

November 2025 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 27th – 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 17th.

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.**

ATTENTION: No Smoking or Drug-Related Activity

There is absolutely NO SMOKING of any kind allowed inside the Housing Authority units! Residents should not be engaging in DRUG USE OR DRUG-RELATED ACTIVITY ON OR OFF HOUSING AUTHORITY PROPERTY! Engaging in drug use or drug-related activity on or off Housing Authority property is a violation of the lease and is grounds for eviction.

Please review the following section of the lease agreement: **Section K: Tenant Obligations, Subsection 24** – *to assure that no tenant, members of the household, guests, or any other person under tenant's control engages in any criminal activity (i.e. drug use, criminal activity that threatens health, safety, or right to peaceful enjoyment) or civil activity (i.e. any smoking of prohibited tobacco products in restricted areas)*

Updated Flat Rent Rates

Effective January 1, 2026, the Flat Rent rates will be increasing. **If you are currently on Flat Rent, your rent will not be increased until your recertification date. You will have the option to review the income-based rent as well. *Adjusted Flat Rent is the amount of rent AFTER the utility allowance is given. *Utility allowance amounts remained the same as 2025.**

Adjusted Flat Rent Rates			
Efficiency	One Bedroom	Two Bedroom	Three Bedroom
\$419.00 (12% Increase)	\$441.00 (0.23% Increase)	\$600.00 (8.50% Increase)	\$587.00 (0.34% Decrease)

Important Announcements

Office Closings:

November 11th – Observance of Veteran's Day.

November 26th – End of Month Book Closure - **Please have all balances paid in full.**

November 27th & 28th – Observance of Thanksgiving.

Office is NOT 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 by **8:00 a.m. 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. ***After late rent letters are sent out, the HABD will NOT accept partial payments, unless you have a payment agreement.***



Reminders:

Updated Schedule of Material Charges

On October 9, 2025, the Board of Commissioners approved the updates made to the Schedule of Material Charges. The updated list was sent to each resident on October 30, 2025. **The updated charges will be effective for December 1, 2025.** If for any reason you do not have a copy of the updated list, please let the office know to receive a new copy.

Holiday Reminders

With the holidays quickly approaching, there can be many holiday meals and tons of cooking take place. If you are cooking turkey or ham in your oven, be aware that having a gas oven/stove could cause a grease fire. We ask that you are observant while cooking and do not leave your meal unattended for long periods of time.

Community Room is Available to Rent

If you have an upcoming event and need space to hold it, our community room is available to rent. It is a great space to host birthday parties, baby showers, etc. If you are interested in using the community room, contact the office and check the availability. Below is the price to rent the community room (the deposit is refundable):

	Community Room	Picnic Shelter
Resident	\$15.00 fee / \$50.00 deposit	No Charge
Non-Resident	\$100.00 fee / \$100.00 deposit	\$50.00 fee

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. **Reminder, maintenance does NOT work on / fix tenants personal belongings.**

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 outages (other than storms or KU work), fire, flood, and other natural hazards.

No Trespass Notice

If you see these individuals on Housing Authority property, you need to call local law enforcement.

Name	Expiration Date
Johnny Carl King	Permanent – No Expiration Date
Randy Upton	5 years (07-29-2026)
Scott Garrard	Expiration Pending
Mark Filback II	Expiration Pending
Daniel Huff	Permanent – No Expiration Date
Christopher Arnold	Permanent – No Expiration Date
Samuel James Fredell	3 years (04-16-2028)



Resident Events

Luncheon – Canceled

The luncheon will be canceled from October – January.

Bunco – Canceled

Bunco will be canceled from October – January.

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.