



December Newsletter

December 1, 2022



Rent is due on December 1, 2022. Late fees will be assessed at 8:00 a.m. on Tuesday, December 6, 2022.

Upcoming Meetings

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

Thursday, December 8, 2022, 9:00 a.m.	Big Rapids Housing Commission Meeting
Tuesday, December 13, 2022, 3:30 p.m.	Resident Council Meeting
Tuesday, December 13, 2022, 4:00 p.m.	Neighborhood Watch Meeting

All meetings will be held in the High-rise Conference Room. All residents are invited to attend.

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 26, 2022 - Tuesday, December 27, 2022

New Year: Friday, December 30, 2022 - Monday, January 2, 2023

Signatures Needed

If your apartment # appears on this list, then you need to stop by the office and sign your completed rent review: 2D, 3A, 5C, 6A, 6B, 8CU, 18C, 24A, 26C, 102F, 104C, 107A, 108A, 111A, 111B, 112A, 113F, 115C, 116A, 118A, 118B, 119B, 119C, 119D, 121B, 122C, 122D, 112E, 123D, 124B, 125E, 126A, 127E, 128A, 129C, 129D, 131A, 131D, 131E, 132C, 133B, 134C, 134D, 135F

Parkview Family & Evergreen Apartments

It's Annual Rent Review time again. You will be receiving rent recertification documentation in the mail soon. It will be necessary for all RESIDENTS LIVING IN THE FAMILY SECTIONS to complete this paperwork and return it to the office immediately. If you do not return this documentation by January 6, 2023, your April rent will increase to the flat rent. The flat rent amounts are based on bedroom size, but average \$1000.00 per month.

Christmas Dinner

All residents are invited to attend a Christmas dinner on Tuesday, December 20, 2022, at 12:00 p.m. in the Highrise Dining Room. BRHC will be providing a ham dinner, side dishes, and beverages. We hope you are able to come and share a wonderful dinner with us. Please stop by or call the office to sign up by Thursday, December 15, 2022.

Children's Christmas Party

All resident children, along with their parents, are invited to a free Christmas Party. The Kid's Christmas Party has been scheduled for Saturday, December 17, 2022, from 12:00 p.m. to 2:00 p.m. at Big Rapids Roller Rink located at 325 N. Michigan Ave. Big Rapids, MI 49307. A hot dog basket with chips and a drink will be provided for lunch. Please turn in the registration form to the office by December 12, 2022, to attend the party. Children must be accompanied by an adult.

Highrise Community Room Activities

- Euchre schedule is as follows: Mondays at 1:00 p.m. and Friday at 5:00 p.m., and the 2nd Sunday of every month at 3:00 p.m.
- Bible Study on Tuesdays at 3:00 p.m.
- Mexican Train on Wednesdays at 1:00 p.m.
- Bingo on Thursdays at 4:00 p.m.
- Uno on Tuesdays at 1:00 p.m. and Thursdays at 1:00 p.m.

PHA Plan Public Hearing Notice

The Big Rapids Housing Commission has revised its' Annual Plan for fiscal year 2023. It is available for review from November 14, 2022, until December 30, 2022, at the Big Rapids Housing Commission Office located at 9 Parkview Village, Big Rapids, Michigan. The Commission's hours of operation are 8:00 a.m. to 4:30 p.m. All comments must be received by December 30, 2022, at 4:30 p.m. A public hearing will be held on Thursday, January 12, 2023, in the Housing Commission's Conference Room at 9:00 a.m.

Parking on City Streets

Beginning November 15, 2022, parking is not allowed on city streets from 2:00 a.m. – 6:00 a.m. until March 15, 2023. This is to allow for snow removal. You will be ticketed if you park on the streets during this time.

Neighborhood Watch and Resident Council– Get Involved

The Neighborhood Watch program and Resident Council have been very successful over the years. There are currently several openings on the Neighborhood Watch and Resident Council Board, and we need residents to join to keep the programs successful. If you are interested in joining the board/program, please contact the office & plan to attend the next Resident Council meeting on Tuesday, December 13, 2022, at 3:30 p.m. and the Neighborhood Watch meeting on Tuesday, December 13, 2022, at 4:00 p.m. Supportive residents are greatly needed to make a difference and help keep our neighborhood safe.

REMINDER: Report ALL income changes within 10 days!

Please be reminded that you must report to the Big Rapids Housing Commission office to report all income changes within **10 DAYS** of the date of change. 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.

Smoke Free/Flame Free/Burn Free

Please be reminded that the Big Rapids Housing Commission prohibits smoking in all buildings, apartments and grounds. The policy also bans candles, incense, vaping, e-cigarettes and marijuana.

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 \$23.00 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.

Laundry Room Holiday Hours – The laundry rooms will be closed on Christmas Day and New Year's Day, but otherwise open during the holidays.

Security Cameras

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

Stove Top Reminder

Please do NOT store anything on your stove top as this is a fire hazard.

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 \$105.50 for replacement.

Snow Removal Reminders

Do Not Pull Your Vehicle Over the Sidewalks!!!



Be prepared to move or have someone move your vehicle on snow days so all parking areas may be plowed properly. Residents shall be responsible to remove snow and ice from the immediate unit area, patios, porches and service walks to main sidewalk.

Please contact the office if you observe any icy sidewalks or lots that need attention. Ice melt is available for sale in the office – you must bring your own container.

Many of you are not moving your vehicles for snow removal. In most cases, it is necessary for ALL vehicles to move from the lot. Be considerate to others in your area who make the effort to move.

Please be on the lookout for our snow removal trucks and tractors! Keep a safe distance from this equipment. The maintenance staff is concerned for your safety, as many people walk out in front of and behind them. With all the attached equipment on their vehicles, it makes it very difficult for them to see a pedestrian behind their vehicle – especially children.

Ice Melt

Ice melt is available at the following locations free of charge - please bring your own container:

- For South Parkview Buildings 10-31: At office entry and under canopy by 19 Building.
- For Family in Buildings 1-8: Top of steps between 4 & 7 Buildings
- For Family in Buildings 115-117: By mailboxes
- For North Parkview Buildings 110-114: In circle drive beside out-going mail box.
- For North Parkview Buildings 101-109: Under canopy between 101 & 102 Buildings.
- For Evergreen 118-135 Buildings: By mailboxes near 119 & 132 Buildings.

Please make sure you are securing the salt bucket lid after getting salt to avoid snow/water from getting inside.

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.

Maintenance Treatment for Bed Bugs

Residents will receive an additional notification. This is the tentative schedule for December 2022:

Apt #	Date	Apt #	Date	Apt #	Date	Apt #	Date
8D	12/14/22	117B	12/21/22	119B	12/28/22		
115A	12/14/22	117C	12/21/22	119C	12/28/22		
115B	12/14/22	118A	12/21/22	119D	12/28/22		
115C	12/14/22	118B	12/21/22	119E	12/28/22		
116A	12/14/22	118C	12/21/22	120A	12/28/22		
116B	12/14/22	118D	12/21/22	120B	12/28/22		
116C	12/14/22	118E	12/21/22	120C	12/28/22		
117A	12/14/22	119A	12/21/22	120D	12/28/22		

Utility Allowance and Excess Utility Policy Effective April 1, 2023

Parkview 1A thru 117C – Gas

1 Bedroom	\$50.00
2 Bedroom	\$43.00
3 Bedroom	\$44.00
4 Bedroom	\$62.00

Evergreen 118A thru 135G – Electric

1 Bedroom	\$43.00
2 Bedroom	\$39.00
3 Bedroom	\$60.00
4 Bedroom	\$85.00
5 Bedroom	\$69.00
6 Bedroom	\$113.00

201 thru 408 – Electric

1 Bedrooms	\$31.00
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Net rents will be adjusted as follows for Parkview Family, Evergreen & Highrise Residents to reflect the change in the utility allowance:

Bedroom Size

Parkview Family (1A – 117C)

Evergreen Village (118A – 135G)

1 Bedroom	Decrease \$12	Decrease \$8
2 Bedroom	No change	Decrease \$7
3 Bedroom	Decrease \$1	Decrease \$14
4 Bedroom	Decrease \$4	Decrease \$28
5 Bedroom	n/a	Decrease \$3
6 Bedroom	n/a	Decrease \$38

Parkview Highrise – Units 201 thru 408 – Rents will decrease \$5

Consumption Allowances

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 staying the same. Residents in these areas will be charged for any electric consumption in excess of the allowances as indicated below:

Parkview Village 10A thru 31C

0/1 Bedroom	150
2 Bedroom	158

Parkview Village - Family Units 1A thru 117C

1 Bedroom	142
2 Bedroom	172
3 Bedroom	220
4 Bedroom	422

Resident Owned Appliance Charges – effective April 1, 2023, resident owned appliance charges will be amended as follows:

NORTH PARKVIEW VILLAGE ONLY

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

<u>Appliance</u>	<u>Proposed</u>	<u>Current</u>
Air Conditioners	\$22.00	\$19.00
Space Heaters*	\$28.00	\$23.00
Freezers:	\$ 6.00	\$ N/C
Waterbeds	\$22.00	\$19.00

COMMISSION WIDE

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

<u>Washing Machine</u>	\$ 7.00	\$ 5.00
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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.

Flat Rent Schedule Effective April 1, 2023

North & South Parkview <u>SENIOR</u> Section		HIGHRISE	
Bedroom Size		Bedroom Size	
0	\$600.00	1	\$711.00
1	\$742.00		
2	\$867.00		
North and South Parkview <u>FAMILY</u> Section		EVERGREEN VILLAGE	
Bedroom Size		Bedroom Size	
1	\$692.00	1	\$ 699.00
2	\$824.00	2	\$ 828.00
3	\$1,059.00	3	\$1,043.00
4	\$1,324.00	4	\$1,301.00
		5	\$1,525.00
		6	\$1,689.00



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**. Residents whose rent is affected by the flat rent will receive a notice of rent adjustment before April 1, 2023, indicating their new rent amount.

*Merry Christmas
and
Happy New Year*