

****If you call the FHA Office and don't receive an answer, leave a voicemail instead of repeatedly calling back. Someone will return your call when they are available to do so. Thank you!****

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 the 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 any 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".



After-hours & EMERGENCIES ONLY

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

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

REMINDER: Light Bulbs & Batteries for Smoke Detectors - tenants are responsible for providing these. Please have them in stock and ready for the FHA Maintenance team when needed. *Batteries can be changed when furnace filters & salt services are done.* Please let Maintenance know if you have them then.

**** 9 volts – 3 to 4 **AA – 2 to 4**



FHA Offices Will Be Closed

Friday, **July 4** - Independence Day

Monday, **September 1** - Labor Day

(Office windows are closed)



Thursday, **July 24**

Thursday, **August 28**

Thursday, **September 25**

REMINDER: Call or email Amanda at the FHA Office if you have any issues. She is your main point of contact *always*. **DO NOT approach construction/maintenance workers.**

*******Water softener salt** will be added the **first week** of the month, **3 times per year.*******

Scheduled months:

January

May

September

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

(schedule is subject to change at discretion of the Maintenance Director)

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*.
- ♦ **Payment Options** - check or money order

Summer Activities to Make the Most of the Season

- ⇒ Have a picnic in the park.
- ⇒ Sit on a porch swing.
- ⇒ Stargaze while lying in the grass.
- ⇒ Watch the sunset.
- ⇒ Bring a blanket and picnic at an outdoor concert.
- ⇒ Watch the clouds go by.
- ⇒ Paint rocks to decorate your garden.
- ⇒ Lounge under a tree and read a book.
- ⇒ Watch your favorite movies set in the summer.



One complimentary ride per month!

As a resident of *Magnolia Estates*, a tax-credit property, you can receive a **monthly complimentary ride:**

Each month you are eligible for **one (1) ride** within the Fremont city limits (includes 2 miles beyond the city limits) to any location.

Examples of where you can be taken - medical appointments, business appointments & shopping.

After you schedule your ride with the **Fremont Transit Lines** you must call **Becky** at the Fremont Housing Agency office to let her know you will be using the service. *FHA Office 402-727-4848.*

Fremont Transit - hours: are Monday – Friday, 8:30 a.m. to 4:00 p.m. You need to schedule your pickup this **at least 48 hours in advance** of the time you need the ride **and** let them know that you are an FHA tax-credit property (FNT) resident so they can bill us for the ride. *Fremont Transit 402-459-2845.*

All vans are wheelchair accessible. Fremont Transit Lines is a door-to-door service, and drivers are trained to assist riders from the door to the van and inside the van.

Drivers are not permitted to enter homes or destinations.

Recycling REMINDERS:

- ♦ **ALWAYS** break down boxes.
- ♦ **DON'T** overfill receptacles, if they are full – wait till next scheduled pick-up day.
- ♦ **ONLY** recycle approved items.



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.

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

When you get your new or updated SSI or Social Security award letter, take it to Stanton Tower to Amanda, the Housing Specialist so that she can make copies for your file. You may also mail a copy. — 2600 N Clarkson St., Fremont, NE 68025

EMERGENCY Numbers & Instructions



FIRE— Call Fire Department 911

Exit the building and alert your neighbors

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**

REMINDER:

If you call the Fremont Housing Agency Office **and don't get an answer, be sure to leave a message.**

DO NOT repeatedly call back!

Everyone in the Office is very busy and your phone call will be returned at someone's first opportunity.

Your call and your patience are important! Thank You.

Management



Fremont Housing Agency
2510 N Clarkson
Fremont, NE 68025



The Magnolia Minute

Welcome Newsletter

July - August - September 2025



4th of July Fun Facts

- * On July 4, 1776, the newly independent U.S. only had a population of 2.5 million.
- * The Declaration of Independence was signed by 56 men who represented the 13 colonies.
- * Philadelphia witnessed the very first 4th of July fireworks in 1777.
- * In the U.S., 33 places bear the word "liberty" in their names.
- * 11 places have "independence" included in their names.
- * Technically, the declaration of Independence Date should have been July 2.
- * The Continental Congress did not issue the Declaration of Independence until July 4.
- * On June 14, 1777, the Continental Congress passes the resolution of the first official American flag.
- * The U.S. flag has had 27 different official versions.
- * Macy's 4th of July Fireworks Show holds the biggest fireworks display of the holiday.
- * Since 2014, Americans splurge over \$1 billion on fireworks every 4th of July.
- * Americans consume approximately 150 million hotdogs on every 4th of July.
- * The Liberty Bell rings 13 times every 4th of July in honor of the 13 original states.



REMEMBER:

Yard ornaments, etc. must be modest and kept out of the way of maintenance and lawn mowing crews.

Bird feeders, houses and baths are not allowed in the landscape.

