

# FULTON HOUSING AUTHORITY



350 Sycamore St, Fulton, MO 65251 - PH: (573)642-7611 Voice/TDD - Fax: (573)642-4260 - Web: [www.fhamo.org](http://www.fhamo.org)  
Newsletter May 2017



is here... is coming!!

Parents remember you are responsible for watching your kids when they are outside playing and riding bikes. Please be very careful and drive slowly when driving through the family sites and watch out for kids at play. Children should not be playing in the street or parking lot areas. Let's keep those kiddies safe!



## Reminder

Your rent **MUST** be paid by **May 5, 2017**, or an extension form filled out by 5:00pm to avoid a **\$15.00** late charge being added to your account. An additional **\$35.00** will be added if not paid by **May 19, 2017**.

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## Play Areas are for everyone to enjoy.

There have been numerous complaints of damages to our play areas caused mostly by unsupervised children. Trash left lying around is unsightly and holes dug in the ground can be dangerous. Parents, please take part in teaching your children to have pride in their home and its surroundings which includes the play areas. Damages to FHA property can be costly and repairs may be charged to those who have damaged it. So please enjoy, play and take pride in your home and the area around it.



## **DUMSTERS...EW WWW!**

Have any idea what's in them? Cans with sharp edges? Dirty needles? Broken glass? Bacteria? Dirty diapers? Had your tetanus shot? Please tell your kids to not play in or around them! Don't go through other people's garbage! Also, if it's in the dumpster, it's the property of the City of Fulton.

### Important Phone #'s

FHA Office	642-7611
After Hours Maintenance	
<b>Emergency ONLY</b>	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 & Animal Control	642-7443

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The result of the All Property Inspection which was held during the week of April 24<sup>th</sup> to 28<sup>th</sup> is very important to the Fulton Housing Authority.

Issues affecting safety will be addressed first by Maintenance. After those issues have been corrected, maintenance will repair other items as time and money permit.

If we do not have an open tenant requested work order, letters will be mailed – giving you a two (2) day notice that FHA staff will enter your unit to complete the repair.

Remember, there will also be a graded inspection done by HUD this summer. This will be done during the week of June 12<sup>th</sup> to 16<sup>th</sup>.

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## what is a bully?

A **bully** is someone who uses force, threats, or coercion to abuse, intimidate, or aggressively dominate others. The behavior is often repeated and habitual.

The FHA defines bullying as repeated inappropriate behavior, either direct or indirect, whether verbal, physical or otherwise, conducted by one or more persons against another or others.

Such behavior violates the Housing Authority's policies, which provide that all residents, employees, guests and community participants will be treated with dignity and respect.

There are several different types of bullying.

- Verbal – personal insults & use of offensive nicknames, spreading rumors or gossip
- Physical – pushing, kicking, tripping, any unwanted physical contact
- Gesture – nonverbal threatening gestures, like shaking your fist in a threatening manner
- Exclusion – deliberately excluding an individual or isolating them from Housing Authority activities

If you witness someone being bullied or if you are a victim of bullying please do not hesitate to come to the office and fill out an incident report. The Housing Authority Staff are here to listen and investigate your concerns. Together we can make our community a...



## Maintenance Notes

Is it an emergency? Here is a short list of the most called in non-emergencies. Please **do not** call the Maintenance Emergency number for:

- Lock outs
- Chirping smoke alarms
- No hot water
- Plumbing issues other than flood
- Dogs running loose (call animal control, number listed in this newsletter)
- Stopped up sink
- A/C not working

Call the office number, 642-7611, with after-hours non-emergency maintenance issues. Leave a voice mail and a work order will be placed first thing the next work day morning.

If you have requested a work order, you are giving FHA permission to enter your unit, even if you are not home. Maintenance starts work orders at 8 am. If maintenance comes to your unit for a work order and finds your screen door locked and you do not respond to let them in, you will be charged a **\$15.00** service call fee.

If you will not be home when the maintenance workers come, **all PETS** must be secured so that the workers can do their jobs and complete the work order.

When your thermostat has BATT flashing in the display screen (where the temperature is usually listed) you need to call the office and request a work order. This is **NOT** a Maintenance Emergency – it just means the battery is getting low and needs to be replaced. It should last for about 30 days, but you do not want to wait and call because it may take a few days for maintenance to get to your work order. Please **DO NOT** try to change the battery yourself or you will be responsible for any damages that are caused to the heating and cooling system.

Chirping smoke alarms can be a nuisance, but it is not considered an emergency. It just means that the alarm probably has some dust in it or the battery is low. Call the office and leave a voice mail, if after hours, or during office hours call and have a work order placed. **DO NOT TAMPER WITH THE SMOKE ALARMS** in any way. **DO NOT ATTEMPT TO REMOVE OR REPLACE THE BATTERY.** Tenants will be charged \$25 for tampering with a smoke alarm.

**DO NOT** dump cooking grease down your drains!!! Grease hardens and clogs the drains and can be very expensive to remove. The expense to remove the nasty clog will then be passed on to YOU, the tenant. Save those mayonnaise jars or coffee cans and dump your grease into them to be disposed of.

Also, those handy baby wipes are **NOT** flushable. They may flush, but they accumulate in the pipes and then we have a huge ball of baby wipes because they don't disintegrate like toilet paper. Again, this can be a very expensive clog to get rid of and the cost will be passed on to YOU, the tenant.

Remember Maintenance has 30 days to respond to regular work orders and up to 24 hours to respond to Emergency work orders. **Please be prepared.** Please report items that need to be fixed in your unit. Just because you report that something isn't working or broken, doesn't always mean that you will be charged to have it fixed. But, if you fail to report an issue and it causes more damage, you will be responsible for the additional damage that was caused. Tenants are responsible for damages not caused by normal wear and tear.



Are you age **55** or older? Need Extra Dollars?



If so, check out the **Foster Grandparent Program**! The Foster Grandparent Program recruits lower income men and women ages 55 and over to mentor children with exceptional needs in educational settings. Our volunteers serve in schools, Head Start Centers and day care facilities where they share their love of children and provide academic, social and developmental support to the youth in their communities.

Foster Grandparent Benefits Include:

- A tax-free stipend (\$2.65/hour), not classified as income and will not be factored into household wages or affect eligibility for state or federally funded social services.
- 14 paid holidays per year, 12 hours of paid time off each month, paid snow days, teacher work days, and spring & winter breaks.
- A nutritious meal is provided during service.
- Limited accident & liability insurance while on duty.
- Recognition and appreciation events.
- Transportation reimbursement.

If you have any questions or know someone who may be interested in the Foster Grandparent Program, contact: Program Manager, Julie McNeill or Volunteer Coordinator, Margaret McGeehon at: 573-443-8706 ext. 1129 or 1131. Central Missouri Community Action ®

### Goose Poo

The Geese are fun to watch and enjoy, especially when they are caring for their new goslings, but it is **NOT** fun to step in poop. (**goose or any other kind!**) This is especially unsanitary because you will then track it into your home.

If you like to feed the geese or squirrels, please **ONLY** feed them by the lake and not on Housing property. This should help to decrease the amount of goose poo around housing.

It can also be a safety hazard when the geese are crossing the road and the car drivers are in a hurry. Thanks for your cooperation.

### Community Events

Fulton Water Works Opens for the Summer  
Memorial Park

May 5, 2017

11am – 9pm