

The Magnolia Minute

October - November - December 2026



Halloween

- Halloween is celebrated on October 31st and has origins dating back to ancient Celtic harvest festivals.
- The term "All Hallows Eve" was first used in 1556, which eventually became Halloween.
- Pumpkins are classified as fruits, and Americans spend over \$2 billion on Halloween costumes each year.
- The largest pumpkin ever recorded weighed over 2,600 pounds.
- Halloween is the second highest-grossing commercial holiday in the United States, after Christmas.
- Trick-or-treating evolved from the ancient Celtic tradition of putting out treats and food to placate spirits who roamed the streets at Samhain, a sacred festival that marked the end of the Celtic calendar year.
- Black and orange are typically associated with Halloween. Orange is a symbol of strength and endurance and, along with brown and gold, stands for the harvest and autumn. Black is typically a symbol of death and darkness and acts as a reminder that Halloween once was a festival that marked the boundaries between life and death.
- Harry Houdini (1874-1926) was one of the most famous and mysterious magicians who ever lived. Strangely enough, he died in 1926 on Halloween night as a result of appendicitis brought on by three stomach punches.
- Keene, New Hampshire holds the record for the most lit Jack O'Lanterns on display (30, 581) on October 13, 2013.



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

WORK ORDERS MUST GO THROUGH AMANDA. DO NOT REACH OUT TO MAINTENANCE!

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

*******Water softener salt** will be added and **furnace filters** replaced on the following schedule. *********

Scheduled months:

January

April

July

October

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

FHA Offices Will Be Closed

Monday, October 12 – Columbus Day
Thursday & Friday, November 26 & 27
– Thanksgiving
Thursday & Friday, December 24 & 25
– Christmas



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.



RENT

- ♦ 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*.
- ♦ **Payment Options** - check, money order or Uflex (information in move-in packet)

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Thanksgiving

- The fourth Thursday of November was officially set as Thanksgiving Day in 1941 to standardize the date across the U.S.
- Americans eat over 46 million turkeys each Thanksgiving.
- The Macy's Thanksgiving Day Parade in New York City began in 1924, with the first balloon, Felix the Cat, appearing in 1927.
- There are U.S. towns named Turkey in Texas, Arizona, Louisiana, and North Carolina.
- The average cost of a Thanksgiving dinner for 10 guests is around \$58.08, though many families now opt for takeout or restaurant meal.

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.

\$\$ 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.



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**

****IMPORTANT NOTICE****

If your information changes or you get your new or updated SSI or Social Security award letter, **inform Amanda**, the Housing Specialist, immediately so that she can make copies for your file. You may also mail a copy. — 2600 N Clarkson St., Fremont, NE 68025
Thank you.

Christmas Fun Facts

- ❖ The tallest Christmas tree ever displayed was in Seattle Washington in 1950. The tree was 221 feet tall!
- ❖ Santa Claus's red and white suit was popularized by Coca-Cola in the 1930s.
- ❖ The poinsettia, a popular Christmas plant, originally grew in Mexico, where it was known as the "Flower of the Holy Night".
- ❖ Christmas was declared a federal holiday in the United States on June 26, 1870.
- ❖ Candy canes were first manufactured in the 1950s.
- ❖ The first recorded instance of the phrase "Merry Christmas" was in a Christmas letter sent in 1534.

Fremont Housing Agency's Mission Statement

"The mission of the Fremont Housing Agency is to be a leading, innovative, and affordable housing agency dedicated to assisting low to moderate income families, elderly, and disabled residents who are striving to improve the quality of their lives through independent living or self-sufficiency."

Notice! Notice! Notice!

Magnolia Estates

Pest-Trol will be **spraying** the interior of the **units** on **Monday, October 5th**.

Have your unit prepared for the visit so the Technician can move along without delays.



During the week of Monday – Friday, October 26th – 30th the *FHA Maintenance team* will be in your area to **add water softener salt and change furnace filters.**



As always, your cooperation and patience are appreciated.

Maintenance & Management

9/17/26

Rentwise Classes

RentWise is a program to help renters obtain and keep rental housing and be successful renters through education.

The class is available online at 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.

If you are interested in taking the online course call Tina at 402-727-4848, and she 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 and informative opportunity.



FHA Managed Properties

COMING SOON! COMING SOON!

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The *option* to pay your monthly rent *ONLINE!!*

(There is a fee with each transaction.)

**We don't have an exact date when this option will begin,
*but we hope to have it incorporated by October.***

But **NOW** is the time to let us know you are interested in signing up. Call 402-727-4848.

This convenient amenity is for all Fremont Housing Agency tenants, and we hope you will take full advantage of it!

Management

9/11/2026

