

JUNE  
2023

Happy  
Father's  
Day

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Events & Pro-  
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# "THE VIEW FROM 524"



## From the Senior Manager, Joan Campbell, CPM



Dear Residents,  
Happy Father's Day to all of our wonderful Dad's. Hoping your day is relaxing. Summer is right around the corner. We have been pretty lucky with below average temperatures. We hope everyone had an enjoyable Memorial Day Holiday.

### WELCOME Stephanie Gregory

Stephanie Gregory will be joining our Compliance Team the first of June. Stephanie Gregory comes with 24 years of experience in the housing industry. A Baltimore native, wife to her husband Larry for 34 years, mother of 3 and a 1st time grandmother to now 3 year old Amara (whom she spoils at every chance). Stephanie also has a 3 year old hound mix named Remy, adopted from a shelter, so I guess he makes child #4. In her spare time, she loves to read, stay active with her church family, her own family, and social justice organizations in Maryland. About 6 years ago, she decided to pick up an old hobby from her childhood to take piano lessons again and has performed in 2 recitals. One of her favorite songs for the piano is from Beethoven called Moonlight Sonata. Stephanie recalls living with her parents as a child, music was always in the background, either from the radio, record player, someone singing, or playing the piano. Please join us in welcoming Stephanie to our Team!!

### FRONT DESK PHONE

Please do not give out the phone number to the Community as your personal phone number. The Front Desk will not take personal messages for residents. The Front Desk will also not make personal outgoing phone calls. Please see our Resident Service Coordinator if you need additional information on affordable phone programs.

### NON-SMOKING POLICY

There is a non-smoking policy at the Front Entrance. You can smoke on the Centre Street side of the building. Thank you for those that continue to follow the policy. It makes a huge difference when walking in and out of the building.

- Joan

H A P P Y  
*Father's Day*

# FATHER'S DAY

## WORD SEARCH



FATHER  
DAD  
FAMILY  
FISHING  
PARENT

SPORTS  
LOVE  
STRONG  
CARING  
ROLE MODEL

HOLIDAY  
LAUGHTER  
PROTECT  
SPECIAL  
FUNNY



### Maintenance News JEFFREY KNOX, SUPERVISOR



June is here and summer is upon us. The AC system is working well. Issues with individual thermostats are being resolved as they arise. If you have any questions or concerns about the system in your apartment, ask Jeff.

Please remember that the front desk received request for general extermination and if you have a bed bug concern, please contact the

Compliance Office.

Please do not wait until the end of the day to put in work orders. Non-emergency work orders received after 1:00 PM may be completed the next business day.

Maintenance leaves the building at 3:30 PM M-F.

Please remember to tie-up/close your trash bags before placing them into the trash chute.

Bulk-Junk removal must be scheduled with our contractor. Please reach out to Jeff or the Compliance Office for Zack's contact information PRIOR to removal of large items.

Thanks

Jeff



### Resident Services, Lavelle Webb, Resident Services Coordinator

#### June Field Trip

Let's take a Ride...  
Our June Field Trip is  
scheduled for  
Friday June 9, 2023

We will be headed to Se-  
cond Avenue Thrift Store in  
Essex, having lunch at the  
Crazy Tuna Bar and Grille;  
then finishing up at Ger-  
esbecks Grocery Store.

We will be leaving at  
9:00 AM and will be  
returning at 4:00 PM.  
Cost of the trip is \$20

Please stop by the  
Resident Service Office  
to sign up and pay for your  
seat. Reservations are on  
a First Pay, First Saved  
basis.



#### Charles Street Promenade

Saturday June 3, 2023

**Enjoy the day shopping,  
strolling, and dining, as  
Charles Street closes down to  
vehicular traffic from  
Saratoga Street to North Ave  
for a full day of exploration  
and Downtown fun.**

Initially created during the height  
of the Covid-19 pandemic to  
safely bring awareness and  
encourage support of the many  
incredible small business along  
Charles Street, CSP has since  
evolved to include additional  
street-front activations, musical  
performances, and so much  
more.

Planning for the June 3 event is  
still underway, so stay tuned for  
more information regarding  
programming– available with  
Downtown Partnerships

While the veil of Covid is  
beginning to lift and masks are  
not required for this event, It's  
imperative that all who visit the  
promenade do so safely. We  
ask that you please abide by the  
rules that each business has in  
place to mitigate the risk of  
Covid

#### ENOCH PRATT LIBRARY

Did you know that the Library  
offers Free classes? There are  
many types of classes available  
at the Central Library located  
on Cathedral Street– and it is  
only a very short walk from us.

Every Wednesday– Free Tours  
of the Library

Every Thursday 4:00 PM–  
Board & Card Games

June 3rd– Opera on the Ave-  
nue 2:00 PM

June 8th and 15th– Financial  
Literacy– 2 Part Seminars 6:30  
PM

Additional Classes are listed on  
their website  
[www.prattlibrary.org](http://www.prattlibrary.org)



Lavelle

#### RSC UPCOMING

6/6 Baltimore City Narcan Training–  
Pre-Registration with RSC is required.

6/9 Richardson Farm Trip

6/12 Md. Food Bank  
Distribution 2:00 pm

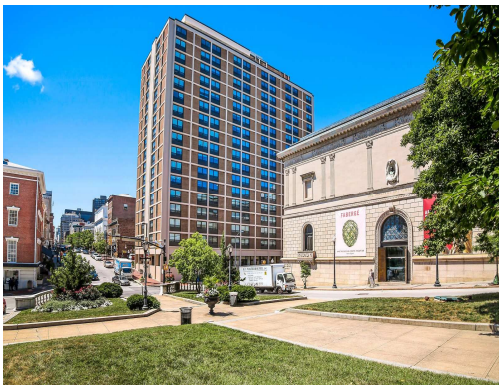
Tuesdays-Walmart Trip 11:30 am

Tuesdays-Shoprite Order 5:00 pm

Thursday-Shoprite Delivery Time Varies



FUN  
HANDSOME  
PATIENT  
HAPPY  
HERO  
STRONG



**Westminster House  
Apartments**

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

**Phone: 410-837-0180**

**Fax: 410-685-4991**

**Website:**

**www.westminsterhouseapts.com**

**JUNE'S BIRTHDAY CELEBRATION**

*Patricia Chandler  
Howard Regusters  
Richard Jenks  
Antonio Allen  
Sandra Jackson  
Valerie Howze  
Sherry Moore  
Willie Shoemaker  
Elizabeth Sumpter  
Carlton Alexander*

*Bernard Brown  
Dorothy Lowery  
Robert Squirrell  
Janice Thompson  
Gregory Guy  
Benjamin Avery  
Diane Moses  
Charlene James  
Lula Stockton*



*Mary Agostino  
Ronald Bryant*

**If your name is not listed above, please forgive us as we try to update our listing....we sincerely wish you have 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**

**Annual Income Limit Update**



The U.S. Department of Housing and Urban Development (HUD) released the 2023 income limits on May 16, 2023. The income limits are used to determine income eligibility for LIHTC and HUD-assisted programs. HUD also released Multifamily Tax Subsidy Program income limits for Fiscal Year 2022, which are used for low-income housing tax credit (LIHTC) and tax-exempt bond properties.

The income limits are used to determine if someone is eligible to live in our Community. For 2023 Baltimore, Maryland the income limits are:

- 1 Person: \$51,120
- 2 Persons: \$58,440

If you would like additional clarification on how this affects your eligibility, please contact the Compliance Office.

