

monthly newsletter

LEBANON HOUSING AUTHORITY

MARCH 2023

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



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



CHANGE THAT YOU WISH TO SEE

The great Mahatma Gandhi stated, "be the change that you wish to see in the world." What a profound statement when you consider change is a constant and inevitable factor that affects everyone internally and externally. As this relates to housing, it is the goal of the Lebanon Housing Authority (LHA) to constantly improve the properties and environments that you wish to see in a productive and progressive community. This begins with a mindset of continual improvement and care.

Demonstrated in 2022, LHA elected to assist tenants improve by receiving rental relief through partnering with the Tennessee Housing and Development Agency's (THDA) COVID-19 Relief Program. Behind the scene, this has been a blessing for our residents and a challenge to staff to coordinate this unique, pilot program that is the only program of its kind in the nation. As this program comes to an end, it is our hope that the extra dollars saved will allow you to change your financial status.

As Spring 2023 approaches, please assist the LHA staff with keeping the property free of paper, and excess furnishings on your porches and yards. This will create a welcoming environment that attracts positive people and surrounding for our children and the entire community. It will also assist when our landscaping crew begins to mow and trim the properties.

To comment about change you wish to see in LHA, please plan to attend the Resident Advisory Board Meeting on Thursday, March 16th . It would be my pleasure to see and hear from you regarding the changes you would like to see.

Mary Polite

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

Happy St. Patrick's Month to all residents of the Lebanon Housing Authority.



Monthly reminders:

Please pay your monthly rent. Failure to pay will result in proceeding with court process for non-payment.

This month, all residents will be required to sign a new lease before April 1, 2023.

All vehicles must be registered with LHA. Please bring your new car registration to the office so that you can obtain your new parking sticker (parking stickers will not be given to vehicles that have temporary tags).

In riding the property, there are items that you must take care of:

- You must not leave grills on your front porch. This may cause a fire.
- Please do not have a cluttered porch. In case of an emergency, the paramedics may have difficulty entering your apartment.

Have a great month!

Attention Residents: Pest Control Information

It states in your lease that the LHA will enter into your apartment with pest control. The LHA Newsletter will provide the month and date this service will be performed (inside and outside of your apartment).

LHA and pest control have come across numerous screen doors that are locked and no one will come to the door. If no one answers the LOCKED screen door, LHA maintenance department will open the screen door and we will enter your apartment with pest control.

Note: If there is any damage to the LOCKED screen door, the tenant will be held responsible for the damage. Charge will be \$20.00.

Remember, we inspect every time we are in your apartment.

Jerome Stewart

Maintenance Supervisor
maintenance@lhatn.org



Monthly Maintenance Tip

Hello LHA family, the maintenance department would like to start by saying thank you for helping us get through 2022.

Thank you for paying attention to the email blast, the freeze warning signs, and the weather reports, so far this past winter, we only had 25 units to report frozen pipes.

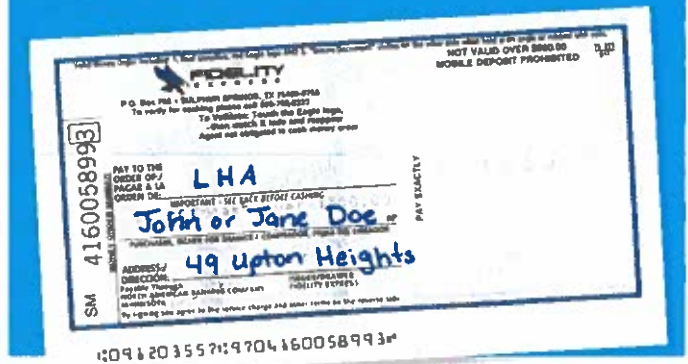
Finally, to wrap up this monthly maintenance tip, spring is near, therefore maintenance will be turning off all gas heaters on April 19th and changing the HVAC filters on April 21st.

Lastly, along with warm weather comes grass cutting, so the maintenance department needs your yard to be clean, all toys and personal items must be removed or you will be charged.

Note: LHA is not responsible for any damages to personal items such as sidewalk lighting, flower pots or your vehicles. Any complaints must be directed to the landscaping company.

PAYMENT VIA MONEY ORDER...

To assure proper credit to your account, please fill in the blanks (see sample below)



Important Information

- Rent is due on the 1st of each month. Late charges are added after the 5th.
- Please do not park in front of the office when coming in to conduct your business.
- Remember if you are moving, you must give a 30 day notice and forwarding address.
- Any changes in income or employment, you must report the changes to LHA. If you are terminated from your job you must provide a separation notice.
- Please remember bikes and grills are to be stored in the back of your apartment.
- If you have a dog, please observe the leash laws and clean up feces.

3 ways to put in a Work Order

(DO NOT ENTER EMERGENCY WORK ORDER 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)

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.






EXPUNGEMENT CLINIC

THURSDAY, APRIL 27, 2023 • 4PM-7PM

The Journey Church • 1240 Leeville Pike, Lebanon TN, 37187

Find out if you have a path to clear your legal record during this unique expungement and hiring event. You **MUST REGISTER** by APRIL 13th so your records can be retrieved by the Court Clerk before the clinic! Please, use the QR code to register, or email for more info.

WILSON COUNTY RECORDS ONLY: <ul style="list-style-type: none"> • Criminal record review • Judge On-site • Expungement advice and preparation • Meet 1:1 with an attorney • Great opportunity to ask questions 	HIGHLIGHTS: <ul style="list-style-type: none"> • Mobile American Job Center • Justice Bus • Adult Education Resources • Second Chance Employer 	<p>SCAN TO REGISTER!</p> <p>https://lhatn.com/ev2023</p> 
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For more info, email Sarah.Buckley@tn.gov or Antonio.Scott@tn.gov

March 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
2/26	2/27	2/28	1 Rent Due	2	3	4
5	6 Late Fee applied to unpaid rent Pest Control Upton Heights 1-51 & 135 - 184	7	8	9	10	11
12 Daylight Saving Time begins	13 Pest Control Parkview Head Homes and Watertown	14	15	16 FY 2023 Annual Agency plan & CFP Action plan LHA Board Meeting 4:00 pm	17 St. Patrick's Day	18
19	20 Last day to pay rent before court processing Pest Control Upton Heights 52-62, 72-83, 84-95, 105, 110-124, 129 & 130 and all of Hillcrest	21	22	23	24	25
26	27 Pest Control Inman Court	28	29	30	31	4/1

FY 2023 ANNUAL AGENCY PLAN & 5 YEAR CFP ACTION PLAN

Thursday, March 16

Resident Advisory Board Meeting - 1:00 pm

Public Hearing - 2:00 pm

Board Meeting - 4:00 pm

3 WAYS TO PAY RENT

(Rent can be paid using a VISA or Mastercard Credit/Debit card, Check or Money Order)

1. Online: www.lhatn.org

2. Drop Box Depository (outside office)

3. Walk-in