



Housing Happenings



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June Folklore

1. If June is sunny, the harvest will come early.
2. In June, when there is no dew, it indicates rain.
3. A cold and wet June spoils the rest of the year.
4. June, damp and warm, does a farmer no harm.
5. A good rain in June sets all in tune.
6. The north wind in June blows in a good rye harvest.
7. A wet June makes a dry September.
8. If it rains on June 27th, it will rain for seven weeks.
9. Calm weather in June sets corn in tune.

June

The month of June is probably named after Juno, the wife of Jupiter, and queen of the gods (Hera in Greek mythology). It was held sacred to her, and was thought by the Romans to be the luckiest month for marriage, since Juno was the Goddess of Marriage. Wherever the goddess went she was attended by her messenger Iris (the Rainbow), who journeyed so quickly through the air that she was seldom seen, but after she had passed there was often left in the sky the radiant trail of her highly-colored robe.

Juno is always represented as a tall, beautiful woman, wearing a crown and bearing a scepter in her hand, and often she is shown with a peacock at her side, since that bird was sacred to her. A story is told of one of her servants, Argus, who had a hundred eyes, only a few of which he closed at a time. Juno sent him to watch over a cow which Jupiter wished to steal, for it was really a beautiful girl named Lo, whom Jupiter had transformed.

Mercury was sent by Jupiter to carry off Lo, and by telling long and wearisome stories to Argus at last succeeded in lulling him into so deep a sleep that he closed all of his eyes. The god then seized Argus's own sword and cut off his head. Juno was very sad at the loss of her servant, and gathering up his hundred eyes scattered them over the tail of the peacock, her favorite bird.

PEST CONTROL



Pest control will be for Upper Terrace, Walnut & Dalton. Staff will be wearing personal protective equipment for you safety and theirs. We will be resuming the housekeeping inspections and the \$25 gift card for the cleanest apartment. THE WINNER FOR Bluff, Echo & Oakcrest is Wendy Manis. CONGRATULATIONS AND KEEP UP THE GOOD WORK.

Tenants Corner!!

I am hoping to start a new column in the newsletter and I hope you will help! I would like to hear what you have to say! If you have a recipe, a story, a shout out, a complaint, or just anything general that may be on your mind, please submit it and I will get it in the newsletter! If you do not want me to use your name, it will be anonymous and if you want your name in, I will put it in! Just email me or drop them off at the office! Please no profanity.

KIDS SAY THE DARNDEST THINGS

“Mommy, I know that you have wear a t-shirt so you can cover up your milk makers!” 6 year old girl

“My mouth doesn’t want to be quiet!” 3 year old girl

“You are pretty good mom today! Congratulations!” 6 year old girl

“Daddy are you going to get handsome or are you wearing that?” 4 year old boy

“Now Memaw, Mom or I can’t throw any fits while we’re in Old McDonald’s or else the workers will kick us out okay?” 3 year old girl

“My dad used to be rich, but then he married my mom!” 8 year old boy

Thanks for the submission!!

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 Kelly 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)

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

JUST SOME REMINDERS

I just wanted to remind everyone that there are times that you will have to sign certain paperwork. The annual recertification, interim recertification and the occasional lease violation. When these things are mailed to you, please sign and return where it is marked and get them back to the office as soon as you can so that they can be put in your file. The recertifications especially, we have to have copies of that paperwork in your file for our auditors. We do get in trouble when we don't have the signed paperwork in there. When I mail these things out, I usually give you a copy to keep and it is marked "KEEP" and there is a copy for you to sign and return and they are marked "SIGN AND RETURN". For those who don't drive, I put a self addressed, stamped envelope for you to return by mail what is to be returned to make it easier for you. Please see that you get this returned in a timely manner.

I also wanted to talk about planting flowers, plants etc., in the grounds. You are NOT allowed to do this. If you would like flowers or plants, **THEY MUST BE IN A POT**. You cannot plant flowers or plants in the ground because it voids our termite contract and treatment. Please do not plant anything in the ground.

It has been noticed by staff and other tenants that people have been throwing scraps or garbage out in the yards. Please do not do this either. That attracts stray animals, wild animals and bugs. Please keep all trash in a trash bag in your can or in your storage room in a bag. Please don't be throwing garbage and waste out in the yard. When we know who is doing it, they will be charged for it being picked up and will receive a lease violation.

I would like to apologize for the mix up on last months calendar with the pest control day. I made the mistake of putting it on the calendar a week later than it was supposed to be. I did correct that issue this month.

We would like to thank our residents for being great about keeping your units clean and trying to keep the yards cleaned up. It really helps the maintenance staff when they mow. We would like to keep the curb appeal here as pretty as we can, and every little thing helps that you do.

Ingredients

2 c. shredded chicken
 3/4 c. barbecue sauce
 1 (18 oz) bag tortilla chips
 3 c. shredded cheddar
 1 c. crumbled Cotija
 1 c. pickled jalapenos
 1/2 small red onion, thinly sliced
 1 avocado, thinly sliced
 Freshly chopped cilantro, for garnish

Directions

1. Preheat oven to 400° and line a large baking sheet with foil. In a large bowl, toss chicken with barbecue sauce.
2. Layer half the chips, cheddar, Cotija, chicken, pickled jalapenos and onion. Repeat.
3. Bake until cheese is melty and nachos warmed through, 15 minutes.
4. Top with avocado and cilantro before serving.



EXTRA INFORMATION

To provide safe and sanitary housing for our residents, we just have a maintenance procedure in place. All work orders received will be performed in the following order:

- 1. Emergencies**—Refers to a response to conditions that pose an immediate threat to life, facilities, health and/or safety of residents and/or Housing Authority property. Emergency conditions must be responded to immediately and corrected or abated within 24 hours. Some examples of emergencies are: fire of any nature (in this case the tenant should call 911); gas leaks (in this case the tenant should call Summit 1-800-992-7552); missing or inoperable smoke detector (maintenance may ask questions about this and walk you through correcting the issue when possible); broke water lines causing a flood (not just a drip); electrical fault with visible sparks or over heating; complete loss of power (only if the surrounding units still have power); dangerous structural hazards; loss of air conditioning in elderly buildings; sewer/toilet back up (maintenance may walk you through ways to correct this issue over the phone if possible); heat not working if the temperature is expected to be below 35 degrees; frozen water lines in the winter time; natural disasters; door or windows busted or broken to the point they are not secure (if bodily harm is present please call 911). If a tenant is locked out of the apartment and it is after normal business hours there will be a minimum of \$30 charge to the tenant.
- 2. Urgent**—Refers to items that if not repaired pose a potential threat to life, facilities, health and/or safety of residents. Urgent items must be corrected/abated within 48 hours of notification. Samples of this would include, refrigerator not working; no hot water' cracked window' air not working in the summer; heat not working in the winter.
- 3. Unit Turnover**—Refers to the maintenance/cleaning of a unit to make unit ready for occupancy.
- 4. Routine**—Most of the work that is not classified as an emergency, urgent or preventative would be classified as routine. Routine work order examples are screen door repair; changing light bulbs; slow drain; dripping faucet; and general maintenance items.
- 5. Preventative Maintenance**—Refers to work conducted as part of the property's annual PM Program such as: changing the air filter; servicing water heaters; servicing heat/air units; pest control; etc.
- 6. Other**—Refers to work orders that do not fall into any other category such as special projects around the property: painting rails; cleaning parking pad; pressure washing buildings; etc. Most of these work orders are done on an as needed basis.

AFTER HOURS WORK ORDERS

FOR ALL AFTER HOURS EMERGENCY WORK ORDERS ONLY!!

CALL 870-892-9278 AND FOLLOW THE PROMPT

Pocahontas Housing Authority is open Monday-Thursday from 7 am to 4:30 pm and Friday's 7 am to 3:30 pm. Any work order called in after these hours must fall into the Emergency category above or they will not pre performed until the next business day. Should you call in a non-emergency work order after hours, you may be charged for the call, so if the work can wait until the next working day, please wait until then to call it in or you can place in on the website for tenants at pha1320.com. **ONLY EMERGENCIES CAN BE CALLED IN AFTER NORM WORKING HOURS!!**

NEW RESIDENT CHARGE LIST



Charges will be applied if resident repairs are deemed abuse or neglect by the resident and/or their company in accordance with Section 11 of your signed lease agreement.

Repair/Item	Resident cost
<input type="checkbox"/> Screen Repairs	Screen wire \$5.00 ft., plus cost of repair to frame (if necessary)
<input type="checkbox"/> Front, back door glass, & all windows	Cost of outside repairs
<input type="checkbox"/> Door Locks (per apartment)	\$115.00
<input type="checkbox"/> Replacement Key	\$15.00
<input type="checkbox"/> Appliance Bulb	\$3.00
<input type="checkbox"/> Light Bulb	\$5.00
<input type="checkbox"/> Pickup garbage, toys, or other items not stored properly, furniture, etc.	\$30.00 minimum
<input type="checkbox"/> Replacement of damaged ceiling fan	\$80.00
<input type="checkbox"/> Damaged or broken light fixture	\$5.00-\$80.00 depending on the light
<input type="checkbox"/> Smoke Alarm	\$30.00-\$65.00 depending on smoke alarm
<input type="checkbox"/> After hours lock out	\$30.00 minimum
<input type="checkbox"/> Refrigerator or stove Damage due to tenant neglect	Cost of new Refrigerator or stove
<input type="checkbox"/> Move Outs	Cleaning & repairs will be charged at the cost of labor and materials to repair.
<input type="checkbox"/> Unauthorized painting	Charges will be according to time and materials to repaint or repair it.
<input type="checkbox"/> Sewer stop ups due to neglect (wipes, feminine products, paper towels, toys, etc. placed in toilet)	\$30.00 minimum depending on time and labor costs
<input type="checkbox"/> Vehicle towing	Owner's expense
<input type="checkbox"/> Planting veggies, flowers, plants etc. in the ground	\$30.00 minimum
<input type="checkbox"/> All other charges due to tenant neglect will be at the cost of labor and materials.	Will vary



DOHELGEASTERPWL
 RDVUGARDENSEOEI
 TIHBMZPAYXIBLDB
 FXFTCMRMDBPOLDL
 RFFPWXIAMUIREIU
 ESLHSAPNIOANNNE
 SNUOKPKLGWTLGS
 HBJNWDRIABYILSK
 ALDPNEJONNIDNOY
 IOOICYREUGTRAGN
 ROGCCQPDSCUJDYA
 JMWNVRGACZIPNSS
 WIOIMOOVYBNDGH
 HNOCRMFWKSIRGZL
 KGD SWARMINGS LUG

JUNE 2022

Sun

Mon

Tue

Wed

Thu

Fri

Sat

			1 RENT DUE TRASH DAY TERRACE WALNUT DALTON	2	3 TRASH DAY FOR PATRICK AND RIVERSIDE	4
5 LAST DAY TO PAY RENT	6	7 TRASH DAY ECHO, BLUFF OAKCREST	8 TRASH DAY TERRACE WALNUT DALTON	9	10 TRASH DAY FOR PATRICK AND RIVERSIDE	11
12	13	14 TRASH DAY ECHO, BLUFF OAKCREST FLAG DAY	15 TRASH DAY TERRACE WALNUT DALTON	16 PEST CONTROL FOR UPPER TERRACE, WALNUT & DALTON	17 TRASH DAY FOR PATRICK AND RIVERSIDE	18
19 	20	21 TRASH DAY ECHO, BLUFF OAKCREST	22 TRASH DAY TERRACE WALNUT DALTON	23	24 TRASH DAY FOR PATRICK AND RIVERSIDE	25
26	27	28 TRASH DAY ECHO, BLUFF OAKCREST	29 TRASH DAY TERRACE WALNUT DALTON	30		