

JULY 2022 ISSUE



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Please see
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& Programs

"THE VIEW FROM 524"



From the Senior Manager, Joan Campbell, CPM



Dear Residents,

Summer: suntan lotion, sunny days and a nice breeze. These are easily some of my favorite things. We hope that everyone is enjoying the summer weather and staying cool as much as possible.

REAC INSPECTION

We will be having a major HUD REAC inspection in September (dates will be announced closer to the actual inspection dates). In order to prepare for the inspection, we will be hiring a contractor to complete a building wide pre-inspection on July 20, 2022. The contractor will be inspecting all common areas, apartments and maintenance areas. A flyer will be sent to each apartment with additional information as we get closer to each inspection.

RENT POLICY

Rent is due on the 1st of each month. We have a 10 day grace-period and after the 10th there is a 5% late fee charged to your account. (The late fee is 5% of the resident's portion of the rent). Anyone that doesn't pay their rent by the 11th will be filed in court, which is a \$30 fee. Please pay your rent on time. If you know you are going to have a problem paying your rent by the 10th, please come to the Compliance Office to speak with Jennifer Coco, otherwise, we will be filing in court on the 11th.

FRONT ENTRANCE GARDEN AREA

Due to the excessive heat, we are lifting the no drinking ban for the garden area. **This will be for nonalcoholic beverages only.**

GUEST CHECK-IN

Please remember that ALL guests need to sign in at the front desk. Guests are not permitted in the building without checking in first. If you come in through the garage, please make sure to stop at the front desk to sign in/out.

- Joan



Independence Day

I N D E P E N D E N C E S J J
 C L C Y D E C L A R A T I O N
 H P R I D E S H W I F T I G V
 M K Q L F H K S K Z I Z A V G
 X O L A I D R G L C R T K F Q
 F Q D W S A V D I X E L E R X
 Y W L L T W I N E Y C I Z E A
 A I K S M S C U E V R B R E F
 P I V V U I L D A N A E E D V
 F A V L P B A F M D C R D O V
 O N T O E R G L E K T H M V
 U U F R A D E A R J E Y J M I
 R W Y P I W X G I U R O H C J
 T H G L K O O A C L S I K X V
 H A E M M V T E A Y I P E N Z

PICNIC
 PRIDE
 PARADE
 JULY

BLUE
 STARS
 FREEDOM
 AMERICA

FOURTH
 LIBERTY
 PATRIOT
 FLAG

FIRECRACKERS
 RED
 INDEPENDENCE
 DECLARATION

Maintenance News JEFFREY KNOX, SUPERVISOR

We are getting well into summer weather. Here are a few tips on keeping cool.

1. Try to keep your blinds closed to keep up out the sun.
2. Keep your thermostat set to 74 and on "AUTO". This will help regulate your temperature and help regulate billing costs.
3. Make sure that your AC unit is clear and not being blocked. Also make sure that the top of the AC unit is cleared.

We have had several recurring issues with residents leaving their sinks running, or left their stoves on

unattended. Please remember that you are financially responsible for any damage that you cause to your apartment, or neighboring apartments, and it is a lease violation.

Please make sure that any and all needles are disposed of properly. Needles should NEVER be placed in a trash bag without being in a secure container. Place them in a soda bottle, medicine vial or container that secures with a lid.

Work orders should be submitted to the front desk. Please do not stop a



team member in the hallway to request a work order. We can not enter your apartment without a work order.



-Thanks
Jeff

Resident Services, Mimi Kelly, Resident Services Coordinator

Social Activities

On Thursday, June 23, one of our resident's, Jesse Frazier, treated us to a fabulous musical event with a few of his friends. They conducted the fun time with singing and live music on the 18th floor. We sang and clapped and were joyous to participate. It was so uplifting! Thank you, Jesse, so very much for sharing your talents and friend's talents with us. Hopefully they will entertain us monthly.

Trips

We are in the process of planning our next trip to the Amish Market in Cockskeyville. The date will be July 15, 2022. Please put some funds aside to spend at this wonderful market. A separate flyer will be posted on the bulletin board when more information is available.

Staying Safe in Summer Heat

As we get into warmer summer temperatures, it is important to remember Summer Safety Tips

- ◇ Stay Hydrated and drink plenty of water
- ◇ Wear light weight, light colored clothing
- ◇ When outside, wear sunscreen, sunglasses and protect your skin from sunburn.
- ◇ If possible stay indoors, preferably somewhere with air conditioning.
- ◇ Watch for heat cramps, heat exhaustion or signs of heat stroke



SNAP – Food Benefits

There has been a spike in stolen benefits on the EBT cards. The Department of Human Services (DHS) recommends customers take these steps to better protect their personal information and EBT cards: Change your PIN often; if your card has been used by someone other than you, call your local Department of Social Services to “freeze” the use of your card. If your card is lost or stolen, call the Maryland EBT Customer Call Center at 1-800-997-2222 to order a replacement card. When you get your new card, be sure to create a unique PIN. Avoid using the old PIN. You can do that by calling the number on the back of your EBT card.

Mimi



RSC UPCOMING

- 7/11 Md. Food Bank Distribution 2:00 pm
- 7/15 Amish Market Bus Trip
- Tuesdays-Walmart Trip 11:30 am
- Tuesdays-Shoprite Order 2:00 pm
- Wednesday– Wellness Center 9am– 2:00 pm
- Thursday-Shoprite Delivery Time Varies





Westminster House Apartments

**524 N. Charles Street
Baltimore, MD 21201**

Phone: 410-837-0180

Fax: 410-644-4575

Website:

www.westminsterhouseapts.com

JULY'S BIRTHDAY CELEBRATION

Michael Owen
Ann Barone
Ishuai Karnatu-Bey
Randy Garnes
Edna Mach
Jeanette Smith
Martin Spriggs
Morgan Roberson
Maltonia Purviance
Vernon Moore
James Glover
Malinda Turner

Elaine Hopewell
Connie Hill
Derrick Jones
Yvonne Carr
Carl Abrams
Vanceane Major
Julia Steele
Patricia Lockhart
Laura Pratt
Leonard Stem
Odessa Woodland
Ross Walker

Patricia Edwards
Lawrence Shifflett
Eric Campbell
Elroy Harding
Monica Yorkman
Karan Wright
Barbara Keith
Barbara Kane
Ella Williams
Sylvia Jordan
James Ferrell



If your name is not listed above, please forgive us as we try to update our listing....we sincerely wish you a very Happy Birthday. Also!!!, please advise us if you do not want your name included in future newsletters.

Compassionate condolences are extended to all the family and friends of those we lost recently.



COMPLIANCE UPDATE, JENNIFER COCO

HOUSING FRAUD IS NOT WORTH IT

We have advised previously of the importance of providing complete and accurate asset and income information for your Low-Income Housing Tax Credit (LIHTC) Tenant Income Certification (TIC).

PLEASE NOTE: You are committing housing fraud if you provide false or misleading information to the Compliance Office. If you commit fraud to obtain or remain in low income housing, you could be:

Evicted from your apartment

Fined up to \$10,000 or Imprisoned for up to five years

Prohibited from receiving future housing assistance

Prosecuted by the Office of Inspector General and Subject to State and local government penalties.

Is housing fraud worth it? Please don't do it!

You must report: all sources of income including tips and cash payments; all assets, such as debit accounts, checking, money-market, or savings accounts, deposit boxes, bonds, certificates of deposit, stocks, annuities, real estate, whole or permanent life insurance, etc., that are owned by you or any member of your household; all income from assets, such as interest, dividends or periodic payments from any type of investment account, etc.; any self-employment income or business income; unemployment; any income from the sale of an asset, such as a house or business, that you sold in the last two years; any inheritances, lottery or gambling wins, and the names of everyone, relatives and non-relatives, who are living with you.

Please feel free to visit the Compliance Office at any time if you have a question or concern regarding your income certification.

-Jennifer Coco

