

monthly newsletter

LEBANON HOUSING AUTHORITY

AUGUST 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



"Providing Decent, Safe and Affordable Housing"

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



What is the Purpose?

What is your purpose? All individuals and organizations need to have a clear answer to this pertinent question, or they may not be relevant nor existing in the future. Another way to ask is, why do you exist? Mission and purpose statements define the goals and objectives of all

organizations including the Lebanon Housing Authority. The mission statement of LHA is "providing decent, safe and affordable housing." It is listed on our signage, webpage, letterhead, vehicles, and newsletter to remind the public and everyone acquainted with LHA why we exist.

— DECENT —

Decent implies clean and appropriate living conditions. We are not expecting perfection or flawless because that would be an unachievable goal. However, items should be kept in appropriate spaces on the interior and exterior of the units. This would eliminate "hording". The purpose of implementing bi-monthly inspections during pest control periods is to assess whether our apartments are being kept in decent living conditions. The aim of an effective work order system is repair damaged items in a timely manner to maintain functioning apartments.

— SAFE —

Our goal is also to provide safety to our developments. This was the reason for increasing lighting, cameras, and the partnership with the Lebanon Police Department. Environmentally, we want to make certain our units are free of lead, asbestos and any chemical or toxin that can be detrimental to the well-being of our residents. We need every resident to be vigilant to know who is visiting our properties to keep this a friendly and safe community.

— AFFORDABLE —

Finally, our apartments are affordable and reasonably priced because they are subsidized or supported by government funding. Are you aware that apartment rents in the Nashville area (which includes Lebanon) average \$1,200 monthly? HUD provides subsidy to LHA to create affordable housing. Because of this funding, many of the regulations are mandated for LHA to follow.

Now that you are aware of our purpose and mission, we desperately hope each resident will help us to live up to this mission and to improve the community where you live.

Mary Polite

DOH, Property Manager, UH, Hillcrest
occupancy1@lhatn.org



School begins on August 5, 2021. Please review Wilson County Schools new Covid Protocols for the upcoming school year. Also, please pay attention to the children getting on and off the school buses.

Some residents still have not obtained their parking stickers. Please bring your registration to the office so you can obtain the sticker. The sticker goes on the driver's side inside lower window. Failure to obtain a sticker may result in your vehicle being towed.

AS A FRIENDLY REMINDER...

- All bicycles and grills need to be placed in the back of your apartment.
- No kiddie pools are allowed.
- Front porches are free from items that are not outside furniture or plants.
- LHA encourages residents to register online to pay rent, obtain your balance, and place non-emergency work order.
- Rent is due on the 1st with late charges assessed after the 5th. Payments must be made by the 20th to avoid court action.

Alisa Cottrell

Property Manager, IC, HH, PV, Watertown
occupancy2@lhatn.org



The LHA community is our home, and we need take care of it and each other. Wave to your neighbors, do someone a favor and always be courteous to your neighbors when parking your cars or having visitors over. Recently we have had numerous complaints in the Inman

Court cul-de-sac area about parking. I would like to remind you that visitors or guests should not keep a resident from parking in front of their own apartment. If we continue to receive complaints, you will be brought in for a meeting with your Property Manager. This pertains to all areas through out the LHA. We at the LHA understand the parking issues and we continue to work on a resolution, but we must remember to respect our neighbors.

With the ending of July and the beginning of August let us not forget that school will begin soon, and the weather is still extremely hot. Let us make sure to give the children and ourselves plenty of water, plus let us stop in a cool place and give our bodies a rest. The heat can cause our bodies to be fatigued and in extreme cases a heat stroke can occur. So, everyone be safe and lets also remember our pets need lots of water.

I would like to remind all my residents that appointments must be made to meet with me. If you have a complaint or concern, please write it down and date it, then drop it off in the drop box or email it to me at occupancy2@lhatn.org. I will get back to you promptly.

Let us all continue to keep our families and each other safe by wearing mask when needed, social distancing and remaining home when we are sick.

I would like to end by hoping that August brings happiness and joy to everyone and that the children begin school excited for the new chapter in their lives.

REMEMBER THESE DATES:

August 1, is Friendship Day and August 12, begins the Wilson County Fair. Both dates should make us smile and have a fun time.

Happy August!



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

CAR STICKERS

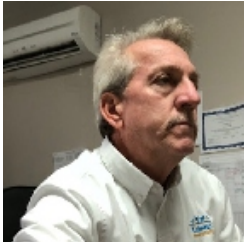


All residents that have vehicles that reside at the LHA are required to obtain a sticker for your car. Screenshot your car registration, email copy to your property manager. Your sticker will be mailed. Place sticker at bottom left inside corner of windshield. Failure to obtain sticker may result in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

Blake Rindahl

Facilities Director

construction@lhatn.org



I hope everyone is doing well these days and that we are all finally getting through this Covid-19 mess.

I thought I might bring you up to date on what we are working on these days. After inspecting your housing units this past May we created work orders and are correcting the deficiencies that we found while inspecting. Also, I have awarded a Water and Sewer project in Head Homes at the Head Start to Boatman Construction. The contractor intends to get started on August 2nd, 2021 and should have the project complete by the end of the month. Mr. Jerome Stewart, Maintenance Supervisor is completely remodeling the interior of the Head Start at Head Homes while the kids are out for the summer. It will have new flooring, paint, and kitchen cabinets to give it a fresh look.

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.*

Back to School FUN CHECKLIST



SUMMER FUN

- Camp in the backyard
- Go to the Farmer's market
- Have a playdate
- Go to the library
- Make cupcakes
- Go on a nature walk
- Have a picnic
- Go to the movie theater
- Play in the sprinkler
- Take a walk
- Make ice cream sundaes
- Visit a family member
- Watch the sun set
- Set up a lemonade stand
- Fly a kite
- Visit a waterpark
- Plan a weekend get-a-way
- Ride a bike
- Build a fort outside
- Plan a family game night
- Put together a memory book of your favorite summer moments

SCHOOL PREP

- Tidy up and clean desk or homework area
- Practice packing a lunch
- Pick out a cool new backpack
- Get up an hour earlier
- Pick out a new cereal to try
- Write down your morning routine for school days
- Save money on supplies while helping a classroom in need via CloroxForSchools.com
- Pick out a new water bottle
- Go shopping for school supplies
- Sort through fall clothes and donate what doesn't fit
- Get a new haircut

GOOD DEED SPOTLIGHT

(RESIDENT AND OTHERS)

The LHA community would like to say "thank you" to Team Neon & The Neon Remix for the Free food and Books and Hill Crest Baptist Church for the Day Camp. During the summer. The Kids and families of the LHA community appreciate your time and commitment.



NOW HIRING

Package Handlers - Earn up to \$20.00/hr

PLUS WEEKLY BONUS OPPORTUNITIES!

**FedEx Ground
Lebanon RSF**


1050 Richard Petty Way
Lebanon, TN 37090

BENEFITS INCLUDE:

- Tuition reimbursement program
- Career advancement opportunities
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- Benefits available upon reaching eligibility requirements

To apply online, text FXGflyer to 33011 or visit fedexgroundjobs.com

August 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Rent Due	LSSD Phase-In Day No Buses	3 LSSD Phase-In Day No Buses	4 LSSD Phase-In Day No Buses	5 Last day to Pay Rent First day of School LSSD & Wilson County	6 Late Fee applied to unpaid rent Head Start Application deadline	7
8	9	10	11	12	13	14
WILSON COUNTY/TN STATE FAIR						
15	16	17	18	19 Board Meeting 4:00 pm	20 Last day to pay rent before court processing	21
WILSON COUNTY/TN STATE FAIR 						
22	23 Cumberland University 1st Day	24	25	26	27	28
29	30	31				

THINGS TO REMEMBER

1. Only lawn furniture on your front porch.
2. All bicycles and grills are to be placed in the back yard.
3. To place EMERGENCY work order:
Call 615-829-4026 (24/7)
(Please do not enter emergency work orders online)

3 ways to put in a Work Order at the LHA

(DO NOT ENTER EMERGENCY'S ONLINE)

EMERGENCY

1. Call 615/829-4026 (24 Hours – 7 Days a Week)

NON-EMERGENCY

2. Call office 615/444-1872 (Monday – Friday 8am -5pm)

NON-EMERGENCY

3. Online @ www.lhatn.org (24 Hours - 7 Days a Week)



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