

September 2026 Newsletter

Housing Authority of Beaver Dam

3030 James Court Beaver Dam, KY 42320

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



Upcoming Dates

September 7th – Labor Day
September 13th – Grandparent's 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.

HA staff will be conducting housekeeping inspections for James, Walden, and Barnard Court on Monday, September 21st.

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.**

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 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.

ATTENTION: HABD Staff Reminders

Complaints & Project Questions: If you have any complaints that involve neighbors or contractors that are working on HA property, you need to contact Jewel McIntosh, Executive Director, at 270-274-7504 EXT.1001.

Rent Payments: All rent payments can be brought to the office or placed in our drop box at the office. Maintenance **WILL NOT** take rent payments.

Work Orders: Please contact maintenance directly at 270-256-3051 if you have a work order.

Air Returns: Please make sure you are cleaning your air returns. Filters are changed by maintenance every 3 months, but it is the tenant's responsibility to clean the returns. If maintenance must clean returns, tenants will be charged accordingly.

Quiet Time: We ask that all tenants abide by the quiet time of 10:30 p.m., as to be mindful of neighbors who work, go to school, or are in bed by this time.

Fiscal Year End

September 2026 marks the end of the Housing Authority of Beaver Dam's fiscal year. **It is imperative that all balances be paid by September 24th unless you have signed a Formal Repayment or Monthly Payment Agreement with the office.**

Important Announcements

Office Closings:

September 7th – In observance of Labor Day.

September 30th – End of Month / Fiscal Year Book Closure -

Please have all balances paid in full.

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.**

Mowing Day – Every Thursday

- Please make sure items in your yard are moved out of the mower's way. Also, please do not hang clothes on mowing day.

Visitor Parking

- HABD staff ask that residents have their visitors park in front, beside, or behind the office building. Please make sure your visitors are not taking parking spots of HA residents.



Reminders:

Congratulations Dustin, Celebrating 4 Years

We would like to congratulate Dustin Cotton on being with the HA for 4 years! Dustin shows great qualities in leadership and keeps doing education classes to further his knowledge. He has a desire to make the sites look the best they can and to take care of any workorders in a timely manner. Join us in congratulating Dustin for his accomplishments.



Save the Date: Fall Festival

Our Fall Festival will be on Tuesday, October 13th from 11:00 a.m. to 2:00 p.m. More information will be available in the October 2026 Newsletter. Save the date and plan to join us for fall fun.

Public Hearing – Revised Smoke Free Policy

The Housing Authority of Beaver Dam has revised the Smoke Free Policy. There is a 45-day review period for comments.

You may review this plan 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 October 8, 2026, at 4:30 p.m. at the Housing Authority of Beaver Dam office: 3030 James Court Beaver Dam, KY 42320.



BUGS: Report Immediately

The Housing Authority of Beaver Dam Staff want to remind everyone to make sure they report **ANY AND ALL** pests to the office immediately.

The Housing Authority of Beaver Dam is responsible for providing pest control for all units and office / common areas.

Once the office has been made aware of any pests, we will contact pest control and schedule an appointment for your unit to be inspected / treated. You will be made aware of the appointment date and time via a letter from the office.



Resident Events

Luncheon – September 8th

The luncheon will begin at 11:00 a.m. Please **DO NOT** arrive before 10:30 a.m. Food for the luncheon will be chicken casserole. We ask everyone bring sides, drinks, desserts, etc. Bingo will be played after lunch in the community room. All are welcome to join!

Bunco – September 22nd

Games will begin at 5:00 p.m. All players must pay \$5.00 to play, prizes included! Food for Bunco will be discussed at the Luncheon. We ask that you bring sides, drinks, desserts, etc. All are welcome to join!

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.