



# December Newsletter



December 2, 2019

## Upcoming Meetings

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

Thursday, December 5, 2019, 9:00 a.m.	Big Rapids Housing Commission Meeting
Tuesday, December 10, 2019, 3:30 p.m.	Resident Council Meeting
Tuesday, December 10, 2019, 4:00 p.m.	Neighborhood Watch Meeting
Thursday, January 9, 2020, 3:00 p.m .	Public Hearing, 2020 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, 2019. Late fees will be assessed at 8:00 a.m. on Friday, December 6, 2019.**

## Holiday Schedule – Big Rapids Housing Commission

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

Christmas: Tuesday, December 24, 2019	Wednesday, December 25, 2019
New Year: Tuesday, December 31, 2019	Wednesday, January 1, 2020

## Signatures Needed

If your apartment # appears on this list, then you need to stop by the office and sign your completed rent review: 2B,4C,4D,6B,7A,7B,8A,12B,105B,107C,113F,119C,120C,122C,122D,122E,123B,123D,127D,128D,129C, 131F, 132B,132D,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 9, 2020, 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 7, 2019, 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.**

## Christmas Light Tour

Monday, December 16, 2019 is the Christmas Light Tour to Grand Rapids on the 56-passenger motor coach. The bus will be leaving the Highrise at 4:00 p.m. and be returning at 9:00 p.m, so be in the lobby by 3:30 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 \$20.00.

## Christmas Dinner

All residents are invited to attend a Christmas Dinner on Friday, December 13, 2019 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 Monday, December 9, 2019.

### **Craft Show and Bake Sale**

The Resident Council will be holding a craft show and bake sale on December 7, 2019 from 9am-5pm in the high-rise lobby and dining room. Donations are welcome or rent a table for \$10.00 to sell your own items. All are welcome, come show your creative side! 😊

### **Wild Rose Café**

The Wild Rose Café is offering a free Christmas Dinner for elderly residents who do not have any family to spend Christmas with. This dinner will be on Thursday, December 12, 2019 at 4:30 p.m. at the Wild Rose Café, 708 Maple St. Big Rapids. Transportation through Dial-a-Ride is available if needed. The space is limited to 45 people – Please call the office to sign up today at 796-8689!

### **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 \$89.00 for replacement.

### **Weekly Matinee Movie Popcorn is provided – bring your own beverage!**

Movies will continue to be provided on the following days at 3 p.m. in the Highrise Community Room:  
December 3 – A Christmas Story \* December 10 – It's a Wonderful Life \* December 17 – White Christmas

### **Security Cameras**

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

### **Parking on City Streets**

Beginning November 15, 2019 parking is not allowed on city streets from 2:00 – 6:00 a.m. until March 15, 2020. 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 2020. It is available for review from October 25, 2019 until December 9, 2019 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 9, 2019 at 4:30 p.m. The public hearing which was scheduled for Thursday, December 12, 2019 has been changed to Thursday, January 9, 2020 in the Housing Commission's Conference Room at 3:00 p.m.

**Bingo Update** - There will be no more Bingo until April 2020.

### **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**

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 10, 2019 at 4:00 p.m. Supportive residents are greatly needed to make a difference and help keep our neighborhood safe.

### **Laundry Room Reminder**

The laundry rooms will be closed on Christmas Day, but otherwise open during the holidays.

**Smoke Free/Flame Fee/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.**

**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. Please contact the office if you have any questions.

**Utility Allowance and Excess Utility Policy Effective April 1, 2021**

<u>Parkview 1A thru 117C – Gas</u>		<u>Evergreen 118A thru 135G – Electric</u>		<u>201 thru 408 – Electric</u>	
1 Bedroom	\$31.00	1 Bedroom	\$31.00	1 Bedrooms	\$23.00
2 Bedroom	\$41.00	2 Bedroom	\$30.00		
3 Bedroom	\$49.00	3 Bedroom	\$39.00		
4 Bedroom	\$58.00	4 Bedroom	\$49.00		
		5 Bedroom	\$55.00		
		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	Increase \$2	No change
2 Bedroom	Decrease \$1	Increase \$4
3 Bedroom	No change	Increase \$2
4 Bedroom	Decrease \$9	Decrease \$2
5 Bedroom	n/a	Decrease \$2
6 Bedroom	n/a	No change

Parkview Highrise – Units 201 thru 408 – Rents will decrease \$1

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:

<u>Parkview Village 10A thru 31C</u>		<u>Parkview Village - Family Units 1A thru 117C</u>	
0/1 Bedroom	150	1 Bedroom	180
2 Bedroom	160	2 Bedroom	203
		3 Bedroom	225
		4 Bedroom	248

## Flat Rent Schedule Effective April 1, 2021

North & South Parkview <u>SENIOR</u> Section Bedroom Size 0                      \$644.00 1                      \$648.00 2                      \$771.00	HIGHRISE Bedroom Size 1                      \$625.00
North and South Parkview <u>FAMILY</u> Section Bedroom Size 1                      \$617.00 2                      \$730.00 3                      \$930.00 4                      \$993.00	EVERGREEN VILLAGE Bedroom Size 1                      \$617.00 2                      \$741.00 3                      \$940.00 4                      \$1,002.00 5                      \$1,154.00 6                      \$1,307.00

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 notice of rent adjustment before April 1, 2021, indicating their new rent amount.

### **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.

### **Resident Owned Appliance Charges**

#### **NORTH PARKVIEW VILLAGE ONLY**

(Subject to the following surcharges due to no individual utility meters)

<u>Appliance</u>	<u>Cost per Month</u>
Air Conditioners	\$17.00
Space Heaters*	\$21.00
Freezers:	\$5.00
Waterbeds	\$17.00

#### **COMMISSION WIDE**

(Subject to the following surcharges due to no individual water meters)

Washing Machine	\$4.00
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\*Space heaters must be UL approved (Underwriters Laboratory Safety Compliance – UL LISTED) and be approved by the Big Rapids Housing Commission.

**Maintenance Treatment for Bed Bugs**

Residents will receive an additional notification. This is the tentative schedule for January 2020:

Apt #	Date	Apt #	Date	Apt #	Date
1A	1/15/20	3A	1/22/20	5A	1/29/20
1B	1/15/20	3B	1/22/20	5B	1/29/20
1C	1/15/20	3C	1/22/20	5C	1/29/20
1D	1/15/20	3D	1/22/20	5D	1/29/20
2A	1/15/20	4A	1/22/20	6A	1/29/20
2B	1/15/20	4B	1/22/20	6B	1/29/20
2C	1/15/20	4C	1/22/20	6C	1/29/20
2D	1/15/20	4D	1/22/20	6D	1/29/20

