



# Lebanon Housing Authority

"Providing Decent, Safe and Affordable Housing"

**JULY 2021**

**MAILING ADDRESS** P.O. Box 187  
Lebanon, TN 37088

**PHYSICAL ADDRESS**

49 Upton Heights | Lebanon, TN 37087

**PHONE** 615.444.1872 | **FAX** 615.444.1520

**[www.lhatn.org](http://www.lhatn.org)**

## What To Do if You Smell Gas in Your Housing Unit

- Take your children and pets and leave the apartment right away
- Do not use your phone (even a cell phone) on the premises. A phone could also create a spark.
- Do not light a match, candle, stove, lighter or turn on a light switch, Do not turn electrical appliance on or off. This could cause a spark that would cause the GAS to ignite.
- Exit the unit immediately. If you live in a duplex, tell your neighbor to do the same. Get as far away as possible, and call the housing authority.
- Call the Lebanon Housing Authorities after hours emergency phone line 615.829.4026 only when you are a safe distance away.
- Don't go back into the building or the area until a housing authority representative or emergency on site personnel has informed you that it is safe.

## Patrick Johnson

Executive Director

[director@lhatn.org](mailto:director@lhatn.org)



### HOUSING HAPPENINGS

"Seven whole days and not a word from you" are the words from one of Toni Braxton hits songs. Coincidentally, it has been seven whole years (7 ½) since I began serving as

your Executive Director and this is my first article in the Lebanon Housing Authority's Newsletter.

### Some Past Happenings

Much has been accomplished and much more improvement is planned. For example, LHA has attempted to rehab the interior of some of units aged over 60 years old with new color-scheme paint, LED lighting, vinyl plank flooring, new cabinets/countertops, new water heaters and Heat Pumps (Parkview, Hillcrest, Watertown, and one-bed rooms in Head Homes). You have been patient to allow your yard to be in disarray for new water and sewer lines in every development (most recently Inman Court and Parkview Homes). New playground equipment has been installed in Watertown, Head Homes, and Upton Heights. Over these years, we have tried to increase security by installing more outside lighting and cameras to reduce crime. More parking and resurfacing of the lots in the upper and middle loops of Upton Heights. We have installed throughout our complexes dual smoke and

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# Patrick Johnson

Executive Director

[director@lhatn.org](mailto:director@lhatn.org)



## ...continued

carbon monoxide detectors (before HUD made it a requirement). All these improvements and many more were the results of residents and staff to improve the Lebanon Housing

Authority.

## Present Happenings

Last month LHA conducted our annual Property and Pest Control Assessment. We hired an independent company and our Pest Control vendor to inspect each building and unit for damages, blockages, bed bugs and pest. Since early 2020, the COVID-19 pandemic prevented us from inspections and routine work orders, I held my breath not knowing what the results would be. Surprisingly, many units did not have any issues!!! Almost 100 emergency issues like blocked egress and non-functioning smoke-carbon monoxide detectors. The maintenance staff is working feverishly to make needed repairs. Please note: workorders that are the result of tenant damage will result in charges.

## Future Happenings

It is our intention to open the Dr. Roderick Burton Building as soon as we update some of the technology. Our goal is July or August 2021. I want to organize a resident council that comprises representatives from all seven developments to seek comments and ideas from residents. This council will meet once a month. I have instructed the property managers to implement this in July or August 2021.

As some of you know, LHA is pursuing a HUD program called RAD (Rental Assistance Demonstration) which converts PHAs (Section 9 program) to a more financially stable platform like Section 8 program. There is really no difference for renters. For the past 4-5 months, physical need and environmental (Radon, Lead, and Asbestos)

assessments have been conducted. We currently are reviewing the reports. This is part of the process to determine if we need or can afford to convert. The ultimate reason for converting is that it will give LHA the ability to obtain loans for major capital improvements.

On June 11, LHA applied for Disaster Low-Income Housing Tax Credits (LIHTC) worth approximately \$11 million with the Tennessee Housing and Development Agency (THDA). If approved, it will allow LHA to demolish old units and to construct new units. The targeted areas are Upton Heights (Areas 1 & 3 or Inman Court (Areas 2 & 4).

I will try to communicate better through our newsletter and not wait seven more years but each month to update HOUSING HAPPENINGS!! Have a great and safe July,



**Provide your email address to your property manager to receive this newsletter directly in your inbox!**



## Air Conditioners

Air conditioners will be installed on a case by case basis depending upon the temperature. When you call your work order into the office, you must inform the office of your telephone number. Maintenance will call and schedule placement of the air conditioner. Please place your air conditioner by the window in which you want it installed.

*\*Please be mindful if you have two windows in your bedroom, one must remain unblocked in case of fire. Please do not install air conditioners in your window because it may cause damage to your unit and you will be held liable for that damage. Also, HUD does not consider installation of air conditioners an emergency.*

## Mary Polite

DOH, Property Manager, UH, Hillcrest  
[occupancy1@lhatn.org](mailto:occupancy1@lhatn.org)



Spring is here and we would appreciate that you clean your front and back yards. Due to safety issues, you may have two plants (pots) on your porch and two outdoor chairs. Please do not hang any items on the fascia (porch) of the building. Grilling is prohibited

on the front porch. If you move your grill to the front, please remember to place in the back when finished. Bicycles are to be placed in the back and not chained to the poles on the porch. Lawn furniture is prohibited on the lawn.

The children in Upton Heights are not allowed to be in the culvert which poses a safety hazard for your children.

If there is any resident that would like to take the COVID vaccine, please contact me. COVID vaccinations are also being given at Neighborhood Health. I have received my vaccination, let's get back to normalcy.

## Resident's Spotlight



## Congrats Graduates

**Geraliyah Pierce - Lebanon High School**  
(attending Cumberland University in the fall)

**Christopher Russell - Lebanon High School**

**Fernando Morales - Lebanon High School**

**Quantarius Hughes - Watertown High School**  
(attending New Mexico Military Institute)

**Gracie Sellars - Lebanon High School**

**Leah Sizemore - Lebanon High School**

## Alisa Cottrell

Property Manager, IC, HH, PV, Watertown  
[occupancy2@lhatn.org](mailto:occupancy2@lhatn.org)



It is the time of the year when the birds are starting to chirp, the flowers are starting to blossom, and the weather is turning warmer. So, it is time to open the windows and get your apartments in shape after a long winter. A good, deep spring cleaning is a world-wide tradition,

that not only promotes wellness, but it also carries a fresh start feeling brought in by a new year.

Below are a few inexpensive tips that you and your family could use when it comes to cleaning:

- Dust the whole house. Get behind furniture and other places missed during regular housekeeping.
- Clean in and out of your cabinets. Get rid of old food and make room for new food.
- Reorganize your closets. Make room for new clothes and shoes and donate the old ones to a local shelter, or Goodwill.
- Clean inside of your appliance. This is the best time to clean out your oven and microwave and wipe down your refrigerator.
- Toys and grills must be placed at the back of the apartment every night.

- Animal waste and trash must be removed from your yard daily.

Let us also remember to recharge ourselves. Below are a few ideas for outside fun in the springtime for all ages:

- Take a nature walk. There are many trails in Wilson County.
- Visit the Farmers Market in Lebanon and pick up some home-grown fruits and vegetables.
- Have a picnic at Don Fox Park with the kids.

I would also like to remind everyone that you will receive notices in your mail and at your door for your upcoming annual re-exam. Please read all documents carefully and bring all required documents to the scheduled meeting. If you have questions, please email me at [occupancy2@lhatn.org](mailto:occupancy2@lhatn.org).

## Hillcrest Baptist Day Camp

**Tuesday, June 29th - Thursday, July 1st**  
**10 am - 1 pm**

**EVERYONE IS WELCOME!**

**Come out for an awesome week!**

**GAMES, SNACKS, CRAFTS, STORIES & MORE!**

**We will meet each day in the common area behind the main offices!**

**49 Upton Heights**

**Hope to see you there!**

## Blake Rindahl

Facilities Director

[construction@lhatn.org](mailto:construction@lhatn.org)



Residents of the Lebanon Housing Authority  
I know that I am always informing you about the dangers of too much Natural Gas Exposure (the smell of rotten eggs), but now I want to tell you about the

dangers associated with exposure to Carbon Monoxide (CO). This potential danger is generated from the incomplete burning of gas in appliances or improper ventilation such as (wall heaters/stoves). Carbon Monoxide is an invisible and odorless gas that can be produced in your unit's heater, stove, and water heater. A few symptoms associated with exposure can be a headache, nausea, dizziness, and flu-like symptoms. If you ever feel these symptoms you need to get everyone out of the unit, go across the street, and call the LHA emergency number at 615-829-4026 or 911. The LHA Maintenance staff will respond and perform air testing to ensure there is not an issue in your units' equipment.

## 2021 Dewaal /Salvation Army Back-to-School Shoe Giveaway

*In cooperation with many Area Churches  
and Christian Friends from the Lebanon Community*

**July 30th from 4-6 p.m.**

**Parent or Guardian: Be with your children and be at the**

**Salvation Army Chapel**

**715-723 Lake Street (Upton Heights)**

Bring your Driver's License/photo I.D. and proof  
of residence in Wilson County, TN

Guests will be helped while in their cars for most of the  
event. *Only one (1) pair of shoes per school-age child.*

**Additional Food card and Refreshments provided.**

## WILSON COUNTY FOOD GIVEAWAY

### DISTRIBUTION LOCATION & DATES

College Hills Church of Christ  
1401 Leeville Pike, Lebanon

Wednesday, July 7, 2021 (9 am - 3 pm)

Thursday, July 8, 2021 (9 am - 3 pm)

For questions call 615.742.1113



MID-CUMBERLAND  
COMMUNITY ACTION AGENCY  
*Helping people. Changing lives.*

**All changes to family composition and all INCOME must be reported to the LHA office within ten (10) business days.**

## Jerome Stewart

Maintenance Supervisor

[maintenance@lhatn.org](mailto:maintenance@lhatn.org)



Hello, I am Jerome Stewart,  
Maintenance Supervisor for The  
Lebanon Housing Authority  
I would like to start by thanking all  
the residence of LHA community  
for a job well done over the winter.  
For keeping your faucets dripping  
to prevent frozen pipes, we only

had two units to freeze. Thank you again for your  
cooperation. Spring is here and Summer is near. There  
are some things we need to make you aware of. For  
example, you may be experiencing leaky faucets due to  
running water over the winter. Please call in a work  
order so it can be repaired.

Also, it is grass cutting season and I need your help to  
keep the neighborhood looking good. Please keep  
your yard free of trash and Keep all toys and bikes in  
the rear of your apartment. Please understand my staff  
is small and we cannot do all the work. We need you to  
do your part to keep the neighborhood looking good.

When you are doing your spring cleaning, take old  
furniture and debris to LEBANON CONVENIENCE  
CENTER located at 923 E. Baddour Pkwy (beside W/C  
Health Dept) if you leave items on the street, you will be  
charged \$50 for each item of waste you set out that we  
must dispose. REMEMBER if we work together, we can  
get so much more accomplished.

## Car Stickers

All residents that  
have vehicles that  
reside at the LHA are  
required to obtain a  
sticker for your car.  
Screenshot your car  
registration, email  
copy to your property  
manager. Your  
sticker will be mailed. Place sticker at bottom left  
inside corner of windshield. Failure to obtain sticker  
may result in your car being towed.



# July 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>Kiddie Pools</b>  Kiddie pools are not allowed on the property. They pose risk to unattended children.		Hillcrest Baptist <b>Day Camp</b> 10 am - 2 pm 49 Upton Heights	Hillcrest Baptist <b>Day Camp</b> 10 am - 2 pm 49 Upton Heights	<b>1</b> <b>Rent Due</b> Hillcrest Baptist <b>Day Camp</b> 10 am - 2 pm 49 Upton Heights	<b>2</b> Free Food and Books on LSSD Vans	<b>3</b>
<b>4</b> Independence Day	<b>5</b> Holiday (Office Closed)	<b>6</b> Late Fee applied to unpaid rent Free Food on LSSD Vans	<b>7</b> College Hills Food Giveaway Pest Control Inman Ct.	<b>8</b> College Hills Food Giveaway	<b>9</b> Free Food and Books on LSSD Vans	<b>10</b>
<b>11</b>	<b>12</b> Pest Control Upton Heights 1 - 51 135 - 184	<b>13</b> Free Food on LSSD Vans	<b>14</b>	<b>15</b> LHA Board Meeting 4:00 PM	<b>16</b> Free Food and Books on LSSD Vans <i>(LAST DAY!!)</i>	<b>17</b>
<b>18</b>	<b>19</b> Pest Control Parkview Head Homes Watertown	<b>20</b> Last day to pay rent before court processing	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>
<b>25</b>	<b>26</b> Pest Control Hillcrest and Upton Heights 52-63, 72-83 84-95, 105 110-124, 129-130	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>

## FREE FOOD & BOOKS

### Food:

Tuesday & Friday  
 Head Homes - 10:30 - 10:45  
 Inman Court - 10:55 - 11:10  
 Upton Heights - 11:20 - 11:45

### Books:

Fridays  
 Head Homes - 10:10 - 10:30  
 Inman Court - 10:40 - 11:10  
 Upton Heights - 11:20 - 11:50

**Look for Team Neon & Team Remix**

## Things to Remember

1. Please remember only lawn furniture on your front porches.
2. Grills are to be placed in the back yard.
3. Please place all bicycles in the back yard.