

January Newsletter

December 22, 2020

Big Rapids Housing Commission wishes you a Merry Christmas and a Happy New Year!

Rent is due January 1, 2021. Late fees will be assessed at 8:00 am on Wednesday, January 6, 2021.

Holiday Schedule – Big Rapids Housing Commission

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

Christmas Eve: Thursday, December 24, 2020

Friday, December 25, 2020

New Year: Thursday, December 31, 2020

Friday, January 1, 2021

The office will also be closed on Monday, January 18, 2021 in observance of Martin Luther King Jr. Day.

Upcoming Meetings

The Big Rapids Housing Commission meeting will be held on Thursday, January 14, 2021, at 9 a.m. with meeting details to be determined. Agendas will be posted at the main office, Housing Commission Facebook page, and laundry rooms when available.

The Resident Council meeting will be held on Tuesday, January 12, 2021, at 3:30 p.m. via conference call. Call-in information for the meeting is **1-701-802-5178**, access number is **727375**. All Neighborhood Watch Meetings have been cancelled until further notice.

COVID-19 Operations Update

Due to Covid-19, all Big Rapids Housing Commission operations continue to be closed at this time.

Due to the recent increase in COVID-19 cases, the Big Rapids Housing Commission is taking extra precautions. Community rooms will remain closed for the safety of all residents. Please make sure you continue to call in all repairs (work orders), however, work orders will be completed as necessary only. Residents can still leave messages on our voicemail at 231-796-8689, email us at admin@bigrapidshousing.org or leave a message on our Facebook page. Leave a message and we will return your call. It is important that you check our Facebook page for any updates.

If you have an EMERGENCY work order during this time, please contact the answering service at **1-877-451-0123**, but be prepared that you may be on hold longer than normal. EMERGENCY work orders include no heat, plumbing issues, refrigerator or stove not working at all, or no electricity. Before a maintenance person enters your apartment to complete an EMERGENCY work order, we will ask if you or anyone in your household is sick. As a precaution we are asking residents to leave your apartment if possible or move to another room during the completion of the work order.

Rent is still due and payable by 4:30 p.m. on Tuesday, January 5, 2021, however if you have a loss of income and cannot pay rent due to this crisis you must contact the office voicemail or email for additional instructions. If you are signed up for electronic rent the rent will transfer on January 5, 2021 as normal. Residents can put their rent and other items in the tenant drop box which will continue to be checked on a daily basis.

The laundry rooms **will** be open to residents only during normal hours. The laundry rooms will be closed on Christmas day.

Only go to the laundry rooms as necessary and do not gather in the laundry rooms. Please limit visitors to your apartment to only essential people that are providing necessary services for your well-being.

Social Distancing/COVID-19 Reminders

The best way to prevent illness is to avoid being exposed to this virus. We want to remind all residents to social distance in all common areas (hallways, playgrounds, laundry rooms) and to wear masks.

- Stay at least 6 feet (about 2 arms' length) from other people.
- Do not gather in groups.
- Stay out of crowded places & avoid gatherings, especially if you are sick or have COVID symptoms.

Big Rapids Housing Commission Resident Commissioner Position Open and Available

The Big Rapids Housing Commission is seeking a resident who is interested in applying for the Resident Commissioner Position. Any resident interested in applying for the Resident Commissioner Position may pick up an application in the office or we can mail/deliver to your apartment.

Winter Reminders

To assist with snow removal, please make sure all 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 to prevent damage.

Tips for Avoiding Slips and Falls in the Winter, Snow and Ice

The winter months are accompanied by slippery conditions that result in slips and falls. If you must go outside you should wear shoes that provide good traction and dress warmly. Being cold may cause you to hurry or tense your muscles which could affect your balance. Give yourself plenty of time to travel. Be careful when exiting your vehicle by putting both feet on the ground before standing up. Always use sidewalks, cleared paths and avoid shortcuts. Pay attention to the walking surface and look for slippery surfaces. Remember that once parking lots, sidewalks, and steps are cleared they could be covered with black ice. Only carry necessary items because bulky items could cause you to lose your balance. Please contact the office if you observe any icy sidewalks or lots that need attention.

Please try to avoid leaving your apartment during any severe weather, unless absolutely necessary.



Reminder to Keep Your Vehicle Locked

For your safety and your belongings, it is important that you keep your car locked at all times.

Parking over Sidewalks

A reminder to **NOT** park your vehicle over the sidewalk. The maintenance staff is unable to get their equipment through these tight areas.

Thermostats

Please be reminded that the thermostats will not go above 72°. If you force the thermostat past 72° it will break, the connection to the heating system will be lost, you will have no heat and you will be charged approximately \$80.00 to replace the thermostat. The Big Rapids Housing Commission is able to increase the temperature past 72° if the resident provides a letter from a doctor stating that a documented medical condition exists.

Close Windows

Reminder to close your windows! Do not leave them open in this cold weather. This allows an excessive amount of heated air to escape, causing the utility bill to increase.

NO WIPES

Please be reminded that wipes are not flushable! Even if the package claims they are sewer safe and flushable, they **ARE NOT** and this eventually leads to clogged sewer lines. A charge will apply if personal wipes are found to be the cause of your sewer back up.

Fraud Reminder from Community Officer William Sell

Today one of the most popular “weapons of choice” for fraud is the telephone. It provides an easy opening into your home for thieves. Catching and prosecuting these thieves is extremely difficult.

These thieves may spend days or weeks grooming the unsuspecting victim. They may claim to be a friend or family member asking for money. They may also say they are local, state, or federal law enforcement and demand money to keep the victim from going to jail. They may even say you have won a foreign lottery that you never entered. There are endless ways that these thieves try to take your money.

The best way to avoid being scammed is to trust your instincts. **NEVER** give out your personal information like credit card numbers, bank ID numbers, driver’s license number, or social security number. It is illegal for telemarketers to ask for this personal information for you to be able to claim prizes. Don’t send cash through the mail to unknown addresses. Don’t buy Google Play cards or other forms of gift cards and give these thieves the numbers on the back. If you do become a victim, call the police and make a report. You can also contact the National Consumers League Fraud Information Center at 202-853-3323, or www.fraud.org.

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

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
-----------------	--------

*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, 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.

Please see that attached Snow Removal Policy.

Attention Family Residents

Children Gift Cards

All resident children will receive a gift card for Christmas. If you have not received your child(s) gift card please call the office at (231) 629-7112 to make arrangements.

