

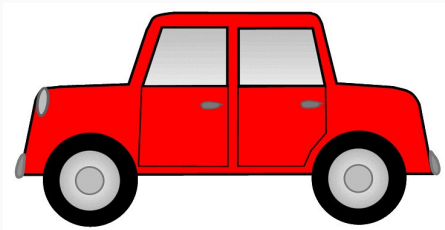
One complimentary ride per month!

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.



FHA FOOD PROGRAM

The Fremont Housing Agency is among a small minority of housing authorities that offers a meal program to its residents.

Homemade noon meals are served Monday through Friday in the Stanton Tower Dining Room or delivered to both Stanton & Gifford Tower participating tenants. *For non-Gifford or Stanton residents there is the option of "drive-thru meal pick-up" at the Stanton Tower Apartment Building.*

Meal tickets are currently \$61.30 for 10 meals. Weekend meals cost the same. You are provided menus to choose the days you want to eat.

If interested in signing up, Darci, the Resident Support Services Coordinator, can help. *To sign up, make changes, or cancel - must be made with Darci at the FHA Stanton Office.*

Contact the Department of Health and Human Services to see if you qualify for reduced price or free meals through the State of Nebraska's SSAD program.

The Kitchen is closed on some Holidays as posted or, on the calendar & menu.

Darci - (402-727-4848 ext. 109)

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.*



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

Scheduled dates:

January 4th

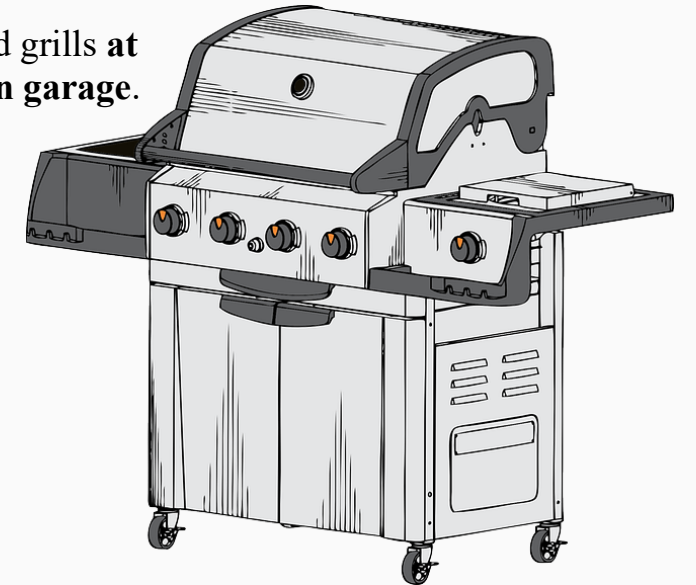
April 5th

July 5th

October 4th

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

****IMPORTANT MESSAGE!** Use outdoor food grills at least 25 feet (25') from buildings. Store grills in garage. After use return cold grills to garage.



Valid 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".

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."

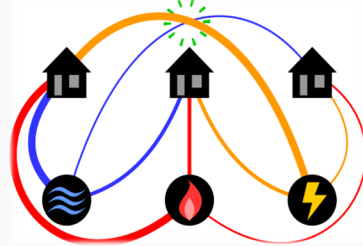


MOTOR VEHICLES

A garage and driveway are provided with each unit. Only one vehicle per licensed member of household is permitted. A maximum of two (2) vehicles per household to be parked as follows: 1) in garage and/or 2) one in driveway. Unregistered and inoperable vehicles are not allowed on the property at any time and will be towed away at the owner's expense. Motor homes must be garaged off the premises and are not allowed to remain parked in the street.



Vehicle and motor repair work is not allowed on the premises. Excessive oil loss and spillage is considered damage to the parking surface and must be removed as soon as detected.



The following Utilities will be paid by the resident:

Water, Sewer, Electricity, Telephone, Internet, & Cable

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

Jan-Mar 2022

*W*elcome to the Hidden Brook Townhome community! Our Fremont Housing Agency (FHA) Management and Maintenance Teams are happy to offer support and help when needed. Amanda Tunink is your Housing & Tax Credit Specialist and main point of contact with the FHA. You should call her first, when you need a work order put in, have questions, or any other housing issues.

The intent of this Newsletter is to provide information, entertainment and messages from our office to you. *We often post announcements and notices by way of newsletters, so be sure to check each quarterly issue!*

If you have ideas or suggestions of things you would like to have included in this newsletter please let us know. We may not be able to include all your contributions, but we'll be glad to hear them!

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

FHA Offices Will Be Closed:

- ♦ Thursday, December 23, 2021 @ 12:00 p.m. & Friday, December 24 - Christmas Holiday
- ♦ Monday, January 17, 2022 - Martin Luther King Jr. Day
- ♦ Monday, February 21, 2022 - President's Day

