

FULTON HOUSING AUTHORITY



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

Reminder

Your rent **MUST** be paid or an extension form filled out by 5:00pm **August 7, 2017**, to avoid a \$15 late charge being added to your account. An additional \$35 will be added if not paid by **August 21, 2017**.

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THE BOARD OF COMMISSIONERS OF THE FULTON HOUSING AUTHORITY IS REQUESTING PUBLIC COMMENT ON THE THE FHA SMOKE-FREE POLICY

PLEASE ATTEND A PUBLIC HEARING

- **WHERE:** JOHN C. HARRIS COMMUNITY CENTER
350 SYCAMORE, FULTON
- **WHEN:** WEDNESDAY, AUGUST 30, 2017 @ NOON

THIS IS YOUR CHANCE TO BE HEARD!!

Check out our web site at: fhamo.org for information on housing, newsletters, printable documents & applications and to contact us anonymously.

LIKE our Facebook page for events and useful community information

Reminder:

FHA accepts **MONEY ORDERS** or **CHECKS** as payment. Remember to fill out that money order with your name and address if you're using the drop box.

NO CASH will be accepted.

DID YOU KNOW....

If you don't show up for your annual re-exam, your rent could increase to the maximum amount?

SPEED KILLS!!

**PLEASE SLOW DOWN
WHEN DRIVING
THROUGH YOUR
HOUSING COMMUNITY**



Eighth Annual BBQ Fundraiser

Our House: Caring for Callaway's Homeless

August 20th 4pm - 7pm

Memorial Park

Fulton, MO



Splash Pad

Playground

Plenty of Parking & Seating!

All proceeds benefit the homeless in Callaway County!

For more info: (573) 642-6065

www.ourhousecallaway.org

Vehicles

Any vehicle that is required to be licensed must be parked in the Parking Lot or on the street. This includes motorcycles.

Scooters and mopeds, if they fall under the category of "motorized bicycle," don't have to be registered. Missouri DMV officially uses the following criteria to define a motorized bicycle:

- 2 or 3 wheels
- Automatic transmission
- Motor with a cylinder capacity of no more than 50 cubic centimeters
- Motor produces less than 3 gross brake horsepower.
- Cannot have a maximum speed of more than 30 MPH on flat ground



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 &

Animal Control 642-7443



If your scooter exceeds the specifications above, it must be registered as a motorcycle, and requires a motorcycle license.

There is no such thing as the Dog Poop Fairy. Please pick it up!! The charge to YOU is \$25 each time FHA has to pick it up for you!



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 form 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. **SAVE YOURSELF SOME MONEY...BUY A PLUNGER!**

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.

Public Hearing Notice

The Board of Commissioners of the Fulton Housing Authority (FHA) is requesting public comment on the following policy.

FULTON HOUSING AUTHORITY SMOKE FREE POLICY

This policy is available for public review at:

- FHA Administrative Office, 350 Sycamore Street, Fulton, MO 65251
- FHA website: www.fhamo.org
- Facebook page: Fulton Housing Authority

Public Hearing

The FHA Board of Commissioners will hold a public hearing regarding this policy on:

Wednesday August 30, 2017, at 12:00 NOON

The public hearing will begin at noon at the John C. Harris Community Center, 350 Sycamore Street. Written public comment will also be accepted and should be addressed to:

Mr. Don Woodson, Chair

Board of Commissioners

Fulton Housing Authority

350 Sycamore Street

Fulton, MO 65251

Email: dwoodson@fhamo.org

Email comments may also be submitted through:

The FHA web site at: www.fhamo.org or Fulton Housing Authority Facebook page

For more information call: (573) 642-7611

Fulton Housing Authority

SMOKE FREE POLICY

The U.S. Department of Housing and Urban Development (HUD) established a “Smoke-Free Rule” which became effective on February 3, 2017. This “Rule” is intended to improve indoor air quality, benefit the health of public housing residents and FHA staff, reduce the risk of fires, and lower overall maintenance costs.

The “Rule” does not prohibit smoking by residents; rather it requires that residents who smoke follow the FHAs Smoke-Free policy.

November 2012, the Fulton Housing Authority adopted a Non-Smoking Policy for all residents moving into Public Housing Units. The November 2012 Non-Smoking Policy does not meet the requirements of HUDs “Smoke-Free Rule” , therefore, the Fulton Housing Authority was required to establish a new policy. The FHA “Smoke-Free” Policy will go into effect on **December 1, 2017** and applies to everyone – staff, residents and guests.

The Fulton Housing Authority “Smoke-Free” Policy **bans the use of prohibited tobacco products and electronic nicotine delivery systems (ENDS) on/in Fulton Housing Authority property.**

- **Prohibited tobacco products** are defined as items that involve the ignition and burning of tobacco leaves, such as cigarettes, cigars, pipes and water pipes (also known as hookahs)
- **Fulton Housing Authority property** includes ALL rental property units, administrative offices, community centers (350 Sycamore and 300 Pioneer), day care center, laundry area, maintenance shop, playgrounds, sidewalks, parking lots, grounds, FHA vehicles and FHA private street(s).

The FHA promotes a “Smoke-Free” environment and signage will be posted. Information on smoking cessation and resource web sites will be provided to residents.

4 Step Enforcement Procedure for Residents:

1. Staff will send the resident a gentle reminder of the smoking ban & a copy of lease addendum .
2. Staff will set a mandatory meeting with the resident in violation to discuss the policy. If resident fails to attend, a lease violation 30-day termination notice will be sent and a \$50.00 monetary fine will be applied to the resident’s account. Resident can request a grievance hearing.
3. A \$50.00 monetary fine will be applied to the resident’s account.
4. A 30-day notice of termination will be sent and a \$75.00 monetary fine will be applied to the resident’s account. Resident can request a grievance hearing.

FHA disclaimer – The resident acknowledges that the FHA’s adoption of a smoke-free environment does not in any way change the standard of care that the FHA has under applicable law to render the property any safer, more habitable or improved in terms of air quality standards than any other rental property. The FHA cannot and does not warranty or promise that the property will be free from second hand smoke. The resident acknowledges that the FHA’s ability to police, monitor or enforce this policy is dependent in significant part on voluntary compliance by the residents and residents’ guests. Residents with respiratory ailments, allergies or other conditions relating to smoke are put on notice that the FHA does not assume any higher duty of care to enforce this policy than any other Landlord obligation under the rental agreement.