

SEPTEMBER  
2023  
ISSUE



**From the Senior Manager, Joan Campbell, CPM**



**INSIDE THIS  
ISSUE:**

**Manager Update 1**

**Maintenance News 2**

**Resident Services 3**

**Birthdays 4**

**Compliance Update 4**



Please see  
Calendar  
Insert for  
Events &  
Programs

Dear Residents,

Summer is coming to an end, and we hope that it takes the warm humid air with it. It sure did get hot in August. Summer breaks are ending, school is back in session, and mornings are colling down.

**PROPERTY INSPECTION**

We will be having another inspection with HUD this year. It has been scheduled for December. In order to prepare for the inspection we will schedule FULL apartment inspections for each floor. Inspections are mandatory. Notices will go out when scheduling has been determined.

**NEW COMPLIANCE TEAM MEMBER**

Please join me and the Team in welcoming Crystal Kemp to the Compliance Team. Crystal joins us with previous experience in Affordable Housing and working with the Housing Authority of Baltimore City. She will be working with Jennifer Parker and Jennifer Coco in the Compliance Office. You may be seeing her for your annual lease renewal and recertification.

**HALLWAY RAILS**

Please do not leave the trash in the handrails in the hallway. Tissues, candy wrappers, paper, etc should all be disposed of in your apartment trash cans.

**RENT PAYMENTS**

Please remember that the rent drop box is located at the front desk. Your Name and Apartment Number should be on ALL payments. It is not necessary to bring your rent to the Compliance Office. All payments will be picked up, stamped and processed from the drop box.

**GOING AWAY?**

Remember when you leave overnight (or for an extended vacation). Please let the front desk know how long you expect to be gone. Please also remember to let them know when you get home; or return from the hospital.

Joan





# NFL Teams

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

- |           |          |             |          |          |            |
|-----------|----------|-------------|----------|----------|------------|
| bears     | bengals  | bills       | broncos  | browns   | buccaneers |
| cardinals | chargers | chiefs      | colts    | cowboys  | dolphins   |
| eagles    | falcons  | fortyniners | giants   | jaguars  | jets       |
| lions     | packers  | panthers    | patriots | raiders  | rams       |
| ravens    | redskins | saints      | seahawks | steelers | texans     |
| titans    | vikings  |             |          |          |            |

## Maintenance News Jeffrey Knox, Supervisor

Please remember that work orders submitted to the front desk after 2:00 PM will be handled the next business day. Please do not wait to submit "Emergency" work orders until 3:00 PM. Emergency work orders need to be reported as soon as possible. All work orders need to be submitted to the Front Desk. Maintenance will not accept

work orders in the hallways.

Please do not leave loose trash or bags in the trash room mop sink or kitty litter cans. ALL trash needs to be BAGGED and TIED before placed in the trash chute. Trash should not be left on the floor.

Bulk Trash/Furniture Removal needs to be coordinated with the Maintenance Team or scheduled directly with our Bulk Trash

Vendor. (Zachery 443-416-1819) Please DO NOT put bulk items in the trash rooms. Box Springs and/or mattresses should be fully wrapped in plastic before removal. Please coordinate with the Maintenance Team if you need plastic.

Thanks  
J.Knox



**Resident Services, Lavelle Webb, Resident Services Coordinator**

**BALTIMORE PARKS & REC  
BUS TRIP**

A bus trip is planned to Geresbeck’s, The Dollar Tree and Silver Moon Diner on Friday, September 8th. Bus will depart at 10:00 am and return by 4:00pm. The cost per person is \$15.00. Please bring your money to the Resident Services office by Friday, September 1st. The trip is first come, first served, so seating will be limited.

**SPCA SURVEY**

Jerome Alexander from Community Research Associates will be on site September 1st 2:30-3:30 in the Community Room. Jerome will be conducting a survey with the MD SPCA pertaining to residents with pets and opportunities the SPCA could offer.



**SENIOR BENEFITS SOLUTIONS**

Eunice Smith from Senior Benefits Solutions will be on site September 5th 1:00– 2:00 PM in the Community Room. Senior Benefits Solutions is a financial service provider and will be hosting an informational session on their services. They provide assistance with

- Free/Discounted Drug Prescription Programs
- Free Living Will/DNR forms
- Burial/Final Expense Planning
- Programs to save money on monthly bills

There will be a 15-30 minute fun trivia game and an educational seminar.

Refreshments will be served and there will be prizes for Trivia, gift cards, etc.

**PODIATRIST-  
FOOT SPECIALIST**

Dr. Rosenblatt will begin scheduling appointments in Mid September for Podiatry and Foot Specialty, focusing on :

- Athlete's Foot
- Hammer Toe
- Foot Pain
- Plantar Fasciitis
- Bunion
- Neuroma
- Callus

Medicare and Medicaid Accepted. Flyers will be posted when additional information is available



*Lavelle*



**RSC UPCOMING EVENTS**

- |                                   |          |
|-----------------------------------|----------|
| Md. Food Bank Distribution        | 10:00 am |
| <b>Monday September 11th</b>      |          |
| Tuesdays-Walmart Trip             | 12:00 am |
| Tuesdays– Balti-Market Orders due | 4:00 pm  |
| Thursdays-Shoprite Delivery       | Varies   |





**Westminster House Apartments**  
**524 N. Charles Street**  
**Baltimore, Maryland 21201**  
**(In Historic Mount Vernon)**

**Phone: 410-837-0180**

**Fax: 410-644-4575**

**Website:**

**www.westminsterhouseapts.com**

**SEPTEMBER'S BIRTHDAY CELEBRATION**

- |                          |                         |                          |
|--------------------------|-------------------------|--------------------------|
| <i>Sally Johnson</i>     | <i>Tennyson Fornah</i>  | <i>Louis Bannerman</i>   |
| <i>Hamideh Sanaei</i>    | <i>Jean Pinder</i>      | <i>Phillip Williams</i>  |
| <i>James Ross</i>        | <i>Shana Allen</i>      | <i>Charles McKeldin</i>  |
| <i>Frank Maddox-Bey</i>  | <i>Rodney Sykes</i>     | <i>Linda Witherspoon</i> |
| <i>Thelma Mitchell</i>   | <i>Edward Richards</i>  | <i>Dwight Woodfolk</i>   |
| <i>Warren Snowden</i>    | <i>PierAngela Ford</i>  |                          |
| <i>Gary Mitchell</i>     | <i>Francine Stinney</i> |                          |
| <i>James Gillard</i>     | <i>Jamal Booker</i>     |                          |
| <i>Sylvester Brady</i>   | <i>Larry Perkins</i>    |                          |
| <i>Deborah Hawthorne</i> | <i>Janet Harper</i>     |                          |



**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 Recertification!***  
***It is that time of year.***

For all Recertifications due in January. We will be scheduling one half- hour time slots with each resident (we do not anticipate that it will take the whole time). We will send you a letter with your appointment time, which we are going to schedule by floor. Please try to keep your appointment.

We will be able to get your Social Security Letters (as long as the signed consent for re-lease of information was received)

In-order to complete your recertification interview, we are asking that you provide the office with contact information for any new income/asset accounts since your last certification in January 2023.

The Affordable Housing Program requires that we annually recertify all household incomes and an annual recertification must be completed to continue occupancy in your apartment.

We appreciate everyone's cooperation and patience.

This Process **DOES NOT** include anyone that has already completed their annual recertification paperwork/lease renewal- these are **JANUARY only.**

