



December Newsletter



November 30, 2018

Upcoming Meetings

Upcoming meetings are as follows & will be held in the Highrise Conference Room:

Tuesday, December 11, 2018, 3:30 p.m. <i>new time</i>	Resident Council Meeting
Tuesday, December 11, 2018, 4:00 p.m.	Neighborhood Watch Meeting
Thursday, December 13, 2018, 3:00 p.m.	Big Rapids Housing Commission Meeting
Thursday, December 13, 2018, 3:00 p.m.	Public Hearing, 2019 Annual Plan

All meetings will be held in the High-rise Conference Room. All residents are invited to attend. The Resident Council has changed their meetings back to 3:30 p.m.

Rent is due on December 1, 2018. Late fees will be assessed at 8:00 a.m. on Thursday, December 6, 2018.

Holiday Schedule – Big Rapids Housing Commission

The Big Rapids Housing Commission will be closed on the following days in observance of the Holidays:

Christmas: Monday, December 24, 2018	Tuesday, December 25, 2018
New Year: Monday, December 31, 2018	Tuesday, January 1, 2019

Signatures Needed

If your apartment # appears on this list then you need to stop by the office and sign your completed rent review:
2B 2C 2D 5A 5B 6D 7C 7D 8B 8D 106C 107A 107C 110C 113E 116B 118A 118B 119D 121E
122E 123E 127D 131D 133D 134D

Parkview & Evergreen FAMILY Apartments

It's Annual Rent Review time again. It will be necessary for all FAMILY RESIDENTS LIVING IN THE FAMILY SECTIONS to come into the office and complete paperwork for their annual rent review. If you do not respond to this notice by January 4, 2019, your April rent will increase to the flat rent. The flat rent amounts are based on bedroom size, but average \$900.00 per month.

Children's Christmas Party

All resident children, along with their parents, are invited to a Christmas Party. The Kid's Christmas Party has been scheduled for Saturday, December 1, 2018, from 10:00 a.m. to noon at Big Rapids Roller Rink located at 325 N. Michigan Ave. Big Rapids, MI 49307. **Residents are encouraged to attend even if you have not pre-registered; you can register at the door.** If you are unable to attend the party please come to the office on Monday, December 3, 2018, to pick up your gift certificate(s).

Christmas Light Tour

Friday, December 7, 2018 is the Christmas Light Tour to Grand Rapids on the 56-passenger motor coach. The bus will be leaving the Highrise lobby at 4:00 p.m. and be returning at 9:00 p.m. We will be going to dinner at the Golden Corral and then driving through the 5/3 Ballpark for the light tour. We still have spaces available - if you are interested please call the office as soon as possible to sign up. There are enough spaces available at this time if you would like to bring a non-resident guest for a fee of \$15.00.

Christmas Dinner

All residents are invited to attend a Christmas Dinner on Friday, December 14, 2018 at 12:00 p.m. in the Highrise Dining Room. We will be providing a ham and sides from Bob Evans. Please bring a dish to pass. We hope you are able to come and enjoy a nice meal with us. Interested residents need to contact the office to sign up by Wednesday, December 12th.

Thermostats

Your thermostat will not go above 72°. If you force it past 72° it will break, the connection to the heating system will be lost, you will have no heat and you will be charged up to \$82.50 for replacement.

Community Service Opportunity:

Our Brother's Keeper is looking for volunteers to help at the shelter. Please contact OBK at (231) 629-8033.

Habitat for Humanity

Habitat for Humanity has a lot of household items at their Big Rapids location at 18387 Northland Dr. Big Rapids, MI 49307. They can help families that have been displaced and have very little possessions.

Security Cameras

For your protection, we have security cameras throughout the Big Rapids Housing Commission complexes.

Parking on City Streets

Beginning November 15, 2018 parking is not allowed on city streets from 2:00 – 6:00 a.m. until March 15, 2019. This is to allow for snow removal. You will be ticketed if you park on the streets during this time.

PHA Plan Public Hearing

The Big Rapids Housing Commission has revised the Annual Plan for fiscal year 2019. It is available for review from October 26, 2018 until December 10, 2018 at the Big Rapids Housing Commission Office located at 9 Parkview Village, Big Rapids, Michigan. The Commission's hours of operation are Monday - Friday 8:00 a.m. to 4:30 p.m. All comments must be received by December 10, 2018 at 4:30 p.m. A public hearing will be held on Thursday, December 13, 2018 in the Housing Commission's Conference Room at 3:00 p.m.

Bingo Update

There will not be any Bingo on Thursdays until March 2019 due to the cold months ahead and holidays.

REMINDER: Report ALL income changes within 10 days!

Please be reminded that you must come to the Big Rapids Housing Commission office to report all income changes within **10 DAYS** of the date of change. Phone calls, emails, or voicemails do not guarantee proper reporting. You will be required to sign paperwork for the income change. Please do not wait until your first check or until you receive verification in the mail. If you fail to report the change in income, then you could be subject to retroactive rent. We receive reports from HUD of all new hires and if you fail to report the income it will show as a discrepancy.

Neighborhood Watch – Get Involved

Please review the attached Neighborhood Watch information. The Neighborhood Watch program was created in 2004 and has been very successful over the years. There are currently several openings on the Neighborhood Watch Board and we need residents to join to keep the program successful. If you are interested in joining the board/program, please contact Laurie & plan to attend the next meeting on Tuesday, December 11, 2018 at 4:00 p.m. Supportive residents are greatly needed to make a difference and help keep our neighborhood safe.

Maintenance Reminders to All Residents

If you are aware of an emergency work order, such as having no heat, or toilet not flushing – call during hours of operation, if possible! Please do NOT wait until the end of the day to report an issue you were aware of earlier in the day! If you do have an after-hours **maintenance** emergency that cannot wait until working hours please call 1-877-451-0123.

Smoke Free/Flame Free/Burn Free

Please be reminded that the Big Rapids Housing Commission prohibits tobacco products in all public housing living units, interior common areas and outdoor areas. **The policy prohibits all residents, guests and employees from smoking on Big Rapids Housing Commission property and also bans candles, incense, vaping and e-cigarettes.**

Maintenance Treatment for Bed Bugs

Residents will receive an additional notification. This is the tentative schedule for January:

Apt #	Date	Apt #	Date	Apt #	Date	Apt #	Date
1A	1/9/2019	3A	1/16/2019	5A	1/23/2019	7A	1/30/2019
1B	1/9/2019	3B	1/16/2019	5B	1/23/2019	7B	1/30/2019
1C	1/9/2019	3C	1/16/2019	5C	1/23/2019	7C	1/30/2019
1D	1/9/2019	3D	1/16/2019	5D	1/23/2019	7D	1/30/2019
2A	1/9/2019	4A	1/16/2019	6A	1/23/2019	8A	1/30/2019
2B	1/9/2019	4B	1/16/2019	6B	1/23/2019	8B	1/30/2019
2C	1/9/2019	4C	1/16/2019	6C	1/23/2019	8C	1/30/2019
2D	1/9/2019	4D	1/16/2019	6D	1/23/2019	8CU	1/30/2019
						8-D	1/30/2019

Excess Utility Charge for Residents in apartments 101-A – 114-D – Call to Report your Space Heater

Please be reminded where no direct metering or check metering is in place, monthly charges will be assessed for resident owned appliances. This includes all residents living in 101A thru 114D ONLY. Residents in these apartments will be charged \$15.00 per month for excess electric usage for using a space heater. If you live in the North Parkview Senior Section it is your responsibility to report your space heater to the office (the same as you do your air conditioner). Management will apply the excess utility charge for the period you use the heater and remove the charge when you report that you are no longer using the heater. All space heaters must be approved by the Big Rapids Housing Commission. A resident who fails to report the possession of a resident owned appliance will be assessed a \$50.00 fee. Effective April 1, 2019 the excess utility charge for a waterbed will be changing to \$14.00 and a freezer will be \$4.00. Please contact the office if you have any questions.

Utility Allowance and Excess Utility Policy Effective April 1, 2019

The charge for having a **washing machine** regardless of bedroom size will be changing to **\$4.00** per month.

<u>Parkview 1A thru 117C – Gas</u>		<u>Evergreen 118A thru 135G – Electric</u>		<u>201 thru 408 – Electric</u>	
1 Bedroom	\$33.00	1 Bedroom	\$31.00	1 Bedrooms	\$31.00
2 Bedroom	\$41.00	2 Bedroom	\$34.00		
3 Bedroom	\$49.00	3 Bedroom	\$41.00		
4 Bedroom	\$49.00	4 Bedroom	\$47.00		
		5 Bedroom	\$53.00		
		6 Bedroom	\$59.00		

Net rents will be adjusted as follows for Parkview Family, Evergreen & Highrise Residents to reflect the change in the utility allowance:

<u>Bedroom Size</u>	<u>Parkview Family (1A – 117C)</u>	<u>Evergreen Village (118A – 135G)</u>
1 Bedroom	No change	increase \$4
2 Bedroom	No change	increase \$7
3 Bedroom	No change	increase \$6
4 Bedroom	increase \$1	increase \$4
5 Bedroom	n/a	increase \$4
6 Bedroom	n/a	No change

Elderly Highrise – Units 201 thru 408 – Electric
Increase \$7

Residents living in North Parkview Senior section are not subject to utility allowances. South Parkview Seniors are only subject to the electric consumption allowance. Electric consumptions allowances for South Parkview Seniors and Families are changing slightly this year. Residents in these areas will be charged for any electric consumption in excess of the allowances as indicated below:

Updated Electric Consumption Allowances

Parkview Village - Senior Units 10A thru 31C – Electric Surcharge

	<u>Current</u>	<u>4/1/2019</u>
0/1 Bedroom	182	150
2 Bedroom	225	170

North and South Parkview Village - Family Units 1A thru 117C – Electric Surcharge

	<u>Current</u>	<u>4/1/2019</u>
1 Bedroom	190	211
2 Bedroom	215	218
3 Bedroom	257	231
4 Bedroom	280	379

Flat Rent Schedule Effective April 1, 2019

North & South Parkview <u>SENIOR</u> Section Bedroom Size 0 \$618.00 1 \$622.00 2 \$735.00	HIGHRISE Bedroom Size 1 \$591.00
North and South Parkview <u>FAMILY</u> Section Bedroom Size 1 \$589.00 2 \$694.00 3 \$928.00 4 \$944.00	EVERGREEN VILLAGE Bedroom Size 1 \$591.00 2 \$701.00 3 \$936.00 4 \$946.00 5 \$1,089.00 6 \$1,232.00

Variations in the flat rent amounts are due to differences in utility allowances for different complexes.

PLEASE REMEMBER: Your rent is based on 30% of your income or the flat rent, whichever is **LOWER**. If you have any questions regarding the Flat Rents, please contact the office.

Residents whose rent is affected by a change in utility allowance or the flat rent will receive a separate notice of rent adjustment before April 1, 2019, indicating their new rent amount.

Laundry Room Reminder

The laundry rooms will be closed on Christmas Day, but all other hours will remain the same during the holidays.

