

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: Ed - Maintenance Director:

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

****after office hours - Maintenance Director - 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

When you get your new or updated SSI or Social Security award letter, take it to Stanton Tower Housing Program Manager, 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

***Thank you,
Management***

LABOR DAY FACTS

- ♦ The Adamson Act of 1916 established an eight-hour workday for interstate railroad workers.
- ♦ The Fair Labor Standards Act of 1938 set a federal minimum wage in the United States.
- ♦ The same 1938 law standardized the 40-hour workweek with overtime pay rules.
- ♦ Child labor in hazardous jobs was restricted nationwide under the 1938 law.
- ♦ The National Labor Relations Act of 1935 protected the right of many private employees to organize.
- ♦ The National Labor Relations Board was created to enforce union-related rights.
- ♦ The Occupational Safety and Health Act of 1970 aimed to reduce workplace hazards.
- ♦ Workers' compensation laws spread across U.S. states during the early 20th century.
- ♦ The concept of "time-and-a-half" overtime pay became common in the 20th century.
- ♦ The Pullman Strike of 1894 influenced Congress to recognize Labor Day nationally.
- ♦ The 19th-century labor movement included both craft unions and industrial unions.
- ♦ Union membership expanded rapidly during the New Deal era of the 1930s.
- ♦ Labor Day highlights continuing discussions about work-life balance.
- ♦ Federal holidays in the United States do not automatically require private employers to provide paid time off.



The Northside Navigator

Newsletter 2026

July - August - September



July 4th

Historical Facts

The Continental Congress voted for independence on July 2, 1776, not July 4, which is the date the Declaration of Independence was formally adopted, leading John Adams to believe July 2 would be the day celebrated.

Only two men, John Hancock and Charles Thomson, signed the Declaration on July 4, 1776; most delegates signed on August 2, 1776.

Thomas Jefferson wrote the first draft in just 17 days, and it underwent 86 changes before final approval.

The Liberty Bell did not ring on July 4, 1776; it was cracked and likely first rang on July 8 to mark the public reading of the Declaration.

Benjamin Franklin preferred the turkey over the bald eagle as America's national bird, criticizing the eagle's character.

Early Celebrations

The first Independence Day celebration took place in 1777 in Philadelphia, featuring fireworks, bonfires, and music.

George Washington gave his soldiers extra rum in 1778 to celebrate the holiday.

Massachusetts was the first state to declare July 4 an official state holiday in 1781, but it wasn't a federal holiday until 1941.

Modern Traditions

Fireworks have been part of celebrations since 1777, and parades are a common tradition, with the oldest continuous parade held in Bristol, Rhode Island.

The Liberty Bell is tapped 13 times each year to honor the original 13 colonies.

Popular foods include barbecues, picnics, and hot dogs, reflecting the communal and festive spirit of the day.



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 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 **Phone:** 402-727-4848

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

After-hours & EMERGENCIES ONLY

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

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

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



*******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)

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.*



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

RentWise is a program to help renters obtain and keep rental housing and teach them how to 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.



One complimentary ride per month!

As a resident of Fremont Northside 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.**
Don’t hesitate to take advantage of this free once-a-month amenity!



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.