

MONTGOMERY COUNTY HOUSING AUTHORITY

April 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

Spring has officially arrived! Hopefully the days will start to get sunnier and warmer.

Lawn mowing is scheduled to begin in April. Please be sure to keep your yard picked up and ready for the mowers. More information is in the Maintenance Column.

As you begin to spend more time outdoors, please keep some things in mind: keep the noise down, your kids out of the service lanes, etc. You are responsible for your children! Remember to be considerate of others; and always keep safety in mind! We appreciate your cooperation.

Our Annual Easter Egg Hunt is scheduled for April 17th from 2:00 p.m. to 4:00 p.m. Please see the attached flyer for more details. All residents are welcomed! We look forward to visiting with everyone!

Also attached to the newsletter is a flyer for "HireEducation". We encourage everyone to take the time to read this. See the newsletter for more information. It can be a great opportunity!

Be sure to read the attached flyer regarding a change in the policy for all Tax Credit Residents.

Have a great month!

Kelly A. Moroney,
Chief Executive Officer

MONTGOMERY COUNTY HOUSING AUTHORITY

April 2014

OFFICE CALENDAR, RESIDENT & DEVELOPMENT NEWS



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April

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

April 17th-Thursday
11:00 a.m. - 4:30 p.m.
Annual Easter Egg Hunt

April 18th- Friday
All Day
Good Friday

Other Dates to

Note:

April 1st- Tuesday
April Fool's Day!

April 20th-Sunday
Easter!

Welcome



Welcome To:
Long Avenue in
Hillsboro:

Heather B. & Timothy
M.

Freedom Place Homes
in Litchfield:

Carrie C. & Family
&
Linda D.

Liberty Sub-Division in
Hillsboro:

Josh & Kathy S. &
Family

Louis Huber Homes in
Witt:
Krystal J.

With Sympathy



Our Condolences To:

To Ashley R. on the recent passing of her mother.

We are thinking of you during this difficult time.

Get Well Soon



Wanda B.
Tammy P.
Sara P.
Billie B.

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

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April 2014

MAINTENANCE NEWS

Mowing

Mowing will begin in April. 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.



www.seaton.com • 1125325

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 April is as follows:

Long Avenue:
Units 1-25

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 April is as follows:

Tami Joyce, Housing Inspector, will be conducting these required annual inspections following Preventative Maintenance. If she has not been in your unit yet, she will be this month.

Kim Micklevitz,
Maintenance Department

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April 2014

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

Reminder:

Since the weather is getting nicer and people are spending more time outdoors, please keep the following in mind:

There is no playing in the Community Building parking lots.

Writing on the Community Buildings is prohibited, along with throwing rock and/or sticks at the buildings.

If your children play at the playground or anywhere outside, please discourage foul language.

In order to encourage positive, social interaction, respecting others and their property is very important.

Claudia Collins,
Housing Programs Coordinator

Spring Cleaning Tricks

Mix a few drops of essential oil with one cup of baking soda. Sprinkle on your mattress and let sit for one hour before vacuuming. The baking soda will absorb any dirt, moisture and odors while the essential oil will leave the mattress smelling nice.

Make your own citrus vinegar clear. Place citrus peels in a jar and cover with vinegar and let the solution sit for 2 weeks. Strain and dilute with water.

Use a lemon to remove hard water stains from your faucet.

Make your own sink shine by mixing borax with lemon juice to make a paste. Rub it on, then rinse it and wipe clean.

Tami Joyce,

MONTGOMERY COUNTY HOUSING AUTHORITY

April 2014

INFORMATION & RESOURCES

Community Service

Spring into Community Service

Any Public Housing Resident between ages 18 and 62 years of age MUST contribute 8 hours per month of community service (does not include political activities) if you are not working or attending school and continuing education.

If you do NOT complete 8 hours of community service a month, at the end of your least term, we will be forced to terminate your lease.

All resident activities count towards your community service. For a list of participating community service agencies, call Tammy at ext. 225.

Notice to Residents

Attention to all Tax Credit Residents: There has been a change in the handbook regarding guests in your home. This change will be effective April 15, 2014. Please read the attached flyer carefully and if you have any questions, please contact the office. Thank you for your cooperation!

Claudia Collins.
Housing Programs
Coordinator

Please see the attached flyer for information about the Hire Education Program. It pays \$5.00 an hour & if you pass the course, you will get an additional \$250.00! The classes are Monday-Thursday for 6 hours. Call the number listed on the flyer for more information.

Recipe for Kids Simple Snack Mix

1 Cup whole grain cereal (squares or Os work best)
 $\frac{1}{4}$ cup dried fruit of your choice
 $\frac{1}{4}$ cup nuts, such as walnut pieces, slivered almonds or pistachios
 $\frac{1}{4}$ cup small, whole-grain snack crackers or pretzels

Measure out ingredients and combine in large bowl.

Makes 3 to 4 $\frac{1}{2}$ cup servings.

Use single serving bags or containers to take this snack on the go!

~<http://kidshealth.org>



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OFFICE CONTACT INFORMATION

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www.montgomeryhousing.org

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216 Shelbyville Road
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

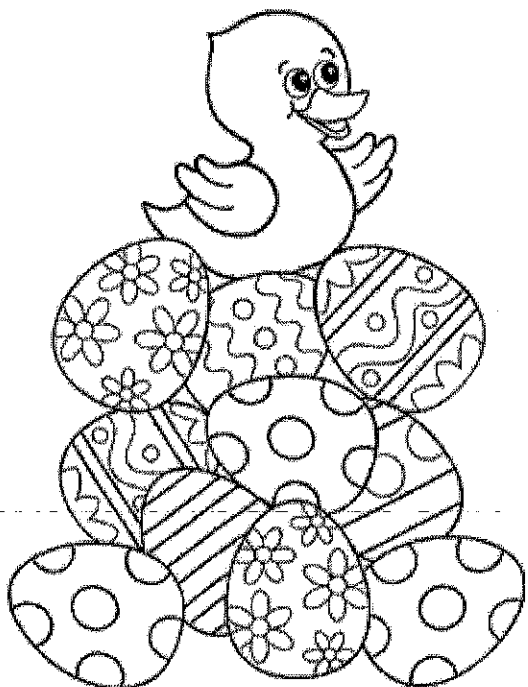
Maintenance:
maintenance@
montgomeryhousing.org

Inspector:
inspector@
montgomeryhousing.org

KID'S PAGE

 For God
so loved 
the world that 
He gave His one
and only Son 
that whoever
BELIEVES
in Him shall not perish 
but have **ETERNAL** 
LIFE.    
John 3:16

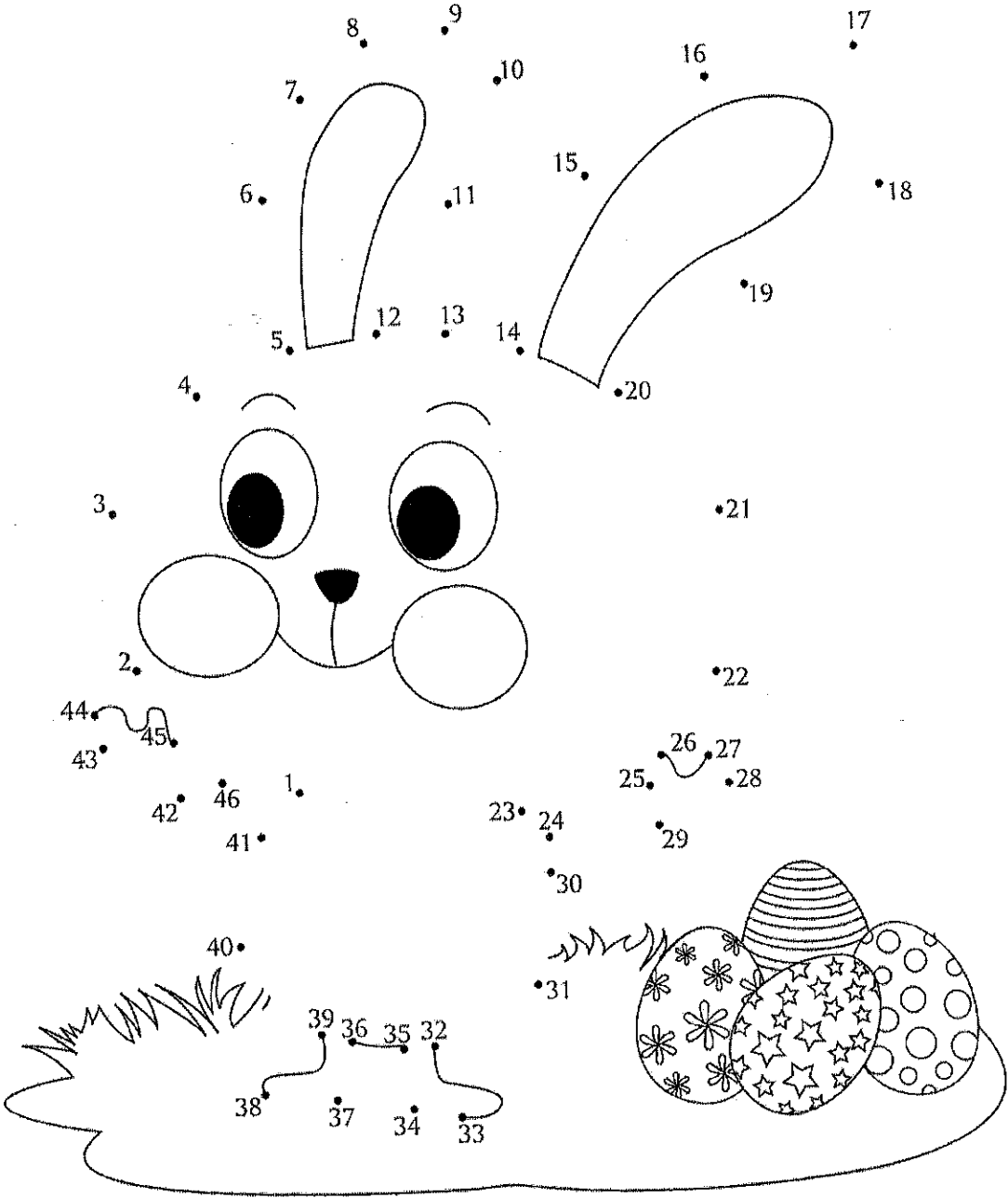
 **HAPPY** 
 **EASTER** 



MONTGOMERY COUNTY HOUSING AUTHORITY

April 2014

KID'S PAGE 2



EASTER EGG HUNT

MCHA ANNUAL EASTER EGG HUNT

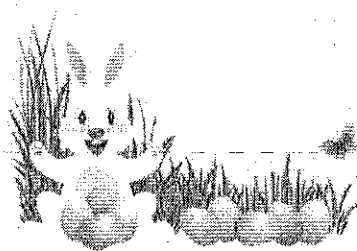
When: April 17th (Thursday) 2:00PM - 4:00 PM

The Easter Egg Hunt starts promptly at 2:00 PM!

Where: In Litchfield at the Kirk Terrace Community Building (1025 East Chapin, Litchfield)

The Easter Bunny will be there! For the first time, we will have a photo booth available for pictures with The Easter Bunny!

We will also have refreshments & goodie bags for every child!





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216 Shelbyville Road, P.O. Box 591

Hillsboro, IL 62049

217-532-3672 FAX: 532-3625

Email: section8@montgomeryhousing.org

www.montgomeryhousing.org

NOTICE TO RESIDENTS

CHANGE TO HANDBOOK, HOUSE RULES & LEASE ADDENDUM

In the effort to maintain the safety and security of all our residents, the following changes in the Handbook, House Rules and Lease Addendum to all Tax Credit Properties will be effective April 15, 2014.

Handbook: Page 7, Section V, Paragraph 4;

2. **GUESTS:** Permanent occupancy of the home is restricted to those persons listed on the lease. If a resident allows someone to move in who is not listed on the lease, the resident is breaking the terms of the lease. Guests may not occupy the home OVERNIGHT without the *prior written approval of management*. It is the resident's obligation to inform management of the occupancy of their home by any guests prior to ANY OVERNIGHT STAY. Resident shall not house recurring overnight guest(s) for a period of longer than fourteen (14) days per year. Any guest staying longer than this period can be considered permanent and will be considered an unapproved resident. Special permission may be given for longer periods than described above. Failure to inform management of any such arrangements will be considered unauthorized occupants and may result in the termination of the lease. Residents and/or their guests are expected to observe "quiet time" laws/ordinances by restricting any loud noise that may be disturbing to neighbors or others to not later than 10:00 P.M. At no time can resident and/or their guests engage in behavior or actions that are offensive or noxious to their neighbors or the public.

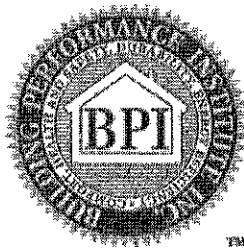
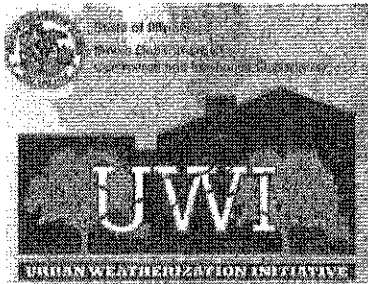
House Rules and Lease Addendum: Page 11, Paragraph 5, #2;

GUESTS: We want you to feel free to entertain your guests in your home. However, in accordance with the Lease, Addendum, Rules and Regulations, permanent occupancy *is restricted to those persons listed on the lease*. If you have a **MANAGEMENT APPROVED** guest staying with you, please remember they are governed by the same rules and regulations that apply to all tenants.



HIRE EDUCATION

NEW



**RECOGNIZED
TRAINING**

The course fee is covered by a grant from the Illinois Department of Commerce and Economic Opportunity Urban Weatherization Initiative.

BUILDING PERFORMANCE INSTITUTE **Residential Building Envelope Whole House Air Leakage Control Installer**

Training Includes:

- OSHA 10 Certification
- Math For the Trades
- Business/Life Skills
- BPI Whole House Air Leakage Control Installer Certification

This training is designed to prepare incumbent workers with residential building or inspection for the Building Performance Institute's (BPI) Building Whole House Air Leakage Control Installer written and field certification tests.

- Learn the fundamentals of how a residential building works as a system
- Learn how to use the latest building science technology to help solve heating, cooling and air leakage problems
- Discover how to apply a whole-house, performance-based approach to identify and address a range of building related issues and provide clients with more comfortable, safe, durable and energy-efficient homes.

Program Qualifications:

- 19 years or older
- Drug Free
- GED or HS diploma
- Minimum TABE Scores - Math 8.0/ Reading 7.0
- Unemployed or underemployed status
- Montgomery or Macoupin County Resident

WHY GET CERTIFIED?

- Increase Your Job Opportunities in the Green Economy
- Building Credibility with a Nationally Recognized Credential
- Add Energy Performance Assessments to your list of services

Instructor: Provided by Environmental Energy Consultants

For registration, contact Steven Bryant at 217.324.2090