



Pocahontas Housing Authority
Income based housing

Housing Happenings



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APRIL POEMS

*April cold with
dripping rain*

*Willows and lilacs
brings again*

*And trumpet-
lowing of the
heards.*

*-Ralph Waldo Em-
erson (1803-82)*

*Oh, how fresh the
wind is blowing!*

*See! The sky is
bright and clear,*

*Oh, how green the
grass is growing!*

*April! April! Are
you hear?*

*-Dora R. Goodale
(1866-1953)*

APPRECIATION

We would like to take this time to thank you!! We really appreciate all the work that has been done by you with your apartments and the yard. We know that it is hard sometimes to keep a house, work, take care of little ones. We appreciate all that you do to help us make this place a great place to live.

We want you to feel at home with us here at Pocahontas Housing Authority. We also want you to know that you have a right to have a place where you can live comfortably, safely and with dignity. We also want you to know that we are very happy that you chose us!

We would also like for you to understand that our policies and rules and regulations have not been established to restrict your lifestyle. They are designed so that you and your neighbors can enjoy a peaceful and quiet community.

We want you to know that if you have any issues of any kind, please call our office and we will be happy to help you as best as we can.



IMPORTANT NOTICE!!!

Pest control will be for Lower Terrace, Patrick and Riverside Manor. Staff will be wearing personal protective equipment for you safety and theirs. We will be re-suming the housekeeping inspections and the \$25 gift card for the cleanest apartment. THE WINNER FOR Upper Terrace, Dalton & Walnut St. is Carlotta Craig! CONGRATULATIONS AND KEEP UP THE GOOD WORK.

JUST SOME REMINDERS!!

It is about to mowing time again! Please keep your area around your house picked up. Put yard toys, bikes, lawn chairs, bbq grills, etc. put up in your storage building or on your back porch neatly. Watch your children when they are mowing, they cannot hear them and it could be very dangerous for the children if they ran up on them or followed them around while they are mowing or weed eating. When it gets hot in the summer they come in early to start mowing early so they can hopefully get done before it gets too hot, so we apologize for the early hour that they start. We have to keep them safe as well as keep the grounds looking good.

You are allowed to have small kiddy pools for your little ones to play in this summer, but there are some rules that go with that. The pools must be picked up EVERYDAY. Do not leave them out over night. If you do that, it kills the grass where the pool is and is a breeding ground for mosquitos! We have plenty of those, we do not need anymore. We do not allow water sprinklers as at all.

Sanitary wipes, sanitary napkins, grease, toys, paper towels, diapers, puppy pads and food. What do all of these things have in common? THEY DO NOT GO DOWN THE DRAIN OR THE TOILET!!! Throw them all in the trash and take the trash out on trash day. These things cause big clogs in our drainage and sewer system. These big clogs cost big money and it will start costing you if it does not stop. We will start charging for back-ups and clogs if it is found that you are responsible.

Trash day, if you are on Terrace, Walnut or Dalton, your trash day is Wednesday. Your trash goes out NO EARLIER THAN TUESDAY NIGHT! If you are on Oakcrest, Bluff or Echo, your trash day is Tuesday. Your trash goes out NO EARLIER THAN MONDAY NIGHT! Please do not set your trash out any earlier than what is suggested. Animals get into that trash, and the people that trash belongs to, leave it lay for us to pick up. Not anymore. You need to pick up your own trash if any is out on the ground after trash pick up.

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)

Baked Corned Beef and Cabbage

Ingredients

4 1/2 lbs corned beef brisket
5 black peppercorns
1/2 tsp garlic powder
1 onion, peeled and left whole
2 bay leaves
1 pinch salt
1 small head cabbage, cored and cut into wedges
6 large potatoes, quartered
4 large carrots, peeled and sliced
1/4 cup chopped fresh parsley
2 tbsp butter

Directions

1. In a 6 quart Dutch oven, place the beef brisket, peppercorns, garlic powder, onion, bay leaves and salt. Fill pan with water to cover everything plus one inch. Bring to a boil and cook for 20 minutes. Skim off any residue that floats to the top. Reduce heat to a simmer and cook for 2 to 3 hours, until meat can be pulled apart with a fork.
2. Once meat is done, add cabbage, potatoes and carrots, pressing them down into the liquid. Simmer for an additional 15 minutes or until the potatoes are tender. Skim off any oil that comes to the surface. Stir in the butter and parsley. Remove the pot from the heat.
3. Remove meat from the pot and place onto a serving dish and let rest for 15 minutes. Also remove the vegetables to a bowl and keep warm. Slice meat on the diagonal against the grain. Serve meat on a platter and spoon juices over meat and vegetables.



If you can carry your trash out to the curb and carry your can back to your apartment, you can pick up what trash is out on the ground.

Parking is another reminder that needs to be discussed again. Every resident has A numbered spot. **ALL GUESTS HAVE TO PARK IN VISITOR PARKING.** We do know that it is a little inconvenient on Bluff, Echo and Oakcrest, but that is nature of the beast. When those apartments were built back in the 60's, there were not a lot of drivers or cars, let alone 2 vehicles per household, so parking was not 1st on the design and layout list. Please work with us and have your guests park anywhere else except numbered spots, red zones or spots that can block others. We are going to start issuing 1 ticket and after that, the vehicle **WILL BE TOWED.**

Warmer weather means school will be out soon and children will be running around everywhere. Please watch your children and watch out for children. Residents on Oakcrest please do not let your children play around parked cars. They should not be anywhere near the cars anyway. We have had many complaints of cars being scratched by the children left alone outside and left to their own devices. We understand there is not a play area over there for them to go to, but again that was not part of the design and layout for those apartments. Please be outside with your children and keep them away from cars, the streets, and away from danger. If you cannot be out with them, make them stay in until you can go out and watch them, or tell them they are not allowed to be out of your yard. Keep an eye out for them. I understand they are hyper and excited and it is hard to stay couped up inside all day, they get antsy and need to run off some energy, that if fine, that is what they do, just watch them.

On a better note, we are very proud of our residents, because as a whole we think you are really great! The housekeeping has been excellent. We want to thank you for the effort that we know it takes to do this. We want to thank you for choosing to live here. We know it may not be your first choice, but we are supposed to be a stepping stone, to help you get to your first choice. We are happy to do that. We don't want you to think that we just complain about things and are not grateful for you. We are, and we don't want a few bad apples to ruin the bunch. You really are the **BEST RESIDENTS IN RANDOLPH COUNTY!!**

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

APRIL 2022

Sun

Mon

Tue

Wed

Thu

Fri

Sat

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