



Housing Happenings



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May Folklore

*A dry May and
leaking June Make
the farmer whistle a
merry tune.*

*A snowstorm in
May is work a wag-
onload of hay.*

*Among the chang-
ing months, May
stands confessed
the sweetest, and in
fairest colors
dressed!*

*-James Thomson,
Scottish poet (1700-
48)*

*Oh! Fragrant is the
breath of May in
tranquil garden
closes, and soft yet
regal is her sway,
among the spring-
tide roses.*

*-William Hamilton
Hayne, American
poet (1856-1929)*

SHOUT OUT FROM THE TENANTS!

I have a couple of shout outs from some tenants that did not get in last months newsletter! A tenant, Carol Lloyd, at Patrick Manor wanted me to give a Shout Out to Ben Wicker! She said the day after the ice storm her and her neighbor were stuck in the house because their walkways were covered with ice. So Ben came to see his mother and took a shovel to break up the ice before could put ice melt down. It was also the day before trash day and he went around the entire circle and pulled everyone's trash can out to the curb. He did all of this after working a 22 hour shift that day! She wanted everyone to know little things go a long way!!

Virginia (Wendy) Manis wanted to praise maintenance for their hard work as well!!

We thank you for the submissions and we would like for you to keep them coming!! I may not get them in that month, but I will get them in, I Promise!!

PEST CONTROL

Pest control will be for Bluff, Echo & Oakcrest. 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 Lower Terrace is Tara Franklin, THE WINNER FOR Patrick is Linda Lehrmann & THE WINNER FOR Riverside is Ada Shocklee! CONGRATULATIONS AND KEEP UP THE GOOD

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.

I have a submission from a tenant who wishes to remain anonymous.

“This tenant would like to start out by saying, my husband and I have been tenants here for several years and we have loved our time here. That being said, in this tenant’s honest opinion, we could all make it even better. If we all pitched in and did our part. With this being said, all the trash laying everywhere has made the landscaping and curb appeal no so appealing. It doesn’t take anymore time to pick up trash on the ground, as it does to throw it down. If you see trash, pick it up! If you are one throwing it down, then you may be part of the problem. This tenant also understands children sometimes tend to just throw their trash on the ground. Kids will be kids, but in this case please explain to them if we throw away our trash then this facility would be a much more appealing place to live. Please don’t throw your trash on the ground! If you see it, pick it up. If we all do our part, you will be surprised how much more beautiful these apartments will be!”

Sincerely

Concerned Tenant

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)

SPRING

D O H E L G E A S T E R P W L
 R D V U G A R D E N S E O E I
 T I H B M Z P A Y X I B L D B
 F X F T C M R M D B P O L D L
 R F F P W X I A M U I R E I U
 E S L H S A P N I O A N N N E
 S N U O K P K L G N W T L G S
 H B J N W D R I A B Y I I S K
 A L D P N E J O N N I D N O Y
 I O O I C Y R E U G T R A G N
 R O G C Q P D S C T U I D Y A
 J M W N V R G A C Z I P N S S
 W I O I M O O V Y Y B N D G H
 H N O C R M F W K S I R G Z L
 K G D S W A R M I N G S L U G

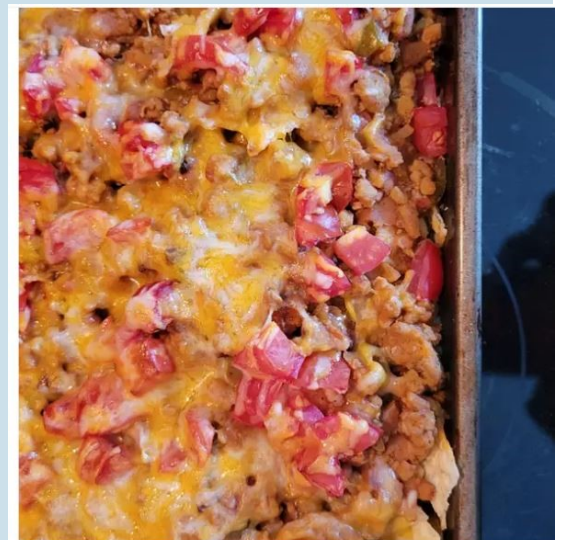
HUMMING BIRDS	GRADUATION	SPROUTING	RAINY DAYS
SUNNY DAYS	PLANTING	WAKING UP	FRESH AIR
BLOOMING	WEDDINGS	FLOWERS	DOGWOOD
GARDENS	WARMING	BLUE SKY	PICNICS
POLLEN	REBORN	MOWING	EASTER
PROM			

Ingredients

Cooking Spray (like Pam)
 1 1/2 lbs ground beef
 1 c chopped onion
 1/2 c water
 1 pkg taco seasoning
 1 can refried beans
 1/2 c salsa
 1 sm can sliced black olive
 1 sm can diced green chiles
 15 taco shells broken up
 2 c shredded cheese

Directions

1. Preheat oven to 375°. Spray 9x13 baking pan with cooking spray
2. Cook ground beef and onions in a skillet over medium heat until beef is browned, 7-10 minutes; drain grease. Stir in water and taco seasoning; cook stirring often, until thickened, about 2 minutes. Add refried beans, salsa, olives and green chiles. Cook and stir over low heat until ingredients are warmed through, about 3-4 minutes.
3. Place half of the taco shells in the bottom of the baking dish. Pour half of the ground beef mixture; sprinkle with half of the cheese. Repeat with remaining taco shells, ground beef mixture and cheese.
4. Bake in the preheated oven until cheese is melted and bubbly, 20 to 25 minutes.



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 be 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 it on the website for tenants at pha1320.com. **ONLY EMERGENCIES CAN BE CALLED IN AFTER NORMAL 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
 SNUOKPKLGNWTLGS
 HBJNWDRIABYILSK
 ALDPNEJONNIDNOY
 IOOICYREUGTRAGN
 ROGCCQPDSCUJIDYA
 JMWNVRGACZIPNSS
 WIOIMOOVYBNDGH
 HNOCRMFWKSIRGZL
 KGD SWARMINGS LUG

MAY 2022

Sun

Mon

Tue

Wed

Thu

Fri

Sat

1 <i>RENT DUE</i>	2	3	4	5 <i>LAST DAY TO PAY RENT</i>	6 <i>TRASH DAY FOR PATRICK AND RIVERSIDE</i>	7
8	9	10 <i>TRASH DAY ECHO, BLUFF OAKCREST</i>	11 <i>TRASH DAY TERRACE WALNUT DALTON</i>	12	13 <i>TRASH DAY FOR PATRICK AND RIVERSIDE</i>	14
15	16	17 <i>TRASH DAY ECHO, BLUFF OAKCREST</i>	18 <i>TRASH DAY TERRACE WALNUT DALTON</i>	19	20 <i>TRASH DAY FOR PATRICK AND RIVERSIDE</i>	21
22	23	24 <i>TRASH DAY ECHO, BLUFF OAKCREST</i>	25 <i>TRASH DAY TERRACE WALNUT DALTON</i>	26 <i>PEST CONTROL FOR BLUFF, ECHO & OAKCREST</i>	27 <i>TRASH DAY FOR PATRICK AND RIVERSIDE</i>	28
29	30 <i>OFFICE CLOSED</i>	31 <i>TRASH DAY ECHO, BLUFF OAKCREST</i>				