

FULTON HOUSING AUTHORITY

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Newsletter

April 2017

Reminder

Your rent **MUST** be paid by **April 7, 2017**, or an extension form filled out by 5:00pm to avoid a \$15.00 late charge being added to your account.

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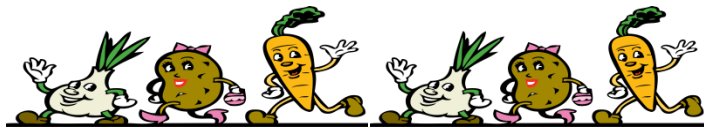
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Flowers & Veggies



The Housing Authority will again be purchasing flowers and vegetable plants for residents to purchase at a reduced price. Each household may purchase up to (12) four packs of plants for 25¢ for each pack. We are going to try things a little different this year. Flowers will be at the community center and available for purchase starting on **Monday, April 10, 2017, at 2pm**. If there continues to be a need, more flowers will be purchased for distribution. Check with the FHA office to see about additional days for distribution. Plants and flowers may be purchased with cash. No check or money order needed.



Yard Waste

As you are cleaning up your yards for spring, please do **NOT** put yard waste in plastic trash bags. The office has paper sacks (no cost for residents) that can be used for leaves, weeds and small sticks. Larger limbs and branches can be placed beside the dumpster for pick-up along with the paper yard waste sacks.



Important Phone #'s

FHA Office 642-7611

After Hours Maintenance

Emergency ONLY 220-1407

Non-Emergency

Police 592-3100

Police Tips Hotline 592-2474

Lt. Bill Ladwig, FPD 826-0219

Ofc. A.J. Cramer 544-6359

Garret Animal Shelter 642-7443

The Maintenance Emergency Phone is to ONLY be called for after Hour Maintenance Emergencies. – DO NOT

use the Emergency after hours number to report issues like sinks stopped up or the A/C not working or dogs running around (Dog issues should be reported to the Fulton Animal Shelter or if you are locked out of your unit.

For Maintenance issues that can wait until morning, please call the office number 642-7611 after hours and leave a voice mail message – we will process your work order first thing in the morning.

Going Smoke-Free

“Every child deserves to grow up in a safe, healthy home free from harmful second-hand cigarette smoke,” HUD Secretary Julian Castro.

The U.S. Housing and Urban Development (HUD) has announced that public housing developments in the U.S. will now be required to provide a smoke-free environment for their residents. The new policy prohibits lit tobacco products (cigarettes, cigars or pipes), and hookas, in all living units, indoor common areas, administrative offices and all outdoor areas within 25 feet of housing and administrative office buildings.

Since 2009, HUD has strongly encouraged PHAs to adopt smoke-free policies in their buildings and common areas, a policy many private housing developments already have in place. During this time, more than 600 PHAs and Tribally Designated Housing Entities (TDHEs) have adopted smoke-free policies. Through HUD's voluntary policy and local initiatives, more than 228,000 public housing units are already smoke-free. Once fully implemented, the smoke-free rule would expand the impact to more than 940,000 public housing units, including more than 500,000 units inhabited by elderly residents and 760,000 children living in public housing.

The CDC estimates cigarette smoking kills 480,000 Americans each year, making it the leading preventable cause of death in the United States. In addition, smoking is the lead cause of fire-related deaths in multifamily buildings. HUD's smoke-free rule will protect the health of public housing residents by reducing the health risks associated with tobacco use and exposure to secondhand smoke.

Everyone deserves the right to breathe clean air. While there will be challenges along the way, everyone will benefit from smoke-free multifamily housing!

Reminder: If you moved in after November 2012, you moved into a smoke-free unit and should not be smoking in your home.

Bring your questions, comments or concerns to an informational question and answer session in the Community Center Board room regarding the new

Smoke-Free policy.

April 7, 2017 @ 2:30pm

Spring is a wonderful time....

The weather turns warmer and everyone can be outside more. It is also a perfect time to clean up around your unit and get rid of things that have accumulated over the winter.

As a reminder to everyone – Per your FHA Lease and the Fulton Admission and Continued Occupancy Policy (ACOP): Housekeeping Standards: "... Tenant is required to abide by the standards set forth below. ...

- v. Outside the Apartment: Resident shall apply these standards where such area is under Resident's control and, in all cases, Resident shall take no action inconsistent with these provisions.
 - a. **Yards**; should be free of debris, trash and abandoned cars. Exterior walls should be free of graffiti.
 - b. **Porches** (front & rear) should be free of hazards. Any items stored on the porch shall not impede access to the unit.
 - c. **Steps**, (front & rear) should be clean and free of hazards.
 - d. **Sidewalks**; clean and hazard free.
 - e. **Storm doors**; should be clean with glass or screens intact.
 - f. **Parking lot**; should be free of abandoned cars. There should be no car repairs in the lots. ...
 - j. **Utility Room**; should be free from debris, motor vehicle parts and flammable material." Nothing should be blocking the outside door to the Utility Room.

ACOP: page 136 "4. Housekeeping: Residents whose housekeeping habits pose a non-emergency health or safety risk, encourage insect or rodent infestation, or cause damage to the unit are in violation of the lease."

So what does all of this mean????

Please make sure the area around your unit is clean, neat and free of trash, debris and graffiti (chalk drawing on the brick building is considered graffiti) Items should not be stored outside around your unit, this includes: tires, lawn mowers, extra wood or pallets, appliances, containers that can collect/hold water, toys, animal cages, etc.... All extra items should be stored with in your storage unit.

ONLY furniture designed for outside use is to be kept on porches or in yards.

Gasoline or any flammable or explosive substances, or gasoline powered equipment is not to be stored, inside the dwelling unit, storage shed or on the porch.

Beginning April 5th, FHA Staff will be inspecting all outside property areas and "tagging items" that are posing a risk, encouraging infestation or may cause damage to the unit. Tenants will be given an opportunity (date deadline) to address and resolve any issues. Areas will be re-inspected, per the tenant lease, and issues that continue to remain are lease violations and possible grounds for termination. Tenants can dispose of any unwanted items (no charge) by placing them in the dumpster. Large items and appliances can also be disposed of during the City of Fulton Spring Clean Up during the week of April 24 to 28, 2017 (only during this week) for no charge by placing them next to the dumpster. See additional information in this newsletter.

Mowing should be underway or will be shortly. ALL grass mowing is to be done by FHA and/or its contractor. Any issues with mowing should be addressed to the FHA Office and not the workers mowing or the Contractor. All items MUST be picked-up out of the grass and moved to the porch or sidewalk area for mowing. This includes bicycles, toys, lawn furniture, dog stakes - cables/chains, etc.... Note: Tenants are responsible for any damage caused to the mowing equipment because of items left in the yard areas.

You should contact your TV service provider if you have wires/cables above ground in your yard. FHA and the mowing company is not responsible or liable for any damage caused to these wires.

Because the city water park is FREE and within walking distance for most residents, FHA is not allowing any type of swimming pools, slip'n'slides, etc... Please insure there is no standing water around your unit, as this becomes a breeding area for mosquitoes and is a safety hazard.

Please contact the FHA Office if you have any questions or concerns.

Dear Fulton Housing Authority Residents:

The annual maintenance self-inspection is scheduled for April 24 – 28, 2017

This is to inform you that the Annual all FHA Property inspection will be conducted during the week of April 24 – 28, 2017. The inspection will be conducted daily from 8:00 a.m. until 5:00 pm. One hundred percent of all properties will be inspected. You need not be home for the inspection.

The inspector will be escorted by an employee of the Fulton Housing Authority. Please be prepared. We will be in your residence only a short time. The deficiencies noted will be addressed as soon as possible. Health and Safety Issues will be addressed within 24 hours.

Please be sure to have your pets properly secured as we will inspect every room in your unit.

Important things to check:

- Each room MUST have 2 exits available. Please remember that windows and doors CAN NOT be blocked, even partially blocked by furniture and items. Blocked exits are a safety hazard and can restrict exiting in an emergency situation.
- All cords, including electrical, telephone and television cables, etc... cannot be strung across the floor in areas where you walk as they are a trip hazard and safety violation.
- Smoke detectors must be connected and operable. It is a \$25.00 fine for any smoke detector that is found to be disconnected or the battery removed.

Residence should be clean and neat. Please make sure sinks do not have standing water in them and items should not be left on stove burners as this could be a fire hazard.

FHA Staff

Bulk Trash Pick-up Week

This is your chance to dispose of those large items that you no longer need... **at no charge to you!** The City of Fulton will have trucks stop daily at all housing dumpsters.

Nothing should be sticking out of any dumpster. Large items like couches, dressers, etc. may be placed beside the dumpster. Televisions should be placed inside the dumpster.

If tenants have appliances, washers or dryers, please call the Housing Office before April 18, 2017 so you can be added to the list for a special pick-up. Specific details will be provided to residents having washers/dryers that need to be disposed of.

This is only good for the week of April 24, 2017 through April 27, 2017. So, take advantage of this no charge opportunity because when the week is over...FHA will charge YOU to remove these items.

Community Events

Good News

Wednesdays after school

4pm – 5pm

Community Center Multi-Purpose Rm
Activities for kids after school. Grades K-5.

Easter Egg Hunt

Saturday, April 8, 2017

1pm-6pm

Veteran's Park Whitlow Shelter, Fulton

Auto Club Mafia and Classic Whips will be hosting a FREE Easter Egg Hunt for the kids! Please come out and join us! We will have prizes, candy and lots of fun for the entire family. Special guest appearance by Biker's Against Child Abuse (BACA) and the Easter Bunny!

2017 Business EXPO/Job Fair

Wednesday, April 12, 2017

10am – 2pm

Mueller Hall, Westminster College

An opportunity for Chamber of Commerce members to showcase their businesses, products, services and employment opportunities to the communities.

"Do you know your rights?"

Thursday, April 20, 2017

6:30pm

Fulton City Council Chambers

A fair housing seminar hosted by the Fulton Human Rights Commission. Eric Krekel, Director of Investigative Operations for the Missouri Commission on Human Rights will be the featured speaker. He will talk about fair housing protections.

SERVE Senior Expo

Thursday, April 20, 2017

8:30am – 2pm

Callaway Christian Church

Visit the largest grouping of business and organizations that provide services to those 50 and over in Central Missouri. This year, we're adding 5 crafter booths, so you can shop. This year we're also adding outdoor vendors. This is a big deal in Callaway County every year, so we'll see you there. PS: Don't forget all the freebies and giveaways!

Reminder:

Pets: Now that the weather is getting warmer, more people will be out walking their animals or leashing them outside to enjoy the sun for a while. Please remember, the FHA Pet Policy states: "A separate pet waste removal charge of **\$25.00** per occurrence shall be charged to owners who fail to remove pet waste in accordance to these rules." The pet policy also states that bodily waste of the animal shall be cleaned up daily by the owner. Please be respectful of your neighbors and clean up after your pets. It will help to keep everything smelling fresher and everyone's shoes cleaner.

Also, inside your unit, litter boxes are to be changed at least twice weekly and owners must separate pet waste from litter at least once a day.

