

November 2024 Newsletter

Housing Authority of Beaver Dam

3030 James Court Beaver Dam, KY 42320

Phone: 270-274-7504 || Fax: 270-716-4440



Upcoming Events

November 11th – Veteran's Day
November 28th – Thanksgiving Day

Rent is due on the 1st day of each month. Late fees in the amount of \$45 will be charged at 12:00 p.m. (noon) on the 10th of each month. If no payment has been received within 30 days from the 10th, then you could be evicted for non-payment of rent.

Housekeeping Inspections and Filter Changes

HA staff will be conducting housekeeping inspections and filter changes for James, Walden, and Barnard Court on November 19th.

These will begin at 8:00 a.m. and will be conducted rain or shine. We will also be checking air filters during this time, so please make sure that your air return vents are not obstructed by furniture this week. **HA maintenance will NOT move your furniture to access these vents, and you will be scheduled for a re-inspection date later, should your vents not be accessible. Please, if you have something that stops working or is damaged and needs repaired, contact the office or maintenance to place a work order.** If there is a maintenance emergency, contact maintenance directly at 270-256-3051.

Maintenance Number

If you have work orders during maintenance hours 7:00 a.m. – 3:00 p.m. you can contact maintenance directly at 270-256-3051.

When calling the maintenance number after hours, it needs to be for **EMERGENCIES ONLY!** If you are not having a maintenance emergency, please wait to contact maintenance or the office the following business day. **Emergencies consist of:** unit lock outs, water leak/line busts, heat/AC not working, smoke detector issues, hot water issues, roof leaks, power outage (other than storms or KU work), fire, flood, and other natural hazards.

HABD Thanksgiving Dinner

The Housing Authority of Beaver Dam would like to invite you to our Thanksgiving Dinner on Thursday, November 21st at 11:00 a.m.

We will be having turkey and ham. We ask that everyone who attends brings a side dish, dessert, drinks, etc. to contribute to our dinner. There will be a sign-up sheet to show what sides, desserts, or drinks will be brought. The sign-up sheet will be posted in the Housing Authority of Beaver Dam office outside of the community room.

Important Announcements

Office Closings:

November 11th – Observance of Veteran's Day.
November 27th – End of Month Book Closure. ***Please have all balances paid in full.***
November 28th – Observance of Thanksgiving Day.

Our office is no longer open on Fridays.

Weekly Reminders

Trash Day – Every Wednesday
- Tenants are responsible for making sure roll carts are set in the front for trash to be collected and rolled back behind the building on Thursday. ***If maintenance removes trash, tenant will be charged and be responsible to pay charge.***

Balances Paid in Full

- HABD staff ask that all balances are paid in full before the end of month book closures each month.

HABD Staff will ALWAYS lock the door to your unit after inspections, work orders completed, etc. if resident is not home.



Reminders:

Updated Schedule of Material Charges

On October 10, 2024, the Board of Commissioners approved the updates made to the Schedule of Material Charges. The updated list was sent to each resident on October 15, 2024. **The updated charges will be effective for December 1, 2024.** If for any reason you do not have a copy of the updated list, please let the office know to receive a new copy.

Public Hearing

The Housing Authority of Beaver Dam is updating the 5-year PHA Plan. It can be viewed for comments at the Housing Authority of Beaver Dam's Office, Monday – Thursday from 9:00 a.m. to 4:00 p.m.

The Public Hearing will be held on November 25, 2024, at 4:30 p.m. at the Housing Authority Office: 3030 James Court Beaver Dam, KY 42320.

Maintenance Reminders

Trash toters should be set out on Tuesday evening or Wednesday morning. After the trash truck runs, residents will have until 12:00 p.m. on Thursday to have trash toters back behind your building. **If trash toters are not set out to be picked up or are left out past above deadline, maintenance will dispose or return trash toter. Tenants will be charged and responsible for paying the charge on account.**

Items have been left beside the dumpster that is located behind the office. **The dumpster is under 24-hour surveillance. If you are caught leaving trash by the dumpster, you will be charged for maintenance disposing of items left.**

Please, if you need to use the dumpster, contact the office at 270-274-7504 or maintenance directly at 270-256-3051 DURING OFFICE HOURS. **Dumpster access is NOT an emergency! Please refrain from contacting maintenance after hours for dumpster access.**

Correspondence with HABD Staff

We want to remind all residents of the Housing Authority of Beaver Dam of ways to contact and discuss matters of the Housing Authority. If you have any questions regarding Resident Events, Rent Payments, etc. please contact the office at 270-274-7504 ext. 1000, message the Housing Authority of Beaver Dam Facebook, and email. Staff make sure to check these daily during office hours.

Toys & Bicycles

It has come to the attention of the HABD Staff that children's toys and bicycles are being left in the yards, on sidewalks, and in parking lots. We ask that parents/guardians are aware that all toys and bicycles need to be picked up and brought back to their unit. If toys and bicycles are left away from your unit, they will be picked up by maintenance and taken to the maintenance shop. Tenants will then need to contact the office to claim their items.



Resident Events

Luncheon – Canceled

The luncheon will be canceled from October – January. The Housing Authority of Beaver Dam plans to host holiday events during those months.

Bunco – Canceled

Bunco will be canceled from October – January. The Housing Authority of Beaver Dam plans to host holiday events during those months.

For more information

HABD Website

Our website has access to our Monthly Newsletter, Contact Info, Office Closings, and Site information. Applicants can apply for housing and check their waiting list status online.

We also have an online portal for our tenants and applicants. This allows them to view payment history and update contact information. Follow the link below to register for your own personal online account.

<https://beaverdamha.org>

Facebook

Follow us on Facebook at Beaver Dam Housing Authority for HA updates.