

**THE HOUSING
OFFICE WILL
BE CLOSED ON
MONDAY, MAY
28TH FOR
MEMORIAL
DAY!**

1500 Chown Springs
Loop

Phone: 453-4311

FAX: 727-5566

GFHA BOARD MEETING

June 21, 2007

Housing Authority Board
Room

Yeoman Remodel

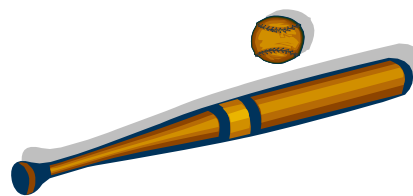
The remodeling project at Yeoman Tynes, our Housing site at 27th Street and 16th Avenue South, is moving right along. Interior demolition has been completed, and plans are now in place to proceed with the interior and exterior remodeling. There will also be some beautiful new landscaping before it's over with. The project is expected to be completed in about one year.

Summer Fun

Once again, it's time to start planning those summer activities.

The Housing Authority will pay for a portion of registration fees for organized youth activities. Up to \$15.00 will be paid for non-school activities, and up to \$30.00 for school activities.

Stop into the office and pick up one of the forms for the activity you choose.



July 1 Ceiling Rent Increases

For those of you who are paying ceiling rent, the maximum rent for the unit size you are in, this is just a reminder. Ceiling rents will increase by \$50.00 per month **at the time of your annual review, after July 1st, 2007**. So, for example, if your annual review is due in June, 2007, your rent will not increase until June, 2008, because it is before July 1, 2007. But if your review is due in August, 2007, the rent will be raised at that time.

Again, this is only for tenants paying ceiling rents!

Holland Court Residents

Effective September 1, 2007, the rent at Holland Court will increase by \$25.00 per month. Two-bedroom apartment rent will increase from \$425.00 to \$450.00 each month, and the three bedroom apartments will increase from \$495.00 to \$520.00.



PHONE LISTING

Main Number: 453-4311

- Linda ext. 301
- Terri ext. 302
- Martha ext. 303
- Kevin ext. 304
- Greg ext. 305
- Mary ext. 307
- Jan ext. 308
- Randie ext. 309
- T.D.D. ext. 310
- Donna ext. 311
- Police ext. 312
- Scott ext. 313
- Chris ext. 315
- Wes ext. 318

Emergency Maintenance:
788-0427

Police Emergency: 911

Attention

Starting June 18th, the Boy's & Girl's Club will be serving breakfast and lunch in the Hall next to the Housing office. Breakfast will be served from 8:15 a.m. to 9:15 a.m. Lunch will be served from 11:30 a.m. to 1:30 p.m.

Avoid those late fees!

A \$20.00 late fee is added to your account if your rent is not paid by the 5th day of each month. An additional \$30.00 is added if rent is not paid by the 10th day of the month. This adds up fast, so please try to pay your rent on time.

All tenants are issued a garden hose and a sprinkler head when they move in to an apartment, and are responsible for watering the lawns around their units.

Back Charges

Leasing managers do a check in HUD's website regarding income from the past year at annual recertification. If you have unreported income, you will receive a back charge for approximately one third of the unreported income.

You can avoid this unnecessary charge by reporting your in-

come correctly. If you have an increase in income of \$300.00 per month or more, you must set up an appointment with your leasing manager to adjust your rent. Likewise, if your rent decreases by any amount, you may make an appointment to have your rent reduced. Either way, make that appoint-

ment as soon as possible. If your rent needs to be increased, you don't want that amount to build up. If it is to be decreased, we can't go back to the past and reduce rent.



Emergency???

Before you call the emergency maintenance number, stop and think....is it really an emergency, or can it wait until tomorrow? A dripping sink or a burned out light bulb is not an emergency. Some of the things that are considered emergencies are:

- Anything plugged (sink, toilet, etc.)
- Gas smell
- Furnace not working (in winter)

- No water or no hot water
- No power
- Anything which threatens life, health, or safety of the tenant

Another item to remember, if you are locked out of your unit in the evening or on a weekend, you will be charged \$40.00 to have maintenance come and unlock your door.

The emergency number is 788-0427.

Safety First

If your **smoke detector** is beeping or chirping, the battery is probably low. Please call the office if you need assistance with changing the battery. It is very important that all smoke detectors are operating correctly at all times. For no reason should you ever disconnect or take a smoke detector down.



What To Do If You Smell Gas

Energy West has put out the following guidelines on what to do if you smell gas in your apartment.

- Do not smoke. Do not use lighters or matches.
- Do not turn on/off any switches or appliances, including a flashlight.
- Do not use the phone in your house.
- Go to a neighbor's house and telephone the gas company.
- Energy West personnel are available 24 hours a day. Phone 406-791-7500.



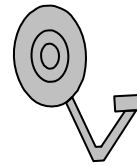
Satellite Dish Policy

If you are thinking about having a satellite dish installed, here are a few things you should know. Due to the layout of Housing properties, it will not be possible for some tenants to receive a signal. Contact your satellite company to see if a dish will work for you.

When installing a dish, installers cannot drill, nail, or fasten the mounting system to the building. Normally the dishes are

mounted on a pole close to the side of the building.

Tenants must pick up a satellite systems agreement from the office. This must be signed by both the tenant and Housing Maintenance after installation and an inspection by Housing maintenance staff. This agreement will be kept in the tenant's file.



- When disposing of medical waste or syringes, please be safe by placing them in a laundry detergent container.
- When the container is full be sure to put a LID on the container before placing it in the dumpster.

Cook's Corner

Meat Loaf Wellington

Try this eye-appealing, tasty meat loaf.

- 1 can (10 1/2 oz.) beef gravy, divided
- 1 1/2 cups cubed day-old bread
- 1/4 cup chopped onion
- 1 egg
- 1 tsp salt
- 2 pounds ground beef
- 1 tube (8 oz) refrigerated crescent rolls

In a bowl, combine 1/4 cup gravy, bread cubes, onion, egg and salt. Crumble beef over mixture and mix well. Press into greased 9-in x 5-in x 3-in loaf pan.

Bake, uncovered at 375 degrees for 1 hour or until meat is no longer pink and meat thermometer reads 160. Remove meat loaf from pan; drain on paper towels.

Place on a greased 13" x 9" x 2" baking pan. Unroll the crescent roll dough and seal the perforations. Cover the top and sides of meat loaf with the dough; trim any excess.

Bake the meat loaf 10-15 minutes longer or until the pastry is golden brown. Heat the remaining gravy and serve it warm with the meat loaf. Yield: 6-8 servings.





Look Outside

Walk outside your door. Look around. What do you see? Honestly, what do you see? You see other well kept residential units, well maintained yards, majestic trees, children having fun, and much more.

But wait a minute. I see papers blowing in the wind, and over there a young child is being chased by a dog, and over there an adult is swearing and trying to clean his shoes because he stepped into dog poop, and over there a neighbor is sneaking their dog out the backdoor to do its business on the grass that the children were just playing on.

Which view do you prefer? We need your help so we can all see the first view. Look outside. If there are dogs on the loose, call Animal Control (454-2276). The Great Falls Housing Authority allows pets under 25 pounds when a pet deposit of \$300 is paid. The owner must take responsibility for the pet and be accountable for the pet's actions. There is a leash law in Great Falls. (Did you know cats are also covered under the leash law?) You, as a tenant, are responsible for your yards. Individuals should take pride in their yards. The policy is that you pick up the garbage, yours and any that blows in or is dropped there by individuals not concerned about "PRIDE". This includes that infamous dog poop. Yes, even if you do not have a dog.

If you have not paid the pet deposit and you have a pet; if you throw trash on to the neighbor's lawn; if you do not pick up your lawn; these are valid grounds for a lease violation notice and possible termination. Please note: All of the rules for responsibility of pet ownership also apply to your guests while they visit.

"Tis the rights of Spring" and we start to enjoy the outdoors. We do not want to have to watch where we step. We want our children to be able to enjoy the outdoors.

Be responsible, and all will enjoy their view outside.

Terry Youngworth
Fair Housing Specialist
455-8418

