

Making a new neighborhood look nice takes time and effort. Please have patience with lawn and tree contractors. It is appreciated!

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. *Wheelchair accessible vehicle available only on Tuesdays & Thursdays.*

You **must schedule a ride** and need to **call at least 2 days ahead of your appointment.**

Call Becky at Gifford Tower 402-727-4848.

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

When you get your 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. 2600 N Clarkson St., Fremont, NE 68025
You may also mail Amanda a copy.

Thank you.

OVERNIGHT GUESTS & FORM -

⇒ Remember to fill out and turn in guest form to Amanda in advance of your guest's stay.

(on form) I understand there is a **limit of 10 days or nights for any one guest to stay in a twelve-month time.** I understand that I am responsible for my guest (s) conduct during their visit. *I understand and have explained to my guest(s) that they are to abide by the rules of my Dwelling Lease and the Rules and Regulations of the Housing Agency for the duration of the visit.*

This request will be approved upon completion of all information required.

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

Scheduled dates:

- January 4th**
- April 5th**
- July 5th**
- October 4th**

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

REMINDERS/PER POLICY:

Regarding Your Animals

1. Outside, the animal may urinate or defecate only in these designated areas: Backyard at edge of property line. NOT BY MAILBOXES!
2. Animals must be taken to the designated area to relieve themselves. Waste stations are provided for the prompt disposal of animal waste. Bags are provided by the animal owner.
3. If the animal defecates anywhere on our property, you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.

(FHA uses *Poo Prints*)



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.**

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 Rita (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".

Tips for Staying Healthy and Happy In the Cold

Be aware of surroundings. Winter brings an increased risk of falling due to ice coatings on stairs, sidewalks and driveways. Wear shoes with non-skid soles and use hand rails whenever possible.

If you must go outside, dress in warm layers and wear a hat, gloves, thick socks and boots. As you age, your metabolism slows, and you create less body heat than when you were younger.

Be prepared for power outages. Winter weather can often knock down power lines and being prepared is your best defense. The Center for Disease Control offers a winter weather check list to help you prepare. Follow this link to learn more: <http://emergency.cdc.gov/disasters/>



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.”

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 Supervisor: Ed Phone: 402-720-1264,
If no response from Ed within 15 min. call: Executive Director: Rita 402-720-9643



THE *Hidden Brook* Herald

Quarterly NEWSLETTER

January - February - March

Fremont Housing Agency
NO SMOKING POLICY



The Fremont Housing Agency policy regarding smoking of tobacco products and electronic nicotine delivery systems aka vaping shall be as follows:

All properties administered and managed by Fremont Housing Agency shall be designated “Smoke Free Properties”. This includes Gifford Tower at 2510 N Clarkson, Stanton Tower at 2600 N Clarkson, all residential units and Clubhouse comprising Somers Point I & II Apartments, LLC, located on Somers Point Drive, and all residential units comprising **Hidden Brook Townhomes** located on East 29th Street, all properties are located at Fremont, Nebraska.

All new applicants beginning November 1, 2007, and forward, must designate a smoking preference on the application.

An “Accessible Designated Smoking Area” has been assigned for “resident and guest” smokers outside the Stanton & Gifford Towers, in the Smoke shelters constructed for this purpose, which are at least 25 feet away from any of the buildings, windows and entrances. The other “Accessible Designated Smoking Area” is assigned to the landscaped circle of concrete where the grills and picnic tables are located, between Gifford and Stanton Tower. Picnic tables, park benches, cigarette urns are located at the site designated for smokers for their convenience in disposing of cigarette and cigar stubs. Posted signs identify the Accessible Designated Smoking Area for Smokers on Public Housing property.

The Accessible Designated Smoking Areas for persons at Somers Point I & II and Hidden Brook Townhomes I & II will be outside the resident unit at least 25 feet from any door, window, building in the area where the unit is located. Cigarette and Cigar stubs must be disposed of in a proper manner by the resident.

FINES ASSESSED FOR SMOKING VIOLATIONS DURING TENANCY:

- 1ST OFFENSE - FINE of \$200.00 - inspection followed by 1st Warning Letter**
- 2nd OFFENSE - FINE of \$300.00 – inspection followed by Final Warning Letter**
- 3rd OFFENSE - inspection followed by Letter of Eviction**

EMERGENCY Numbers & Instructions

FIRE

Call Fire Department 911
Exit the building and alert your neighbors

ASSAULT, BURGLARY, PEACE DISTURBANCE, VANDALISM

Call 911
Fremont Police 402-727-2677
Dodge County Sheriff 402-727-2700

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

Rentwise Class - Coming in 2023

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

The class is *free to residents of low income housing, and open to the public for the cost of \$5.*

A certificate will be awarded upon completion of all the classes.

The RentWise dates will be announced later this year so, keep an eye out!

Be sure to take part in this free and informative opportunity. **If you would be interested in attending or have any questions you are encouraged to call: Tina or Amanda @ 402-727-4848**



FHA Offices Will Be

Monday, January 2 - for New Year's Day
Monday, January 16 - Martin Luther King Jr.
Thursday, January 26 - (Office windows closed)
Monday, February 20 - President's Day
Thursday, February 23 - (Office windows closed)
Thursday, March 23 - (Office windows closed)

CLOSED