

# MONTGOMERY COUNTY HOUSING AUTHORITY

May 2014



## FROM THE CEO

### Newsletter

Main Office:

216 Shelbyville Road  
Hillsboro, IL 62049

Mailing Address:

P.O. Box 591  
Hillsboro, IL 62049

Phone:

217-532-3672

Toll Free:

1-877-532-3672

Fax: 217-532-3625

Office Hours:

Monday-Friday

8:00 a.m. - 4:30 p.m.

Closed for Lunch

12:00 p.m. - 1:00 p.m.

Website:

[www.montgomeryhousing.org](http://www.montgomeryhousing.org)

Now that Spring is here, it's time we all spring into action and begin to enjoy the great outdoors. Please make sure that your lawns are free of debris, glass, toys, and anything that may cause injury or is an eyesore. Thank you for keeping the developments (and your homes) looking nice.

Lawn mowing is now in full swing! We have printed the schedule again in the maintenance column. Please note this schedule is always subject to change.

The Easter Egg Hunt & Party was a great turn out! Many residents and their children attended. The Easter Bunny made an appearance. We hope everyone enjoyed the

photo booth. This was the first time using it and we thought it was a great success. We hope to use it for other activities as well.

Congratulations to all our Junior High, High School, and College graduates! Be sure to let us know if you have someone graduating in your family. We will publish names next month.

We have included some information regarding the Welcome Home Illinois program, which was recently announced by Governor Quinn. It is a great opportunity for people who would like to buy their first home.

Happy mother's Day to all our Moms! Have a great month!

*Kelly A. Moroney,*  
Chief Executive Officer

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## OFFICE CALENDAR, RESIDENT & DEVELOPMENT NEWS



### May

This office will be closed on the following dates & times in May:

May 22nd-Thursday  
1:30 p.m. - 4:30 p.m.  
Staff Meeting

May 26- Monday  
All Day  
Memorial Day

Other Dates to Note:

Mother's Day  
May 11th-Sunday

### Welcome



Welcome To:

Long Avenue in  
Hillsboro:

Morgan S & Family

James Stewart Homes  
in Nokomis:  
Debra C.



### Our Condolences

To:

Ralph W. on the recent passing of life companion Jan O.

We are thinking of you during this difficult time.

### Get Well Soon



Floyd P.  
Heather M.  
Martha K.  
Ruth J.  
Mary W.  
Paul H.

We hope it will make your day brighter knowing we are thinking of you!

### Easter Egg Hunt

The resident activity for last month was our Annual Easter Egg Hunt. It was a great turnout! We hope everyone had a fun time and we look forward to next year!

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## MAINTENANCE NEWS

### Mowing

Mowing is in full swing!  
The following is the current mowing schedule:

**Mondays-All  
Litchfield  
Developments**

**Tuesdays- All  
Hillsboro  
Developments**

**Wednesday &  
Thursday- The  
Remaining  
Developments**

(This is subject to change)

Our Lawn Mowing Company  
is Seaton Landscape.



### Mowing Continued

Please make sure your lawn is free from debris, and please make sure items are not lying around that could be run over by the mowers. Check for toys, outside items such as hoses, trash, debris, etc. All outside items need to be moved off the grass on mowing day. Also, for safety reasons keep your children away from the lawn mowers! Your cooperation will help keep our developments looking nice.

### Preventative Maintenance Notice

The Preventative Maintenance schedule for **May** is as follows:

Long Avenue:  
Units 26-50

Our Maintenance Staff will be in your unit to perform annual preventative maintenance.

### UPCS Inspection Notice

The Uniform Physical Condition Standard (UPCS) inspection schedule for **May** is as follows:

Tami Joyce, Housing Inspector, will be conducting these required annual inspections following Preventative Maintenance.

*Kim Mickelwitz,*  
Maintenance Department

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## MCHA PROGRAM NEWS

### Debris in Yards

Your yard should not be used as a toy box, storage area or trash can. Please help keep the developments looking nice by not allowing your household to keep their bicycles, toys, etc. all over the yard. If you have a storage unit, shed, or garage please place items inside. If your unit does not have a designated storage area, make sure that these items are kept near your unit. Any large items; furniture, debris, etc. placed in the yard or service lanes will be removed by maintenance and the tenant's account will be charged a hauling disposal fee. Thank you for your cooperation!

*Tammy Butler.*  
Public Housing Specialist

### Flat Rents

HUD has changed the law on Flat rent. Please read the attached letter carefully as this may affect your household. If you have any questions please feel free to contact Tammy Butler at (217) 532-3672, ext. 225.

*Tammy Butler.*  
Public Housing Specialist

### Reminder

If you or a household member is sick, please do not call in a work order. Also, maintenance is working on Preventative Maintenance at Long Avenue right now, so if your household is contagious with any illness, please contact me so we do not schedule preventative maintenance to your unit.

*Kelly Harrell.*  
Application Clerk

### Spring Cleaning Tricks

Use a rubber glove to pick up pet hair.

Use a binder clip to air dry your sponges and keep them smelling fresh longer.

Clean your pans with tea tree oil.

Use a q-tip to clean tight spaces in your window tracks then wipe with a clean paper towel.

Clean stubborn stains by spraying with a water and vinegar solution and then use an iron to lift the stain.

Pour vinegar and water into a bowl and heat it in the microwave for a few minutes. The steam will help loosen any grime.

*Tami Joyce.*  
Housing Inspector

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## INFORMATION & RESOURCES

### Summer Lunch Program

Hillsboro Area Hospital will again be providing a free daily lunch this summer for children 18 years and under. Lunch will be served Monday through Friday from 12:00 p.m. to 1:00 p.m. starting Monday, June 9th. It will continue through August 1st. Daily Fusion activities will also be offered during the hour, and children will have opportunities to earn "hospital dollars" which can be used to purchase prizes.

A church van will be available each day to transport children to the hospital. Children should be in the parking lot by 11:45 if they plan to use the provided transportation.

### Homeownership

We would like to share some new information regarding homeownership. Governor Quinn announced The Welcome Home Illinois Program which is a new program allowing homeownership possible for first-time homebuyers. This pays \$7500 for down payment and an interest rate as low as 3.99% for a secure, 30 year fixed rate mortgage. It states a first time homebuyer is someone who hasn't purchased or owned a home in three years. That means it can even be helpful for people who struggled during the housing crisis in the past. For more information please visit [www.welcomehomeillinois.gov](http://www.welcomehomeillinois.gov)

### Add Whole Grains to Your Diet

Whole grains can be very beneficial to maintain a healthy diet and lifestyle. Here are some ways to add whole grains to your diet.

- Make some dishes with whole-grain pasta
- Try low-fat granola-type cereals as a topper for fruit flavored or frozen yogurt
- For breakfast, have a bowl of oatmeal or whole wheat bread with jelly
- Eat a bowl of whole grain cereal anytime, day or night
- Grab a whole grain bagel or muffin for breakfast or snack
- Serve brown rice in place of white rice
- Snack on whole grain crackers

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## OFFICE CONTACT INFORMATION

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[www.montgomeryhousing.org](http://www.montgomeryhousing.org)

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Hillsboro, IL. 62049

**Office Mailing Address:**  
P.O. Box 591  
Hillsboro, IL. 62049

**Phone:**  
(217) 532-3672

**Toll Free:**  
1(877) 532-3672  
(For residents outside of  
the Hillsboro calling  
area)

**Fax:**  
(217) 532-3625

**FOR AFTER HOURS  
MAINTENANCE  
EMERGENCIES ONLY!**

**(217) 556-3162**  
**Remember: If you  
need anything during  
office hours, call the  
office. Not the  
emergency phone.**

**Office Telephone  
Extensions:**

Front Desk: 221  
Work Orders: 221  
Maintenance: 221  
Inspector (Tami): 223  
Public Housing: 225  
(Tammy)  
CFO/COO (Lisa): 228  
Applications: 229  
(Kelly)  
Section 8 & Tax  
Credit (Claudia): 230  
Bookkeeper: 235  
(Belva)

**Office Email Addresses:**  
**Chief Executive Officer:**  
kelly@montgomeryhousing.org

**Chief Financial & Operating  
Officer:**  
lisa@montgomeryhousing.org

**Applications/Work Order Clerk:**  
applications@montgomeryhousing.org

**Bookkeeper:**  
bookkeeper@  
montgomeryhousing.org

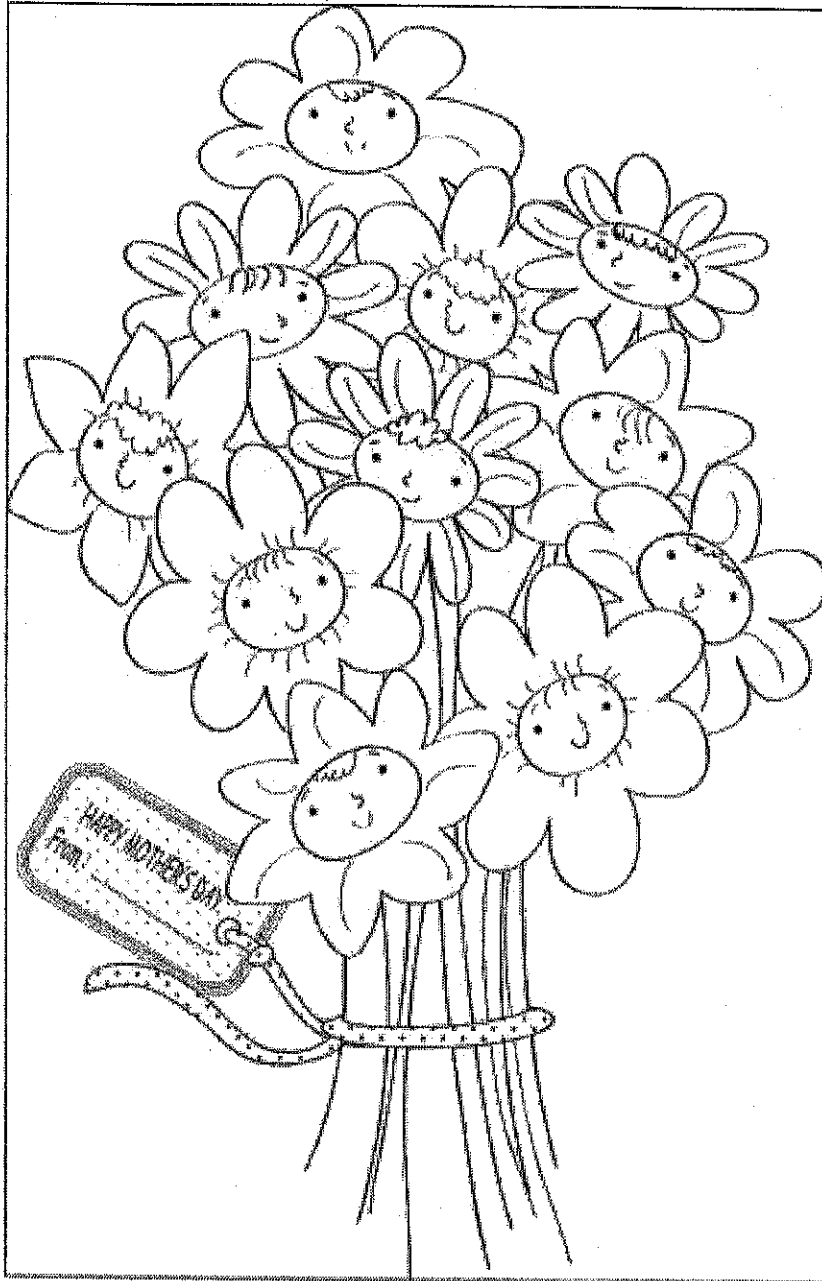
**Public Housing:**  
phleasing@  
montgomeryhousing.org

**Section 8/Tax Credit  
Properties:**  
section8@  
montgomeryhousing.org

**Maintenance:**  
maintenance@  
montgomeryhousing.org

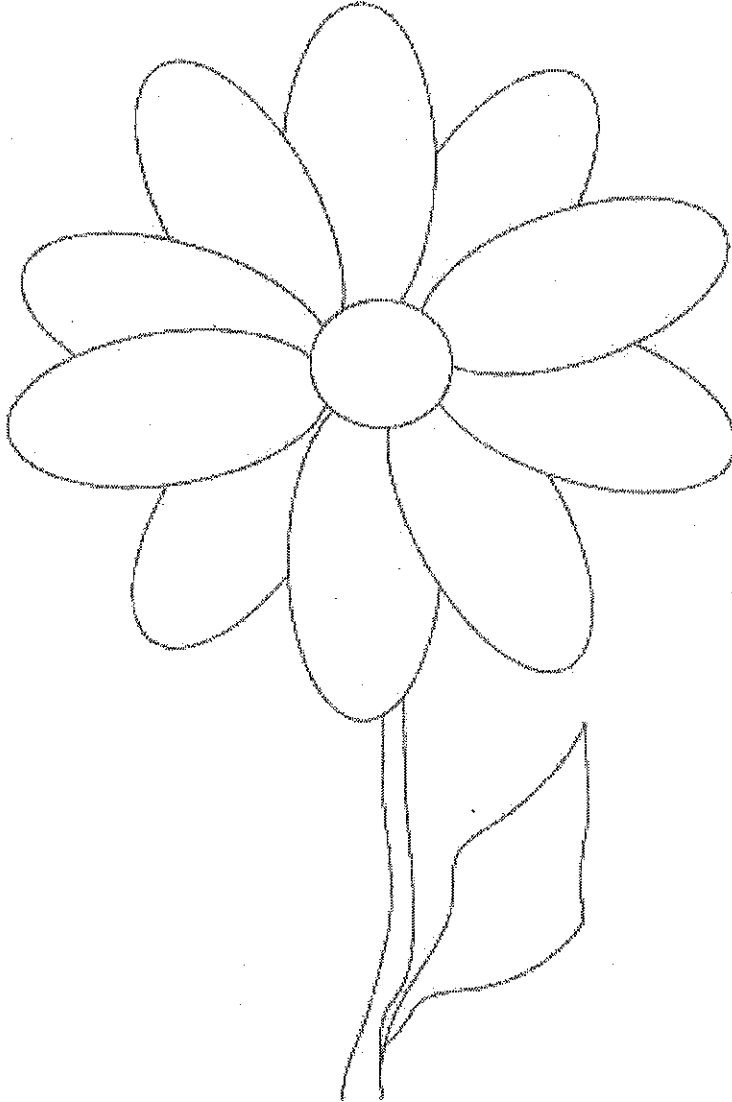
**Inspector:**  
inspector@  
montgomeryhousing.org

KID'S PAGE



KID'S PAGE 2

Happy Mother's Day







Montgomery County Housing Authority

PO Box 591 - 216 Shelbyville Road

Hillsboro, IL 62049

Phone: (217) 532-3672 or Toll Free (877) 532-3672 Fax: (217) 532-3625

❖ Liberty Sub-Division ❖ Freedom Place Homes ❖ Freedom Place II Homes

April 9, 2014

HUD has changed the law on Flat rent. This new law requires that Housing Authorities comply with this requirement by June 1, 2014. Flat rents MUST be set to no lower than 80 percent of the applicable Fair Market Rent for the community. Where new flat rents are higher than 135 percent of existing flat rents, Housing Authorities must phase in the new flat rents so that residents do not experience a rent increase greater than 35 percent per year.

For example, our current flat rent schedule is as follows: 0 bedrooms \$141.00 & 1 bedroom \$171.00

This will affect those residents who are currently paying flat rent in the following Elderly developments, including:

Hull Homes (Hillsboro)  
Ash Arnette (Litchfield)  
Arthur Carlock (Coffeen)  
Elmer Cobetto (Taylor Springs)  
Louis Huber (Witt)  
James Stewart (Nokomis)  
Graham Reineke (Raymond)

As of June 1, 2014, your rent for a 0 bedroom will be \$191.00, and 1 bedroom will be \$231.00. This amount will increase every year by 35% until the new maximum flat rent has been achieved. The schedule is as follows:

0 Bedroom – Maximum \$362.00  
1 Bedroom – Maximum \$459.00  
2 Bedroom – Maximum \$545.00  
3 Bedroom – Maximum \$678.00  
4 Bedroom – Maximum \$901.00

For our residents residing in our Family Developments at Long Avenue in Hillsboro & Kirk Terrace in Litchfield as of June 1, 2014, your rent for a 1 bedroom will be \$247.00, 2 bedroom will be \$292.00, 3 bedroom will be \$365.00, and a four bedroom will be \$408.00.

However, please keep in mind that your amount of income based rent could possibly be cheaper and if so you can opt to pay that amount.

We will adjust these according to your recertification date starting June 1, 2014.

If you have any questions, please feel free to contact me @ (217) 532-3672, ext. 225.

*Tammy M. Butler*

Tammy Butler, PHM  
Public Housing Specialist