



Columbia Housing & Redevelopment



March 2015 Special Addition Issue

NEWS YOU CAN USE AT COLUMBIA HOUSING AND REDEVELOPMENT CORPORATION

IN THIS ISSUE

By: Trent Ogilvie, Executive Director/CEO

I hope that you are safe, warm, and doing well after the winter weather we experienced recently.

CHRC is enjoying this New Year with numerous activities to improve how we serve you. Hopefully, you received a call from the CHRC Emergency Alert system to alert you regarding how to prepare your apartment for the freezing temperatures.

Recently, CHRC completed our annual pre-inspection conducted by US Inspection Group. This inspection included all apartments, common areas, sites, and buildings at CHRC. There were many apartments that received a failing score due to numerous repairs, damages, poor housekeeping, or blocked egress. A blocked egress is anytime that you have furniture or any item that blocks a window or door in a room. Every room must have at least two ways to exit (ie. door or window) at all times. CHRC is working hard to complete repairs inside the apartments and on the site before our **HUD REAC Inspection on April 20-22, 2015**. During this next inspection, the apartments are selected at random which means that your apartment could be selected. You do not want to fail the HUD inspection because it is a lease violation. You will see our maintenance staff and other contractors working hard to prepare for the inspection. Therefore, we need your help immediately to

furniture or other items outside your apartment
3) Make sure that all your windows and doors are not blocked with furniture or any other items
4) It is important that you do not cause damages or tamper with any repairs in your apartment.

This inspection is extremely important for CHRC and all our residents because it will determine future funding opportunities to modernize our apartments. I encourage you to work with CHRC by doing your part to make our inspection a success. If you receive a notice of items to correct at your apartment, please respond immediately to prevent delays in preparing for the HUD inspection. We sincerely appreciate you as a resident and want you to continue working with us to keep our communities safe, attractive, and affordable. Please read this newsletter carefully to receive some very valuable information that will help you improve your life.

Sincerely,

Trent Ogilvie
Executive Director/CEO
Columbia Housing and Redevelopment Corporation



CHRC encourages everyone to eat right and try to maintain a healthy diet



Spotlight on the Director
The CHRC Staff surprised Director Ogilvie with a special birthday celebration



Submitted By: Dona Anderson,
Resident Services

For every question there is an answer. For every problem there is a solution. For everything else, there is an explanation 😊



Question: Is there any way I can have my rent payment automatically deducted from my checking account?

Answer: Yes, Just come by the office and bring a voided check and fill out a debit form

By: Conitha, Executive Assistant



Submit a question for the next newsletter by:
emailing:
dona@chatoday.org
or Calling:
931-388-5203

Question: Why Did I receive a late letter/eviction notice after I paid my rent?

Answer: Letters are automatically generated on the next business day following the 5TH of the month. If a payment was not received by the 5TH, it is late and a letter will be sent.

Submitted by: Cassie, Front Desk Receptionist

Question: What should I do to keep my gas bill and electric bill at a reasonable amount?

Answer: Keep thermostat on 72-74 and leave it, same degree if you are home or away
By: Brian Lovell, Maintenance Director



By: Marsha Vick, Office Manager

- 1. Question:** After being laid off work, I have been working temporary assignments for a local staffing company. Even if this is not full time work, do I still have to report this income?
1. Answer: Because rent at CHRC is based on 30% of the total family income, all income coming into the household either full time or part time must be reported to the office within ten (10) days.
- 2. Question:** I have a brother coming to visit me this summer. How long can he stay with me?
2. Answer: CHRC wants you to have guests/visitors. It is fine for a guest to spend the night or a weekend, however, it is against lease policy to let the same person/s stay 3 or more nights a week, every week. Each CHRC resident has different needs and situations. Contact the office for questions. Section 6. D. of your lease.
- 3. Question:** I love my new apartment. I really would like to paint the bedroom and kitchen areas a different color. Am I allowed to do this?
3. Answer: Section 6. L. of your lease explains that you cannot make any permanent modifications to your apartment. In other words, don't do anything to the apartment that you can't remove when you leave. Feel free to decorate by hanging curtains, pictures, etc. Call the office if you have any questions if you are not sure.
- 4. Question:** What are permissible deductions?
4. Answer: Out of pocket costs for prescription medications, child care payments, and Medicare Insurance premiums deducted from Social Security checks.



THINK YOU SMELL GAS ACT FAST!

IMPORTANT INFORMATION THAT COULD SAVE YOUR LIFE!

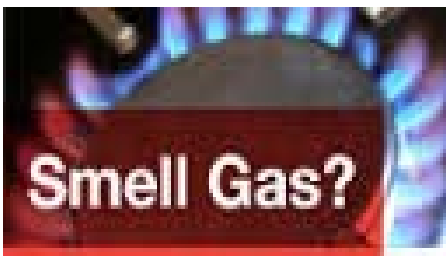
Don't be in that % that doesn't know what SIGNS to look for

Is it always possible to detect leaking gas by its odor?

The sense of smell for most people is a highly reliable indicator of a natural gas release. However, a continued exposure to mercaptan, the most typical odorant added to natural gas, can desensitize your sense of smell. Therefore, if you ever smell leaking natural gas, do not wait! Leave the premises immediately and call the office or 911.

If you suffer from anosmia, olfactory fatigue or recurrent ailments, such as colds, sinus conditions or allergies, you might have a diminished capability to detect a natural gas leak. Using tobacco, alcohol, medications or narcotics can lessen your ability to smell odorized gas. Pungent odors from chemicals in some lines of work and off-gassing of new building materials also can mask the odor of mercaptan.

If a medical condition or your lifestyle might prevent you from smelling natural gas, use all your senses—smell, listen and look—for telltale signs of a leak.



SMELL!!! LISTEN!!! & LOOK!!!

How can I recognize a gas leak?

It is important that our residents know what to do in the unlikely event of a natural gas leak. You can detect the presence of natural gas a number of ways

- SMELL:** A distinctive "rotten egg" odor
- LISTEN:** An unusual hissing sound near gas appliances or blowing sound near gas lines
- LOOK:** Blowing dirt, bubbling creeks or ponds, dry spots in moist areas or dead plants surrounded by green live plants near gas lines

What is carbon monoxide?

Carbon monoxide, often referred to as CO, is a poisonous gas that is odorless, colorless, tasteless, and non-irritating. It is formed by the incomplete combustion of almost any material, but particularly hydrocarbon fuels such as gasoline, kerosene, coal, propane, natural gas, wood, charcoal, diesel fuel and heating oil.

When CO is inhaled, it combines with the body's blood and prevents it from absorbing oxygen. A person exposed to high levels of CO may complain of dizziness, headache, nausea, sleepiness or other flu-like symptoms without fever.



IF YOU SMELL GAS CALL 931-388-5203(office) or 911



CHRC CARES! We want you to know all the FACTS and SIGNS of Natural Gas

KNOW THE FACTS ABOUT GAS

**SMOKE DETECTORS
CAN SAVE YOUR
LIFE**

**SMOKE
DETECTORS**

Each home is equipped with smoke detectors. This can save your life. Do not remove detectors if they are beeping or not working. Tampering with a smoke detector is a violation of your lease. Call the office if you need new batteries or maintenance on your detector.

**WELCOME
WAGON**

March 19th
3:30-5:00

If you moved into Columbia Housing in December, January & February. This is a special day for you! Prizes available. We want to give you a formal welcome to Columbia Housing!

**SPRING BREAK
AT CHRC
APRIL 3RD- 10TH**

APRIL 6th
APRIL 8th

Thursday, April 6th. We will be bowling at Ebonite Galaxy Lanes. Meet us there. You must be school age to attend. Times from 10-2:00. Shoes and bowling fees provided by CHRC

Wednesday, April 8th. We will have Hot Diggity Dog Day! All kids come by the Office and get lunch from 11:00-1:00

**INSPECTION
INSPECTION
INSPECTION**

APRIL 20th
through
APRIL 22ND

Please be
prepared and
have your
homes ready
and clean.

Homes will be
Inspected
by HUD

**KIDSS
FIRST**

Starts
March 3rd
Every
Tuesday
3:30-5:00
Held at
The Office
Ages
5 & Up
Contact
Dona If
You want
To
Volunteer

Don't Forget

Starting March 3rd

3:30 to 5:00 at the Office

Bring the Kids to the Office for our Reading Program.

Snacks provided.

You can drop them off and come back!

KIDSS FIRST (Tuesdays) READING PROGRAM

All Kids of all ages are welcome to come.

