

## RENT REMINDERS

- ♦ Rent is due **November 1st**.
- ♦ Rent is late if received after 4:30 p.m. on **November 5th**.
- ♦ A charge of **\$30** will be assessed on the **6th** day of each month for late rent.
- ♦ An additional \$20 will be assessed if rent is not paid by the 20th of each month.
- ♦ No partial payment is accepted.
- ♦ Check, cashier's check, or money order only.
- ♦ **If you mail your payment please allow at least 7 - 10 days.**

Any questions, please call 402-727-4848 or on Tuesdays 9:00 - 3:00 (closed 12 - 12:30 for lunch)

## Uflex - The New Option to Pay Rent!

Uflex is new way to pay your rent if you choose to use it, but we will always accept checks and money orders for payments. This is just another option we are offering to our Residents.

You can go to <https://myuflex.com> to register and sign up to pay your rent online.

\*\*\*If you have any questions about using the on-line payment system use the following options:

### Email:

1. customersupport@myuflex.com
2. info@myuflex.com

### Call:

1. 888-822-2545

### When signing up:

Be sure you **correctly enter your address** in the search bar on the registration page.

### THE ADDRESS TO USE - EXAMPLE:

100 E Maple Apt #\_\_\_\_, Hooper, NE, 68031



### Hooper Office Hours

**Tuesday** - 9:00 a.m. - 3:00 p.m.

(closed for lunch 12:00 p.m. - 12:30 p.m.)



## Rentwise: 2 half-day classes in November

- ♦ November 15 & 16
- ♦ 8:30 a.m. to 12:30 p.m.
- ♦ Breakfast will be provided.
- ♦ Public Housing tenants - Free
- ♦ Public - \$5.00 fee
- ♦ Parkview Apartments Community Room

**Sign-up by Tuesday, November 8th.**



# 'The Parkview Press'

## November 2022 Newsletter

### The Hooper Housing/Fremont Housing Offices are closed

Friday, November 11 - Veteran's Day

(Window Closed) Wednesday, November 23 - Staff Day

Thursday & Friday, November 24 & 25 - Thanksgiving Holiday

### Simple Ways to Show Gratitude

- ⇒ Be an active listener
- ⇒ Give out compliments
- ⇒ Give a detailed example of appreciation to someone you appreciate
- ⇒ Be thoughtful of others
- ⇒ Volunteer for unpleasant tasks
- ⇒ Give a hug
- ⇒ Just be there
- ⇒ Be gracious when challenged
- ⇒ Offer congratulations for other's achievements
- ⇒ Be patient
- ⇒ Select small, thoughtful gifts
- ⇒ Write handwritten notes of thanks
- ⇒ Handwrite 'thinking of you letters'
- ⇒ Share your talents
- ⇒ Perform a random act of kindness
- ⇒ Pay it forward
- ⇒ Donate to charity
- ⇒ Volunteer your time
- ⇒ Help a stranger in need

### Leaky faucet? Loose cabinet door? Clogged drain? Broken window?

You need to report any/all of these things to Tammy so she can submit a **Work Order** for you. Once that step is done, Dave, your Maintenance Technician, will go to work resolving the issues.

**REMEMBER:** Don't stop Dave while he's working to tell him you have a problem. Use the proper channel, call and let Tammy know, so she can put it into a Work Order form for Dave.  
402-654-2229 (Tuesday, 9:00 - 3:00) 402-727-4848 (Monday & Wednesday - Friday, 8:00 - 4:30).





### Holidays and Dates to Remember -

- \* Sunday, November 6 - Daylight Saving Time Ends
- \* Tuesday, November 8 - Election Day
- \* Friday, November 11 - Veteran's Day
- \* Sunday, November 13 - World Kindness Day
- \* Thursday, November 24 - Thanksgiving Day



Call the Fremont Housing Office at 402-727-4848 to put in a Work Order.

You can also tell Office Staff on Tuesdays at the Hooper Office, 402-654-2229.

#### **For Maintenance Emergencies ONLY!**

Call - Ed (Maintenance Supervisor) 402-720-1264 or Rita (Executive Director) 402-720-9643.

### **QUARTERLY**

#### **PEST CONTROL TREATMENT**

February, May, August & November

The **last Tuesday of the month**, **starting at 10:00 a.m.** Be prepared for this visit to your apartment. Even if you are not at home the treatment will be done.

Remember to report anytime you suspect there is an issue.

Being proactive and catching things early is the way to successfully avoid or eliminate any issues.

Always have items moved out of the way to make it easier for the Pest Controller to move around your apartment and do his job! Keeping food and trash put away will help in preventing infestation.

**Thank you for your help!**

REMINDER: UTILITIES ARE INCLUDED IN YOUR RENT, BE MINDFUL..

REMEMBER - **When boilers are on and you get too warm:**

1. Keep windows closed
2. Turn thermostat down
3. Dress in lighter clothing

Boilers are an energy efficient form of heat and do take getting used to because, you are not able to adjust it as easily as furnace heat. So always *leave* your thermostat on a temperature you are most comfortable with.

If, due to someone's negligence a boiler stops working and pipes freeze the tenant responsible will pay for the damages they have caused.

#### **Hooper Board Meeting Notice.....**

The next **Regular Board Meeting** is **December 21, 2022 at 6:30 p.m.** in the Parkview Apartments Community Room

### **OVERNIGHT GUEST REQUEST**

#### **Reminders:**

1. Need to fill out a form and turn it into the Office before your guest stays.
2. Limit of fourteen (14) days or nights for guests to stay in a twelve-month time.
3. You are responsible for guest's conduct during their visit.
4. You have explained to your guest (s) that they are to abide by the rules of the Dwelling Lease and the Rules and Regulations of the Housing Authority during their entire visit.



## **Good Things To Know About Your 'Boiling Water' Heating System**

### **What Is a Boiler?**

Boilers are hydronic heating systems, meaning they use water to transfer heat. This type of system has many benefits, one of which is maintaining more consistent temperatures. Boilers are also typically more efficient than forced-air systems and require no ducts. This in turn keeps dust, allergens, and mold from being transmitted into the home's air via the ductwork.

The boiler sends heated water to the terminal units (radiators). The water transfers heat to the air and then returns to the boiler, where the cycle is repeated.

### **How do boilers provide heat? Delivering Heat Through The Terminals**

To provide heat to a conditioned space, a hydronic system heats water and distributes it through the sealed pipes and into the terminals throughout the property. A common boiler terminal is a baseboard register. Important note: Some electric baseboards are not connected to any type of central heating system; you can identify these by their individual thermostatic controls. Boilers provide radiant heat, which warms objects in a room. In contrast, a forced-air furnace warms the air in a room, which means objects absorb heat more slowly. Some people prefer boilers because they can set their thermostat at a lower temperature and the radiant heat makes the room feel warmer than the actual air temperature. Others say boilers provide more balanced heat throughout the home during the winter months.

### **Do heater boilers actually "boil" water?**

No, boilers in operation today do not boil water. The term "boiler" is a carryover from the past when steam boilers were common, which boiled water to make steam. Today's boilers are water heaters and typically use natural gas. Most can heat water in a range from 145-190 degrees, depending on the radiation system.



### ***Time For A Good Laugh.....* Thanksgiving Disaster Story**

#### **Uncle Bob Lends a Hand**

I spent my first Thanksgiving with my husband in his Irish-Italian neighborhood in New York City. As a newcomer, I was placed in charge of boiling 15 pounds of potatoes. When they were ready, I picked up the pan and surveyed the crowded kitchen for a sink in which to drain them. My husband's elderly uncle Bob guided me to a small half-bathroom and grabbed the steaming pot. He started to drain the potatoes into the toilet, but he lost his grip on the lid and all the potatoes tumbled in! I screamed, "Oh no!" but Uncle Bob began fishing the potatoes out of the toilet. "No one will ever know," he whispered. "Now just go out there and mash them."

Sometime later, during the meal, my husband's Aunt Tot leaned over and whispered, "Your potatoes are delicious. I think you are going to fit into this family quite nicely."

— Robin M. in Oxford, Ohio

