

## FHA Offices Will Be Closed

Monday, October 14 - Columbus Day

Monday, November 11 - Veteran's Day

Thursday & Friday, November 28 & 29 - Thanksgiving

Wednesday, December 25 - Christmas Day

### (Office windows are closed)

Thursday, October 24

Thursday, November 21

Thursday, December 26

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

When you get your new or updated 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. You may also mail a copy.

Fremont Housing Agency  
2600 N Clarkson St., Fremont, NE 68025

\*\*\*\*\*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)

### Tips for dressing for winter weather:

Think in threes: Wear three layers.

Choose tight-fitting clothing over looser options to avoid wind chill.

Swap cotton for wool.

Accessorize with hats, scarves, and gloves.

Weatherproof your clothing.

Use textures.

Wear warm socks and tights.



## Rentwise Classes



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

FHA holds a live class twice a year, and it is announced in the newsletter. But the class is also 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.

If you are interested in taking the live or online course contact Tina **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.

*Next upcoming live class - October 15 & 16, 8:30 am - 12:00 pm. Call for details.*

## RENT REMINDERS \$\$\$

- ◆ 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.*



## 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".

**LOCKOUTS** — You need to call a locksmith.

### Local Numbers:

- ◆ A-1 Lock Shop Key & Locksmith **402-720-2284** - Open 24 hours
- ◆ S and S Locksmith **402-941-1212**

## Acts of Kindness for a Winter Day

- ◇ Bring someone a hot chocolate.
- ◇ Deliver some homemade soup.
- ◇ Give someone a sincere compliment.
- ◇ Send a letter to someone who has made a difference in your life and let them know.
- ◇ Volunteer to run errands for an older person.
- ◇ Hold the door open for someone.
- ◇ Pick up something that someone else dropped.

**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.

**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

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**After-hours & MAINTENANCE EMERGENCIES ONLY**

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

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



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



**THE**  
*Hidden Brook* **Herald**  
**Quarterly NEWSLETTER**  
**October - November - December 2024**

**December is National Stress-free Holiday Month**

As many of us know, the holidays are a joyous but also stressful period of time, ranging from the crowds at the mall to family/friend tensions, hosting responsibilities, and regular day-to-day tasks.

*Here are some tips to manage your stress levels during December:*

**Stay hydrated** - Drinking enough water in the chilly temperatures of winter can help your skin/body stay healthy and hydrated.

**Find time to exercise** - Exercise is a healthy way to maintain both your physical and mental health. Exercising is a great way to help relieve everyday stress in addition to the stress that the holidays can add. Any form of exercise can release endorphins, which helps lessen the symptoms of depression and anxiety.

**Spend time with loved ones** - Spending time with the special people in your life, whether family or friends, can help lessen the feeling of loneliness which in all helps improve your mental health.

*Managing Holiday Expectations:*

**Make a budget** - This tip is pretty self-explanatory, but it's important not to go overboard on gifts & activities. Do your best to stick to a budget but leave a small amount on the side for wiggle room. The holidays can bring out an extra level of generosity in all of us.

**Find the best time for you to shop** - Whether that means you shop online, choose in-store or curbside pick-up, or like to hit the tile floors of the mall, shop however YOU feel comfortable. Shopping how you want to and in the way that you feel the most comfortable can help lessen the stress of buying presents for the people on your list.

**Be kind to yourself** - The holidays are a fun, jam-packed time with activities and events to attend, and it's normal when you are so busy to forget about yourself. We want to remind you not to forget about you and be kind to yourself. It's the most wonderful time of the year.

*Credit: Compasshealth.org*

