

HOUSING HAPPENINGS



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Did you know???

May is named after Maia, the Greek goddess of growth and spring.

The birthstone for May is the emerald, symbolizing love and success.

May is known for having more flowers in bloom than any other month in many parts of the country.

The zodiac signs for May are Taurus (April 20–May 20) and Gemini (May 21–June 20).

Mother's Day is celebrated on the second Sunday in May each year.

The May birth flowers are the lily of the valley (symbolizing sweetness and humility) and the hawthorn flower (symbolizing hope).

More weddings take place in May than almost any other month—it’s considered a very lucky time to get married!

Memorial Day falls on the last Monday in May and honors those who died while serving in the U.S. military.

It’s one of only three months that never begins or ends on the same day of the week as any other month in the same year.

Executive Director’s Message – May 2026

As we welcome the month of May, I would like to take a moment to share several important reminders and updates to help keep our community safe, clean, and enjoyable for all residents.

First, our **annual inspections** will be taking place this month. These inspections are an important part of maintaining the quality and safety of our homes. We appreciate your cooperation during this time and encourage everyone to ensure their units are clean, accessible, and in good condition. Your efforts play a major role in the success of these inspections and in maintaining the high standards of our community.

With warmer weather now here, we are also focusing on the **overall appearance of our property**. We ask all residents to help by keeping the exterior areas around your units neat and free of clutter. This includes properly disposing of trash, avoiding the accumulation of personal items outside, and helping us maintain a clean and welcoming environment for everyone.

As **mowing season** is underway, please remember to keep personal belongings, toys, and other items off grassy areas so our maintenance team can safely and efficiently care for the grounds. This helps prevent damage to personal property and allows us to keep our landscaping looking its best.

We have also noticed an increase in the use of **sidewalk chalk**. While we encourage creativity and outdoor activity, we ask that chalk only be used in appropriate areas such as sidewalks and not on building surfaces, stairwells, or other structures. This helps prevent damage and reduces unnecessary cleaning and maintenance.

Another area of concern is **trash disposal around dumpsters**. Please ensure that all trash is placed inside the dumpsters and not left on the ground. Proper disposal helps prevent pest issues, unpleasant odors, and keeps our community clean for all residents.

We would also like to remind residents that **working on vehicles in parking areas or pads is not permitted**. This includes repairs or maintenance that may create safety hazards, spills, or clutter. If you have questions about what is allowed, please contact the office for clarification.

Additionally, please do not tamper with or misuse **fire extinguishers** or other safety equipment. These are in place for emergencies and must remain accessible and in proper working condition at all times.

We understand that this is a lot of information, but each of these items plays an important role in maintaining a safe, clean, and respectful living environment. By working together and following these guidelines, we can continue to make our community a place we are all proud to call home.

As always, if you have any questions or need assistance, please do not hesitate to contact the office. We are here to help and appreciate your continued cooperation.

Thank you for your time, your efforts, and your commitment to our community.

Sincerely,
Stephanie Thatch, Executive Director
Executive Director



HOUSING MANAGER'S CORNER

Community Matters

Take Care of Small Issues Early

If something in your unit doesn't seem right—such as a small leak, outlet issue, or appliance not working properly—please report it to the office right away. Waiting too long can turn a small issue into a bigger repair.

- Report maintenance concerns as soon as possible
- Do not attempt major repairs yourself
- Emergency issues should be reported immediately

Keep Your Information Updated

It's important that your file stays current and accurate.

Please notify the office if you have any changes to:

- Employment or income
- Phone number or contact information
- Household members or emergency contacts

Failure to report changes may result in compliance issues, so when in doubt—check with the office.

Safety Reminders

Your safety is a top priority. Please take a moment to check the following:

- Smoke detectors are working and not tampered with
- Stove and cooking areas are kept clear
- Electrical outlets are not overloaded
- Hallways and exits inside your unit are clear

If you notice anything unsafe, report it immediately.

Access to Units

There will be times when management or vendors need to enter units for inspections, pest control, or maintenance.

- To help avoid any issues:
- Make sure pets are secured
- Keep pathways inside your unit clear
- Be aware of scheduled notices

Failure to allow entry or access may result in non-compliance.

Being a Good Neighbor

We appreciate everyone doing their part to keep the community a great place to live:

- Keep noise at a reasonable level, especially in the evening
- Be respectful of shared spaces
- Clean up after yourself and your household
- Address concerns respectfully or contact the office for assistance
- Communication is Key

If you receive a notice, have questions about your lease, or are unsure about a policy, please contact the office.

We are here to help and would much rather assist early than address problems later.

Thank you for doing your part to keep our community safe, clean, and a positive place to live!



May 2026

Sun

Mon

Tue

Wed

Thu

Fri

Sat

					1 RENT IS DUE	2
3	4	5	6 RENT IS LATE, LATE FEES WILL APPLY	7 BED BUG INSPEC- TIONS (THOSE THAT HAVE IT WILL BE NO- TIFIED)	8 TRASH DAY— PATRICK MANOR	9
10 	11 ANNUAL INSPEC- TIONS BLUFF, ECHO, OAK- CREST, TERRACE, DALTON, & WAL- NUT	12 ANNUAL INSPEC- TIONS BLUFF, ECHO, OAKCREST, TERRACE, DAL- TON, & WALNUT	13 ANNUAL INSPEC- TIONS BLUFF, ECHO, OAKCREST, TERRACE, DAL- TON, & WALNUT	14 PEST CONTROL— GROUP D	15 TRASH DAY— PATRICK MANOR	16
17	18	19	20	21 BED BUG INSPEC- TIONS (THOSE THAT HAVE IT WILL BE NO- TIFIED)	22 TRASH DAY— PATRICK MANOR	23
24	25 	26	27	28 PEST CONTROL— GROUP E	29 TRASH DAY— PATRICK MANOR	30
31						

Pest Control Update



Pest control will be performed per the schedule below:

- **Routine pest control services** will take place during the **2nd and 4th weeks** of each month.
- **Bed bug inspections** will occur during the **1st and 3rd weeks** of each month. You will be notified in advance if your apartment is selected. Typically, each unit will only receive a bed bug inspection **once or twice per year**. There is no set schedule for inspections, but an **Orkin representative will be on-site once each week**.

In addition to this, the groups receiving pest control this month are listed on the corresponding days on the calendar, if you have any questions regarding this, do not hesitate to reach out to the office. The schedule changes have been a learning curve for all of us.

During all pest control and bed bug inspections, a **Housing Authority employee will accompany the Orkin representative**, just as we have done in the past and housekeeping inspections will be done at this time as well.

We appreciate your **patience and cooperation** during this transition. We believe this change will improve services and be **beneficial for our community**.

Thank you for your understanding and support!

Maintenance Memos

- **MAINTENANCE SUPERVISOR**—For any questions regarding maintenance, mowing, repairs (other than routine work orders), etc. the direct line for our Maintenance Supervisor, Chad Koons is 870-202-5223, please feel free to call him during normal working hours, after hours calls will not be answered.
- **ITEMS ON GROUNDS** - Please remember that toys, bikes, scooters, and other personal items should not be left unattended on common grounds, sidewalks, or in hallways. Items left out may create safety hazards or block walkways. If personal items are left unattended, maintenance will pick them up, and tenants may be charged \$30.00 to retrieve them. We appreciate your help in keeping our community safe and accessible for everyone.
- **STAIRWELLS FOR 2 STORY BUILDINGS** - We've noticed that the stairwells in our two-story units are starting to get cluttered, and some items, like bikes, are being stored underneath them. Please remember:
 - ⇒ **No items should be stored under stairwells.** Bikes should be placed in the bike racks provided for your convenience.
 - ⇒ **Keep the area clean:** Dispose of cigarette butts, trash, and any other debris in the proper receptacles.
 - ⇒ Stairwells are part of your community's safety infrastructure—keeping them clear helps prevent accidents and makes it easier for everyone to move safely.
 - ⇒ Let's work together to keep our building clean, safe, and welcoming for all residents!
- **MOWING SEASON**—Spring has arrived, and that means our landscaping team will be busy keeping lawns neat and beautiful. Please help us by keeping personal items, toys, or garden decorations off the grass. Also, could prevent you from a charge, if items are left in the lawns, we will pick them up and you could be charged to get them back, not to mention if one of your items tears up a mower, you could be responsible for the cost of repair. This helps our crew work safely and ensures your lawns stay looking their best!

Sincerely,

Maintenance



Please remember!!!

Don't forget!!! Rent is due by the 5th of the month, every month. If it is not paid by the 6th, you will receive a \$5.00 late fee, then it will be an additional \$1.00 for every day late after that. If you see that you are going to be late and there is NO WAY around it, please come in and sign a rent extension so that we know what is going on. This is very important!!!

****You are only allowed 3 rent extensions each year****

WANT TO PAY YOUR RENT ONLINE?

Go to :

pha1320.com

Set up your account here and you can also receive text updates and emails about important dates and events.

RATHER BE SET UP ON BANK DRAFT?

We can do that too, Just contact Aleena or Stephanie at the office, 870-892-9278.

HAVE A FACEBOOK ACCOUNT?

Look us up

[@pokeyhousingauthority](https://www.facebook.com/pokeyhousingauthority)

[@Patrickmanor](https://www.facebook.com/Patrickmanor)

Parking Areas & Vehicle Policy Reminder

As we move into the warmer months, we have seen an increase in residents spending time outdoors and around the property. While we understand and appreciate the desire to take care of personal vehicles, we have recently experienced a growing number of concerns regarding **vehicle repairs and activity in the parking areas**. We would like to take this opportunity to remind **everyone of the established rules and why they are important for the safety and functionality of our community**.

Per **Rule #21 of the Rules and Regulations**, all vehicles kept on the premises must be **operable and currently licensed** at all times. This ensures that parking spaces are used appropriately and that non-working vehicles do not take up limited parking availability needed by other residents.

Additionally, **vehicle repairs are not permitted on the property without prior written consent from management**. This includes, but is not limited to, activities such as changing oil, working on engines, or performing mechanical repairs in parking spaces or common areas. These types of activities can create safety hazards, including spills, debris, and potential damage to the property. They can also limit access to parking areas and create inconvenience for neighboring residents.

We would also like to remind everyone that **each resident must display an office-issued parking permit** and park **only in their assigned numbered space**. Parking is limited, and cooperation from all residents is essential to ensure that everyone has access to their designated space. Parking in another resident's assigned space, or allowing guests to do so, can lead to unnecessary conflicts and disruptions within the community.

These policies are not in place to create hardship, but rather to **maintain a safe, clean, and organized environment** for all residents. Parking areas must remain accessible for emergency vehicles, free from hazards, and orderly so that everyone can safely come and go.

If you find yourself in need of vehicle repairs, we encourage you to seek off-site locations that are properly equipped for that type of work. If there are special circumstances, you may contact the office to discuss your situation and request written approval when appropriate.

We appreciate your understanding and cooperation in helping us address this issue. By following these guidelines, you are contributing to a safer and more respectful community for everyone.

If you have any questions regarding parking, vehicle requirements, or the rules and regulations, please do not hesitate to contact the office.

Thank you for your attention to this matter and for doing your part to keep our community running smoothly.

Fire Extinguisher Reminder!

For your safety, each unit is equipped with a **fire extinguisher** provided by the housing authority. These extinguishers are an important safety feature and must remain in proper working condition at all times.

Please remember:

- Fire extinguishers **must remain on the provided brackets** in their designated location.
- They **should not be moved, removed, or tampered with** for any reason.
- Do **not cover or block** access to the extinguisher.
- Extinguishers are to be used **only in the event of a fire emergency**.

Keeping fire extinguishers properly placed and accessible ensures they can be used quickly in an emergency and helps us maintain compliance with safety regulations.

If you notice any issues with your extinguisher, please contact the office immediately. Thank you for helping us keep everyone safe!

Lemon Chicken & Veggie Skillet

Ingredients (serves 4):

- 2 boneless, skinless chicken breasts (cut into bite-sized pieces)
- 2 tablespoons olive oil
- 1 zucchini, sliced
- 1 cup cherry tomatoes
- 1 cup broccoli florets
- 2 cloves garlic, minced
- Juice of 1 lemon
- 1 teaspoon Italian seasoning
- Salt and pepper to taste

Optional: cooked rice or pasta for serving

Instructions:

1. Heat olive oil in a large skillet over medium heat.
2. Add chicken, season with salt, pepper, and Italian seasoning, and cook until browned and cooked through (about 6–8 minutes).
3. Add garlic and cook for 1 minute until fragrant.
4. Toss in zucchini, broccoli, and tomatoes. Cook for another 5–7 minutes until veggies are tender.
5. Squeeze fresh lemon juice over everything and stir well.
6. Serve warm on its own or over rice or pasta.

📌 **Tip:** Add a sprinkle of parmesan cheese or fresh herbs like parsley for extra flavor!

If you have a favorite recipe, you would like to have added to our monthly newsletter, please email them to me at sthatch@pha1320.com or bring them to the office, we would love to add your recipes!



Annual Inspection Notice

This is an important notice to all residents of **Manor Place (Bluff, Echo, Oakcrest, Terrace, Walnut, and Dalton Streets)** regarding upcoming **Annual Inspections**.

Inspections are scheduled to take place on:

May 11, 2026 – May 13, 2026

Time: 8:00 AM – 3:30 PM each day

These inspections are required and are an essential part of maintaining the quality, safety, and compliance of our community.

Please note the following important information:

- **You do NOT have to be home** during the inspection. Management and authorized personnel will enter your unit to complete the inspection if you are not present.
- **Inspections will NOT be rescheduled.** All units must be ready during the scheduled inspection dates.
- Due to the large number of units (**145 total**), we are **unable to provide specific dates or times** for individual unit inspections. Your unit may be inspected at **any time during the three-day period**.

We strongly encourage all residents to take time prior to the inspection to ensure your unit is ready. This includes:

- Checking for any **maintenance issues** that may need attention and reporting them to the office as soon as possible.
- Ensuring your unit is **clean and accessible** for inspection.
- Making sure all areas of the unit can be easily entered, including around appliances, bathrooms, and utility spaces.

Preparing your unit in advance helps the inspection process go smoothly and allows us to address any concerns efficiently.

These inspections help us maintain safe, quality housing for all residents, and your cooperation is greatly appreciated. If you have any questions or need to report a maintenance issue prior to the inspection dates, please contact the office as soon as possible.

Thank you for your attention to this matter and for your continued cooperation in helping us maintain our community.

Seasonal Reminders: Keeping Our Community Clean & Safe

As we move into the warmer months, we would like to share a few important reminders to help keep our community clean, safe, and enjoyable for everyone.

Mowing Season is Approaching

Our maintenance team will soon begin regular mowing and landscaping. Please ensure that all personal items, toys, and other belongings are removed from grassy areas. This allows our team to work safely and efficiently while keeping the property looking its best.

Sidewalk Chalk Use

We understand that sidewalk chalk can be a fun activity, especially for children. However, it has recently been used on building surfaces, which is not permitted. **Sidewalk chalk is allowed on sidewalks only**—not on buildings, stairwells, or any other structures.

Please be advised that if this issue continues, **sidewalk chalk may be prohibited on the property entirely**. We appreciate your cooperation in helping us maintain the appearance of our buildings.

Dumpster & Trash Reminder

We have recently noticed an increase in **large items being left outside of dumpsters**. This is not allowed. All trash must be placed **inside the dumpsters** to prevent pests, odors, and unsightly conditions.

If you have large or bulk items, please contact the office for guidance on proper disposal. Leaving items outside the dumpster is a violation of community rules and may result in further action.

Water Use & Prohibited Items

As temperatures rise, we understand the desire to cool off; however, please remember that **swimming pools, slip and slides, sprinklers, and similar water activities are not permitted on the property**. Pocahontas Housing Authority is responsible for the water bill, and unauthorized water use can significantly increase costs.

These guidelines are in place to ensure fairness, safety, and the overall upkeep of our community. We appreciate your cooperation and efforts in helping maintain a clean and respectful environment for all residents.

If you have any questions regarding these reminders, please contact the office. Thank you for doing your part!

May Word Search

Can you find them all?



Dr.Strange
Editor
Dodgeball
Celebration
June

Summer Job
Principal
Gala
Vacation
Recipes
Yearbooks

Parking Lot
Grad Cap
Asian
Pacific
Mental Health
Royals

Bucket List
Art Show
Lance
Seniors
Beaches