



December Newsletter

December 1, 2023



Rent is due on Friday, December 1, 2023. Late fees will be assessed at 8:00 a.m. on Wednesday, December 6, 2023.

Upcoming Meetings

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

Tuesday, December 12, 2023, 3:30 p.m.	Resident Council Meeting
Tuesday, December 12, 2023, 4:00 p.m.	Neighborhood Watch Meeting
Cancelled	Big Rapids Housing Commission Meeting

The December Housing Commission meeting has been cancelled.

All meetings will be held in the Highrise 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 25, 2023 - Tuesday, December 26, 2023

New Year: Friday, December 29, 2023 - Monday, January 1, 2024

Signatures Needed

If your apartment # appears on this list, then you need to stop by the office and sign your completed rent review:

1A 2A 6B 7B 7C 18C 19B 113E 115C 117B 118A 118B 118C 120E 121A 121E 122D 122E 123D 126A
126B 127C 127D 127E 129E 131A 131B 131E 134C 134D 135G 201

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 Friday, January 5, 2024, 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 19, 2023, 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 14, 2023.

Children's Christmas Party

All resident children, along with their parents, are invited to a Christmas Party. The children's Christmas Party has been scheduled for Saturday, December 9, 2023, from 12:00 p.m. to 2:00 p.m. at Big Rapids Housing Commission Highrise. Pizza and a drink will be provided for lunch at no cost to residents. Please turn in the registration form to the office by Friday, December 1, 2023, if you wish to attend the party. If you did not receive a form for your family, please call the office immediately to sign up. Children must be accompanied by an adult.

Wild Rose Café Dinner

The Wild Rose Café is offering a free Christmas Dinner for residents who do not have any family to spend Christmas with. This dinner will be on Thursday, December 14, 2023, from 4:00 p.m. to 6:00 p.m. in the Big Rapids

Housing Commission dining room. The space is limited to 45 people – Please call the office to sign up today at 796-8689. You must sign up before Friday, December 8, 2023.

Christmas Light Tour

The Christmas light tour is Wednesday, December 13, 2023. The charter bus will leave the Highrise promptly at 4:00 p.m. Dinner will be at Russ’s restaurant followed by a trip to LMCU for the light show, and a tour around Grand Rapids to observe residential lights. You must sign up for this event before Friday, December 8, 2023.

Highrise Community Room Activities

- Euchre schedule is as follows: Mondays at 1:00 p.m., Fridays at 5:00 p.m., and the 2nd Sunday of every month at 3:00 p.m.
- Bible Study on Tuesdays at 1:00 p.m.
- Mexican Train on Wednesdays at 12:00 p.m.
- Crafting Creations on Wednesdays from 2:30 p.m.-5:00 p.m.
- Bingo on Thursdays at 3:00 p.m.
- Uno on Tuesdays at 1:00 p.m. and Thursdays at 1:00 p.m.

PHA Plan Public Hearing

The Big Rapids Housing Commission has revised its’ Annual Plan for fiscal year 2024. It is available for review from Tuesday, November 14, 2023, until Friday, December 29, 2023, 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 Friday, December 29, 2023, at 4:30 p.m. A public hearing will be held on Thursday, January 11, 2024, in the Housing Commission’s Conference Room at 9:00 a.m.

Parking on City Streets

Beginning Wednesday, November 15, 2023, parking is not allowed on city streets from 2 a.m. – 6 a.m. until Friday, March 15, 2024. This is to allow for snow removal. The City of Big Rapids will ticket and/or tow your vehicle 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 12, 2023, at 3:30 p.m. and the Neighborhood Watch meeting on Tuesday, December 12, 2023, 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 contact 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.



Friendly Reminder

Please make sure to report all overnight guests to the office.

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 \$28.00 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.

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.

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 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.

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.

Any vehicle improperly parked, inoperable or unlicensed will be tagged and towed after 48 hours at the owner’s expense. (Only 12 hours will be given for vehicles that do not move for snow removal).

Thanks for your cooperation in assisting with the snow removal process. Ice melt is available at each entry.

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 outgoing 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.

Security Cameras

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

Winter Reminders

To assist maintenance with snow removal, please make sure all approaches to your apartment are clear. This includes plants, furniture, or anything that may impede snow removal. Please make sure rugs have been brought inside for the winter. They can get caught in the maintenance equipment and cause damage. All garden hoses should have been removed off the building now to prevent damage.

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 2023:

Apt #	Date	Apt #	Date	Apt #	Date	Apt #	Date
125E	12/13/23	127C	12/20/23	128E	12/27/23		
126A	12/13/23	127D	12/20/23	129A	12/27/23		
126B	12/13/23	127E	12/20/23	129B	12/27/23		
126C	12/13/23	127F	12/20/23	129C	12/27/23		
126D	12/13/23	128A	12/20/23	129D	12/27/23		
126E	12/13/23	128B	12/20/23	129E	12/27/23		
127A	12/13/23	128C	12/20/23	131A	12/27/23		
127B	12/13/23	128D	12/20/23	131B	12/27/23		

You are required to contact the office immediately or within 24 hours if you suspect you see bed bugs or other vermin in your apartment.

Cockroach Information

Sanitation is the Key

- Remove/discard trash and unneeded newspapers, magazines, piles of paper bags, rags, boxes and other items that provide hiding places and harborage.
- Store opened items of food in insect proof containers such as glass jars or sealable plastic containers.
- Drain all sinks in the kitchen and bathrooms and remove any food debris.
- Floors need to remain clean (swept and/or mopped) at all times.
- Do not leave unsealed food items in bedrooms, living area, etc.

Angels of Action

The Angels of Action Literacy in Action tutoring center is available for reading and math help. It is open Monday through Thursday, by scheduled appointment. There is an application process, and it is open to Mecosta/Osceola County students between 1st grade- 12th grade.



Angels of Action has a mobile food pantry scheduled for Saturday, December 16th, at the Mecosta County Fairgrounds. Anyone is welcome to utilize this pantry. Registration starts at 9:00 a.m. and it is first come, first serve (up to 150 families), food distribution will start at approximately 10:00 a.m.

Utility Allowance and Excess Utility Policy Effective April 1, 2024

<u>Parkview 1A thru 117C – Gas</u>		<u>Evergreen 118A thru 135G – Electric</u>		<u>201 thru 408 – Electric</u>	
1 Bedroom	\$39.00	1 Bedroom	\$46.00	1 Bedrooms \$32.00	
2 Bedroom	\$30.00	2 Bedroom	\$44.00		
3 Bedroom	\$30.00	3 Bedroom	\$68.00		
4 Bedroom	\$41.00	4 Bedroom	\$89.00		
		5 Bedroom	\$85.00		
		6 Bedroom	\$107.00		

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 \$11	Decrease \$3
2 Bedroom	Increase \$13	Decrease \$5
3 Bedroom	Increase \$14	Decrease \$8
4 Bedroom	Increase \$21	Decrease \$4
5 Bedroom	n/a	Decrease \$16
6 Bedroom	n/a	Increase \$6

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

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:

<u>Parkview Village 10A thru 31C</u>		<u>Parkview Village - Family Units 1A thru 117C</u>	
0/1 Bedroom	121	1 Bedroom	127
2 Bedroom	154	2 Bedroom	180
		3 Bedroom	220
		4 Bedroom	443

Resident Owned Appliance Charges – effective April 1, 2024, 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>
Air Conditioners	\$23.00
Space Heaters*	\$29.00
Freezers:	\$ 6.00
Waterbeds	\$24.00



COMMISSION WIDE

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

<u>Washing Machine</u>	\$ 10.00
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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, 2024

North & South Parkview <u>SENIOR</u> Section		HIGHRISE	
Bedroom Size		Bedroom Size	
0	\$689.00	1	\$807.00
1	\$839.00		
2	\$986.00		
North and South Parkview <u>FAMILY</u> Section		EVERGREEN VILLAGE	
Bedroom Size		Bedroom Size	
1	\$800.00	1	\$ 793.00
2	\$956.00	2	\$ 942.00
3	\$1,229.00	3	\$1,191.00
4	\$1,357.00	4	\$1,309.00
		5	\$1,522.00
		6	\$1,710.00

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 their annual rent review, indicating their new rent amount.

Mecosta Osceola Career Center (MOCC) Salon – Open To All Residents

The Salon is now located at the Mecosta Osceola Career Center. The MOCC Salon will be open Tuesday through Friday. Haircuts are \$2.00, which includes a cut and style, additional services are also available. The MOCC restaurant is also open so you can enjoy lunch for \$8.00. Residents must call the salon at (231) 796-5807 to schedule an appointment. Make sure to mention you are a Big Rapids Housing Commission resident to receive the same special rates as last year.

Local Resources

- Mid-Michigan Community Action Agency (231) 660-0271
- Project Starburst (231) 796-5342
- Meals on Wheels (231) 972-2884
- Michigan Works (231) 796-0049
- Manna Pantry (231) 408-2940
- Legal Aid (888) 783-8190
- Angels of Action (231) 629-8140



*Merry Christmas
and
Happy New Year*