

**Recycling REMINDERS:** ALWAYS break down boxes. DON'T overfill receptacles. ONLY recycle approved items.

\*\*\*IMPORTANT NOTICE\*\*\*

When you get your new or updated SSI or Social Security award letter, take it to Stanton Tower to Amanda, the Housing Specialist so that she can make copies for your file. You may also mail a copy. — 2600 N Clarkson St., Fremont, NE 68025

**EMERGENCY Numbers & Instructions**

**FIRE**— Call Fire Department 911

Exit the building and alert your neighbors

**ELECTRIC POWER OUTAGE**

Fremont Department of Utilities **402-727-2600 or 402-727-2613**

Housing Agency Maintenance **402-720-1264 or 402-727-4848**

**SEWER PROBLEMS, BROKEN WATER PIPES**

**Call: Maintenance Supervisor:**

during office hours (8:00 a.m. to 4:30 p.m.) - **402-727-4848**

\*\*after office hours - **Maintenance Supervisor 402-720-1264.**

**Executive Director 402-720-9643.**

**LOCKOUTS** — Call a locksmith.

**Local Numbers:**

A-1 Lock Shop Key & Locksmith **402-720-2284** - Open 24 hours

S and S Locksmith **402-941-1212**



**REMINDER:**

**If you call the Fremont Housing Agency Office and don't get an answer, be sure to leave a message.**

*DO NOT repeatedly call back!*

Everyone in the Office is very busy and your phone call will be returned at someone's first opportunity.

Your call and your patience are important! Thank You.

*Management*



**Fremont Housing Agency**  
**2510 N Clarkson**  
**Fremont, NE 68025**



# The Magnolia Minute

October - November - December 2025



**Tips for taking control of the holidays**

Taking some simple, conscious steps can help minimize or even ward off situational holiday stress and depression.

- ⇒ **Acknowledge your feelings.** The holidays can trigger sadness if you've recently lost or are missing loved ones. It's normal to feel this sadness and grief. Allow yourself to feel.
- ⇒ **Reach out.** Seeking out community and other social events can help you connect with others. Many may also have websites, online support groups, social media sites or virtual events.
- ⇒ **Be realistic.** It's not realistic to feel "holiday joy" all the time. Embrace the change by holding onto favorite traditions while being open to creating new ones.
- ⇒ **Set aside differences.** Focus on the positives of any family members with whom you may disagree. Don't bring up "hot topics" and set aside grievances for this time.
- ⇒ **Create a budget.** Give yourself the gift of having a budget. Before you do your gift and food shopping, decide how much money you can realistically afford to spend.
- ⇒ **Plan ahead.** Set aside specific days for shopping, baking, connecting with friends and other holiday activities. This can provide things to look forward to, rather than having events feel like obligations.
- ⇒ **Saying "no" is ok.** Friends and colleagues will understand if you can't participate in every project or activity. And you don't have to explain or make up excuses. You can simply say, "sorry, that doesn't work for me that day."
- ⇒ **Keep up healthy habits.** The holidays are often about indulgences. Enjoy the treat but balance it with healthy habits that are good for both your body and mind. Here are a few suggestions:
- ⇒ **Give yourself a break.** Even those who thrive on the hustle and bustle of the season will benefit from taking a break from the activity. Spending just 15 minutes alone, without distractions, may leave you feeling refreshed.

**Don't let the holidays become something you dread.**

Learning to recognize your holiday stress triggers, such as financial pressures or personal demands, helps you control them. With a little planning and some positive thinking, you can find enjoyment during the holidays.



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 Supervisor) 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 any 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”.

Fremont Housing Agency **CONTACT INFORMATION:**

**Business Hours:** M - F 8:00 am - 4:30 pm    **Office Window Hours:** M - F 9:00 am - 3:00 pm  
**Phone:** 402-727-4848

**Tax Credit Specialist:** *Amanda* - fhaStanton@fremonthousing.org

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**After-hours & EMERGENCIES ONLY**

**Call: Maintenance Supervisor:** Ed Phone: 402-720-1264,

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

**FHA Offices Will Be Closed**

Monday, **October 13** - Columbus Day  
Tuesday, **November 11** - Veteran’s Day  
Thursday & Friday, **November 27 & 28** - Thanksgiving  
Wednesday & Thursday, **December 24 & 25** - Christmas

**(Office windows are closed)**

Thursday, **October 23**  
Thursday, **November 20**  
Thursday, **December 18**

**Daylight Saving Time -**  
*ends November 2.*



**\*\*\*\*Water softener salt** will be added the first week of the month, 3 times per year.\*\*\*\*

**Scheduled months:**

January  
May  
September

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

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

**REMINDER:** *Always bag garbage & tie bags **tightly** before putting them in the bins.*



**RENT**

- ♦ The rent is **due on the 1<sup>st</sup>** and **late after the close of business the 5<sup>th</sup>** day of each month.
- ♦ If the *5<sup>th</sup>* falls on *Saturday*, rent is due in the office by close of business *on Friday*.
- ♦ If the *5<sup>th</sup>* falls on *Sunday*, the rent must be in the drop box before 8:00 a.m. of the 6<sup>th</sup>.
- ♦ If the rent is *not paid on or before the 5<sup>th</sup>* day of the month, a *late payment charge* will be applied as follows: \$30.00 will be assessed for *payments made on the 6<sup>th</sup> through the 20<sup>th</sup>* day of the month.
- ♦ Payments made *on the 21<sup>st</sup> 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*.
- ♦ **Payment Options** - check or money order



**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.

**One complimentary ride per month!**

As a resident of *Magnolia Estates*, a tax-credit property, you can receive a **monthly complimentary ride**:

Each month you are eligible for **one (1) ride** within the Fremont city limits (includes 2 miles beyond the city limits) to any location.

**Examples of where you can be taken** - medical appointments, business appointments & shopping.

*After* you schedule your ride with the **Fremont Transit Lines** you must call **Becky** at the Fremont Housing Agency office to let her know you will be using the service. *FHA Office 402-727-4848.*

**Fremont Transit - hours:** are Monday – Friday, 8:30 a.m. to 4:00 p.m. You need to schedule your pickup this **at least 48 hours in advance** of the time you need the ride **and** let them know that you are an FHA tax-credit property (FNT) resident so they can bill us for the ride. *Fremont Transit 402-459-2845.*

All vans are wheelchair accessible. Fremont Transit Lines is a door-to-door service, and drivers are trained to assist riders from the door to the van and inside the van.

*Drivers are not permitted to enter homes or destinations.*



**REMINDER:** *Call or email Amanda* at the FHA Office if you have any issues. She is your main point of contact *always*. **DO NOT approach construction/maintenance workers.**