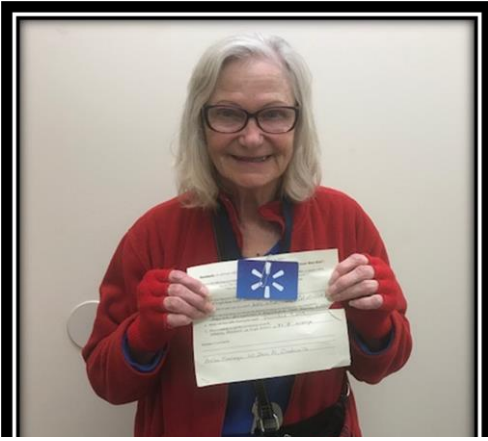
1. Residents of Federally assisted housing (includes public housing and Section 8 housing) for at least two years or a recipient of assistance through the Community Development Block Grant Program.
2. Graduated or expected to graduate from High School in 2019-2020 school year.

For APPLICATIONS AND MORE INFORMATION call Resident Services@ 706-886-9455.

Complete applications are due no later than

**March 05, 2020.**

## November 2019 Newsletter Winner



*Evelyn Hastings!*

**Congratulations to  
our winner!**

For your chance to win a  
\$50.00

Wal-Mart Gift Card

Entries must be received  
by

April 1, 2020

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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.

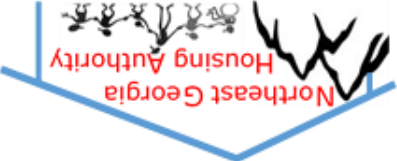
1. What is the answer to the riddle? \_\_\_\_\_
2. What is fair market rent? \_\_\_\_\_  
\_\_\_\_\_
3. When are you charged for maintenance repairs? \_\_\_\_\_  
\_\_\_\_\_
4. Who is eligible to win the Scholarship award? \_\_\_\_\_
5. What is the deadline for submitting the Scholarship application(s)? \_\_\_\_\_

Resident Comments:

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P. O. Drawer J  
Toccoa, GA 30577  
706-886-9455  
1-800-596-1380  
TDD: 706-886-0318