

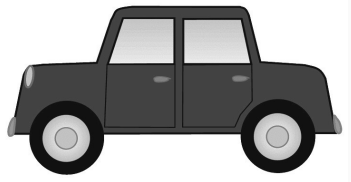
One complimentary ride per month!

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 need to schedule a ride with ENOA - 1-888-210-1093. You must call at least 2 days ahead to make your appointment.

Call Becky at Gifford Tower to inform her once you have scheduled your appointment. 402-727-4848.



*****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.*****

Be A Good Neighbor, To Have A Good Neighbor

Being polite and courteous will go a long way in keeping peace and harmony with those in your community.

ANNUAL COMPLIMENTARY HOUSECLEANING

All Hidden Brook Townhome residents are eligible for an annual cleaning service visit, provided by a third party, at no cost to them.



This is not basic cleaning but more of deep cleaning. Some things included would be cleaning ceiling fans, pulling out the stove and refrigerator and cleaning underneath, washing windows, etc.

If you are interested you must call Amanda, 402 727-4848 ext. 4 by August 31, 2022. If you do not call by Wednesday, 8/31 to sign up you will not be able to participate and will have to wait until next year.

The FHA follows Fair Housing and ADA Guidelines. For more information check out our website at: www.fremonthousing.org and follow: - Fremont Housing Agency - on Facebook.



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.*

“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”.

A Few Friendly Reminders.....Thank You!

1. *Animals* should be taken to designated areas only, to relieve themselves and, you're responsible for picking up and properly disposing their waste.
2. *Overnight Guests* should be reported to Amanda *prior* to their stay.
3. *Rent* is due on the 1st of each month and you'll avoid late fees when you mail/drop off your check or money order early.
4. *Smoking* is prohibited inside ALL FHA managed properties. Designated approved areas are outside, and you must be within 25 feet from any door, window, or building where a unit is located. Don't discard cigarette butts on the ground! Dispose of them properly, this includes tenants, family and visitors who smoke.
5. *Patience* with lawn and tree care maintenance workers is appreciated!!
6. Treat FHA Staff with *kindness*, it shows you are grateful for the hard work they do for you.



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 & 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



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



THE *Hidden Brook* Herald

Quarterly NEWSLETTER

July - August - September 2022

Independence Day

Independence Day (colloquially the Fourth of July) is a federal holiday in the United States commemorating the Declaration of Independence of the United States, on July 4, 1776. The Continental Congress declared that the thirteen American colonies were no longer subject (and subordinate) to the monarch of Britain, King George III, and were now united, free, and independent states. The Congress had voted to declare independence two days earlier, on July 2, but it was not declared until July 4.

Independence Day is commonly associated with fireworks, parades, barbecues, carnivals, fairs, picnics, concerts, baseball games, family reunions, political speeches, and ceremonies, in addition to various other public and private events celebrating the history, government, and traditions of the United States. Independence Day is the national day of the United States.

Fun Fact:

Since 1868, Seward, Nebraska, has held a celebration on the same town square. In 1979 Seward was designated "America's Official Fourth of July City-Small Town USA" by resolution of Congress. Seward has also been proclaimed "Nebraska's Official Fourth of July City" by Governor J. James Exon in proclamation. Seward is a town of 6,000 but swells to 40,000+ during the July 4 celebrations.

RECYCLING!!!!

- ♦ Pick up is *every other* Tuesday.
- ♦ *Flatten* cardboard boxes, etc.
- ♦ If the bin is full and the lid won't close, *hold your recycling* until the next pick up.

Thank You!!



FHA Offices Will Be Closed:

Monday, July 4 - Independence Day
Monday, September 5 - Labor Day

CLOSED