November 2026 Newsletter

Housing Authority of Beaver Dam

3030 James Court Beaver Dam, KY 42320
Phone: 270-274-7504 || Fax: 270-716-4440

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 and filter changes for James, Walden, and Barnard Court on November 23rd.

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. 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.

Happy Thanksgiving!

Being Thankful is something that we should show every day. A roof over our heads, food to eat, clothes to wear, and the breath of air that the good Lord gives us every single second. We are thankful for you and hope that these holiday seasons will bring some sort of thankfulness to your mind. Being kind does not cost anything. That is part of being a good neighbor! It's also good when neighbors can get together when they wish and share a meal or a conversation. In an apartment complex, respecting other people's privacy is a must. Dustin, Jordan and I want to wish each of you a very Happy Thanksgiving. We are blessed.

Updated Flat Rent Rates & Utility Allowances

Effective January 1, 2027, the Flat Rent and Utility Allowance rates will be updating. **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.*

Adjusted Flat Rent Rates			
Efficiency	**One Bedroom**	**Two Bedroom**	**Three Bedroom**
$440.00 (5% Increase)	$469.00 (6.35% Increase)	$635.00 (5.83% Increase)	$734.00 (25.04% Increase)
Utility Allowance			
$80.00	$87.00	$92.00	$208.00

Upcoming Dates

November 11th – Veteran's Day
November 26th – Thanksgiving Day

Important Announcements

Office Closings:
November 11th – In observance of Veteran's Day.
November 26th & 27th – In observance of Thanksgiving.
November 30th – End of Month 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.***

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.

EQUAL HOUSING OPPORTUNITY

Reminders:

Updated Schedule of Material Charges

On October 8, 2026, the Board of Commissioners approved the updates made to the Schedule of Material Charges. The updated list has been sent to each resident. **The updated charges will be effective for December 1, 2026.** 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.

Upcoming Resident Christmas Party – December 8th

On Tuesday, December 8th, the HA will provide a Christmas lunch for you. ***Please contact the office if you plan to attend.***

We will also be playing a couple of Christmas games as well and I will provide the gift prize for those games. ***If you would also like to exchange gifts, please bring a $5 gift so you can participate in a gift swap.***

Remember, it's about having fun and fellowship and remembering the reason for the season. Hope to see you there.

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 holidays, 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

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
Scott Garrard	Permanent – No Expiration Date
Mark Filback II	Expiration Pending
Daniel Huff	Permanent – No Expiration Date
Christopher Arnold	Permanent – No Expiration Date
Ethan Grey	04-08-2027
James Tyler Gleason	03-11-2029



Resident Events

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

Bunco – November 24th
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.