

FHA Offices Will Be Closed
Friday, July 3 - Fourth of July
Monday, September 7 - Labor Day



*****IMPORTANT NOTICE*****

When you get your new or updated SSI or Social Security award letter, take it to Stanton Tower to Amanda, the FHA Tax Credit Specialist, so that she can make copies for your file. You may also mail a copy.

Fremont Housing Agency
2600 N Clarkson St., Fremont, NE 68025

*******Water softener salt** will be added the **first Tuesday** of the month, **every quarter**.*****

Scheduled months:

January
April
July
October

*******Furnace filters** will be replaced on the **same schedule**.*****

(schedule is subject to change at discretion of the Maintenance Director)

\$\$ FREE Rentwise Training ANYTIME \$\$

RentWise is a program to help renters obtain and keep rental housing and teach them how be successful renters with basic educational information.

The class is available online any time. You are able to register and take the training at your own pace at no charge!

A certificate is awarded upon completion of the training and a copy is maintained in your file.

If you are interested in taking the online course contact the Gifford Office at 402-727-4848, and we will be happy to give you the information necessary to sign up or answer any questions you may have.

Be sure to take part in this free, simple and informative opportunity.



RENT REMINDERS \$\$\$

- ♦ The rent is **due on the 1st** and **late after the close of business the 5th day of each month.**
- ♦ If the *5th falls on Saturday, rent is due* in the office by close of business *on Friday.*
- ♦ If the *5th falls on Sunday, the rent must be in the drop box before 8:00 a.m. of the 6th.*
- ♦ If the rent is *not paid on or before the 5th* day of the month, a *late payment charge* will be applied as follows: \$30.00 will be assessed for *payments made on the 6th through the 20th* day of the month.
- ♦ Payments made *on the 21st day and after* will be assessed at the rate of *an additional \$20.00 charge.*
- ♦ This *late charge is immediately due* as an addition to that month's rent and *must be paid before that month's rent will be considered to be paid in full.*

Hidden Brook Townhomes I & II

BANNED AND BARRED Public List - Updated 7/1/2026

- Thomas, Steven A.
- Bigboy, Patrick A.

If you identify people on this list and see them on the property, please call the FHA Office, 402-727-4848 or the Fremont Police non-emergency line 402-727-2677 to report immediately. Thank you in advance for your cooperation and help.

Management

REMINDER!!!!!! **Report any changes to your household, income, etc. to Amanda immediately.**

MAINTENANCE Emergencies

Maintenance Emergencies *During Business Hours: 402-727-4848*

Business Hours - 8:00 a.m. - 4:30 p.m. ~ Monday - Friday

Maintenance EMERGENCIES *After Business Hours or on Weekends:*

****Call Ed (Maintenance Director) at 402-720-1264.**

If you have not heard back from Ed within 15 minutes, call the Executive Director at 402-720-9643.

EMERGENCIES:

Calls **MUST** be for (valid) emergencies only. **Tenants will be charged** for the call if the problem is **other than one of the following:**

- Loss of electric power (other than shut-off due to non-payment).
- Sewer problems.
- Broken water pipes (supply line) - **Major leak call Immediately.**
- If water drip is slow, place pan underneath to collect water and call office next business day. *Slow drips are not emergencies.*
- Furnace failure is an emergency during a severe cold spell.
- Air conditioner failure is an emergency during a severe extended hot spell.
- Refrigerator/freezer failure (do not overload refrigerator/freezer with food that will prohibit air flow which is needed for normal operation). *Management will not replace food lost from refrigerator/freezer failure or power outage.*

**** Remain by the phone in the event maintenance needs to contact you! ****

When a call is made after hours, be sure to leave your full name, address, phone number and nature of your problem. Without this important information, we cannot react to your maintenance problems efficiently. You must also be present when maintenance arrives to answer any questions regarding the "emergency".

LOCKOUTS — You need to call a locksmith.

Local Numbers:

- ♦ A-1 Lock Shop Key & Locksmith **402-720-2284** - Open 24 hours
- ♦ S and S Locksmith **402-941-1212**



One complimentary ride per month!

As a resident of Hidden Brook Townhomes, you can request the following ***complimentary transportation service:***

One (1) ride per household, per month within the city limits to any location.
Examples - doctor, dentist, grocery, restaurant; etc.

You must schedule a ride with the Fremont Transit Program, 402-459-2845.
You need to call at least 2 days ahead of your appointment time.

****Call Becky at Gifford Tower to let her know the date you have scheduled your pickup. 402-727-4848.**



Disclaimer of Liability:

Every effort is made to provide accurate and complete information in the Fremont Housing Agency newsletters. However, the FHA cannot guarantee that there will be no errors. The FHA makes no claims, promises, or guarantees about the accuracy, adequacy, validity, reliability, availability, or completeness of any information and expressly disclaims liability for errors and omissions in the contents of this newsletter. FHA does not assume any liability for any direct, indirect or any other loss or damage of any kind incurred as a result of the use the newsletter or any reliance on any information provided in the newsletter. Your use of the newsletter and your reliance on any information in the newsletter is solely at your own risk.

Fremont Housing Agency CONTACT INFORMATION:

Business Hours: M - F 8:00 am - 4:30 pm

Phone: 402-727-4848

Office Window Hours: M - F 9:00 am - 3:00 pm **Your Tax Credit Specialist:** Amanda - extension 4

After-hours & MAINTENANCE EMERGENCIES ONLY

Call: Maintenance Director: Ed Phone: 402-720-1264,

If no response from Ed within 15 min. call: Executive Director: 402-720-9643

LABOR DAY

- * Labor Day in the United States is a federal holiday observed on the first Monday in September.
- * The U.S. Congress made Labor Day a national holiday in 1894.
- * President Grover Cleveland signed the Labor Day bill into law on June 28, 1894.
- * Oregon was the first U.S. state to officially recognize Labor Day in 1887.
- * By 1894, more than half the U.S. states were already celebrating some form of Labor Day.
- * The first Labor Day parade in the United States took place in New York City on September 5, 1882.
- * Labor Day was intended as a “workingmen’s holiday” to honor those who build and serve the nation.
- * The early September date helped place a holiday in late summer when weather was favorable for parades.
- * Labor Day grew alongside the push for an eight-hour workday in the late 19th century.
- * The holiday gave unions a public stage to demonstrate solidarity.
- * Community picnics were common features of early Labor Day gatherings.
- * The holiday’s focus includes both wage earners and salaried workers.
- * Labor Day recognizes the dignity and value of all kinds of work.
- * The day also highlights improvements in workplace safety and standards.
- * Today, Labor Day weekend commonly marks the unofficial end of summer in the United States.



THE *Hidden Brook* Herald

Quarterly NEWSLETTER

July - August - September 2026

Fourth of July Hot Weather Safety Tips

If you're celebrating Independence Day in hot weather, here's how to stay safe and enjoy the festivities without heat-related harm.

Stay Hydrated and Cool

- Drink plenty of water before, during, and after outdoor activities. Avoid sugary, caffeinated, and alcoholic drinks, which can worsen dehydration.
- Wear lightweight, light-colored clothing and use sunscreen (SPF 30+) to protect against sunburn.
- Take frequent breaks in shaded or air-conditioned areas, especially during the hottest part of the day.

Heat-Related Illness Prevention

- Recognize symptoms of heat exhaustion (heavy sweating, weakness, dizziness) and heat stroke (high body temperature, altered mental state, hot, dry skin). Seek medical help immediately if these occur.
- Never leave children or pets in a parked car — temperatures can rise quickly to dangerous levels. Check on neighbors and loved ones who may be at risk due to lack of cooling access.

Fireworks Safety

- ♦ The safest way to enjoy fireworks is at a public show by professionals.
- ♦ If you choose to set them off at home, follow all instructions, keep a water source nearby, and never point them at people, animals, or flammable materials.
- ♦ Store fireworks in a cool, dry place away from children and pets.

Food and Water Safety

- Keep perishable foods cold (40°F or below) in insulated coolers during picnics or travel.
- Cook hot foods to safe temperatures and avoid cross-contamination to prevent foodborne illness.

