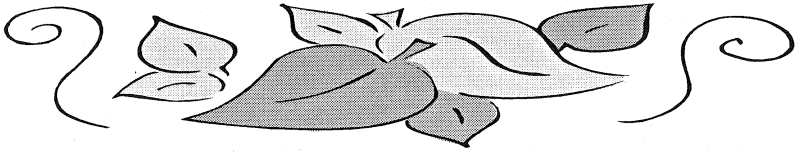


Clay Center Housing Authority

October 2011 Newsletter



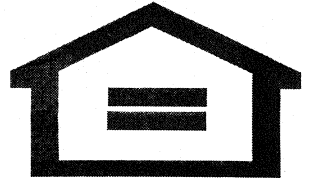
Telephone: 785-632-2100

Fax: 785-632-6363

KS Relay Center

TDD 800-766-3777

Website: www.claycenterhousing.com



**EQUAL HOUSING
OPPORTUNITY**

Office Window Hours - Tuesdays & Fridays from 9am to Noon

Reminder to all residents: The office window hours on Tuesday and Friday from 9:00 AM to Noon are for your convenience as well as ours. **Please do not come to the office at any other time for change, stamps or to pay your rent in person.**

If you have a work order it is not necessary to come to the office, please call. If no one answers, please leave a message stating the unit number, nature of the problem and whether maintenance has permission to enter. Your needs will be addressed as soon as possible.

Generally there is someone in the office from 8 AM - Noon & 1 PM - 5 PM, Monday through Friday, during which time you may pick up packages or get help with a lockout. If you need to talk to John or Kim, please call to set up an appointment.

YOU DESERVE A SAFE PLACE TO LIVE

Your housing authority staff is working for your safety, but you can help if you: **STAY ALERT FOR HAZARDS** in and around your home at all times.

REPORT ANY PROBLEMS OUTSIDE YOUR CONTROL, such as wiring in need of repair.

TAKE CARE OF PROBLEMS WITHIN YOUR CONTROL, such as dangerous clutter or worn electric cords.

WHAT YOU DO MAKES A DIFFERENCE!

HOME SAFETY IS A SERIOUS CONCERN. Each year, home safety problems cause thousands of deaths and millions of injuries in this country.

FORTUNATELY, MOST SAFETY PROBLEMS CAN BE PREVENTED

You can keep yourself, your family, your guest and your neighbors safer, if you:

- * Always think "safety first".
- * Know how to eliminate hazards.
- * Take action when you see possible dangers.
- * In public areas, ie: hallways, lobbies, elevators, don't walk around without shoes.
- * Keep your apartment door shut and locked at all times.
- * Do not ride bicycles or skate boards in the building.
- * No horseplay in the hallways and elevators.
- * Do not block open any door on the exterior of the buildings.

For safety purposes we ask that no one use roller blades, ride bicycles or skateboards in any of the buildings. Do not run in the hallways or rough-house in the hallways and elevators. Please don't beat up the vending machine, you are on video. The same is true of blocking open an exterior door. We can and will find out who does this. Since it violates the safety of those in the building and your lease, you could be evicted.



October is Housing America month. During the month of October we want to draw American's attention to how Public Housing contributes to our communities. On Saturday, October 1, 2011 the Housing Authority of the City of Clay Center will host an open house to celebrate the 40th Anniversary of Apollo Towers and the completion of a complete redevelopment of Apollo Towers and renovation of Tolin Terrace. To accomplish these projects the housing authority leveraged nearly \$6.5 million.

We currently serve 121 very low, low, and moderate income households. Today 83% of our tenant households are under 50% of area medium income and 29% are under 30% of area medium income. 9% of these households are families with children. 16% of our households are disabled including developmentally delayed, mentally ill, and mobility. 78% of our households are seniors.

We currently have 2 administrative staff, 2 maintenance staff, and 1 cleaning and inspections staff. We have to submit to regulations and monitoring of 3 separate federal agencies. Our Public Housing budget is \$436,732 and our USDA Rural Development budget is \$96,558. The greatest challenge we have is the Public Housing since the entire project is subsidized through the operating subsidy and capital funds program. This program forces us to pay all of the utilities and calculate the rents entirely based on tenant household income. Therefore, we do not have the opportunity to increase our revenues from other sources like our private property manager competitors.

Automatic Radio

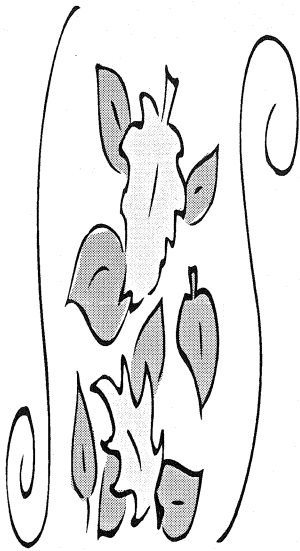
A lady bought a new Lexus. Cost a bundle. Two days later, she brought it back, complaining that the radio was not working. "Madam", said the sales manager, "the audio system in this car is completely automatic. All you need to do is tell it what you want to listen to, and you will hear exactly that!"

She drives out, somewhat amazed and a little confused. She looked at the radio and said "Nelson". The radio responded, "Ricky or Willie?" "Willie," she replies. Soon, she was speeding down the highway to the sounds of "On the road again." The lady was astounded. If she wanted Beethoven, that's what she got. If she wanted Nat King Cole, she got it.

At the traffic light, her light turned green and as she proceeded through the intersection, out of the corner of her eye she saw a small sports utility vehicle run the red light and head right towards her vehicle. She swerves out of his way, narrowly missing a head on collision. "JERK!" she screams! and from the Radio ..."LADIES AND GENTLEMEN, THE PRESIDENT OF THE UNITED STATES ..."

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October's Party by George Cooper

October gave a party;
The leaves by hundreds came -
The Chestnuts, Oaks and Maples,
And leaves of every name.
The Sunshine spread a carpet,
And everything was grand,
Miss Weather led the dancing.
Professor Wind the band.

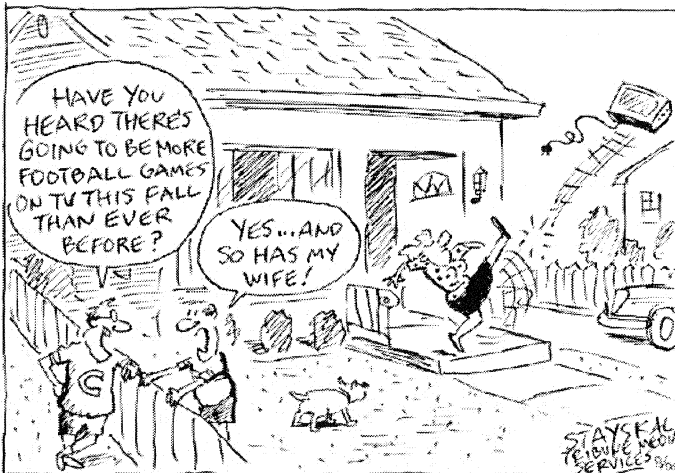
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The reason women don't play football is because eleven of them would never wear the same outfit in public.

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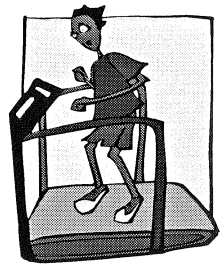
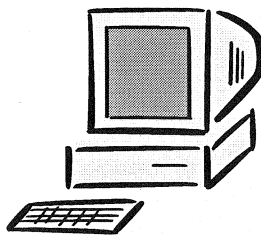
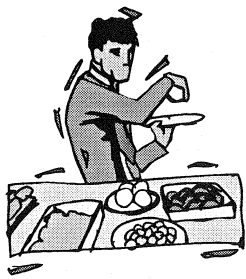
~Phyllis Diller

I love a brisk fall breeze,
especially when the leaves
blow into the neighbors
yard.

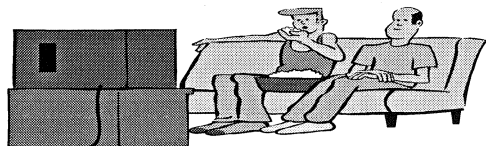


Most football teams are temperamental. That's 90% temper and 10% mental.

~Doug Plank



With the completion of Apollo Towers, there will be some additional common areas for tenant use. These include a media room on the first floor, laundry on the second floor, exercise room on the third floor and lounge on the fourth floor. These areas will be open to **TENANTS ONLY** beginning October 3rd. You may stop by the office during window hours the first week of October, to pick up the rules of usage for some of these areas.



The community room on the first floor will also re-open October 3rd. Use of this room must be scheduled through the office as other groups and organizations in the community do use this room occasionally. Please talk to Kim about getting something on the calendar. If you use the room, you are responsible for cleaning the room.

Plan ahead!

Please remember to pick up your newsletter and statement each month. Generally, they will be available for pick up at the office **on window days** the last week of each month. Also the quarterly reading of electric meters will take place on Monday, Oct. 3rd.

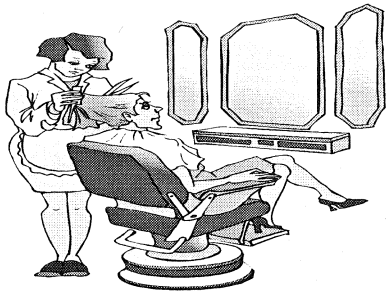
There will be charges on monthly statements of those tenants that had light bulbs and filters replaced the previous month. This is to cover the expenses the housing authority incurs for these items.



This is your home and we want you to be comfortable here. However, you share the common areas with others so please be mindful of one another. These areas include the benches outside, the gazebo, hallways, stairs, elevators, laundry rooms, lounge, exercise room, lobbies, etc. If you make a mess, please pick it up. DO NOT leave it lying around for someone else to clean up. Everyone cleaning up after themselves creates a nice, safe and healthy environment for all.

Reminder to all new tenants: SMOKING IS NOT ALLOWED IN ANY HOUSING AUTHORITY BUILDING. Tell your visitors they cannot smoke anywhere in any of our buildings. If they do, YOU can be evicted. Smoking is permitted outside the building, at least 10 ft from any door, window or opening.

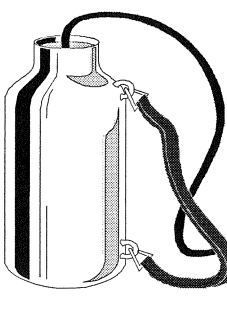
DO NOT SMOKE INSIDE!



Beauty Shop - Arlene Stewart
Located at Apollo Towers on the
first floor by the community
room. Call 630-0742 for an

As of September 28th, Mary Martin is no longer building supervisor. Starting October 7th, the Obenlands will be available from 5PM Friday till 7AM Monday. You can reach them @ 632-2075 in Apollo 805. If they are unavailable call 447-9352. After hours Monday thru Thursday you will have to call 447-9352 for lock-outs or plumbing emergencies. If it is not an emergency, call the office 632-2100, leave a message and someone will take care of your needs during regular business hours.

Inspections - All units of floors 7 and 8 of Apollo Towers and the first floor of Parkview Plaza will be inspected in October.



SPRAY DAY - Wednesday, October 12th is bug spray day for Parkview Plaza & Tolin Terrace. Spray day is always the second Wednesday of the month. Apollo is the odd months and Parkview & Tolin are the even.