

MAY
2024
ISSUE



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Please see Calendar Insert for Events & Programs

“THE VIEW FROM 524”



From the Senior Manager, Jennifer Coco, ARM, COS, BOS, TCS

Dear Residents,

Wishing all of our Mothers, Grandmothers, Great Grandmothers and Mother figures a Happy Mother's Day, surrounded by the warmth and love of family. May this Spring be filled with joy, laughter, and cherished moments with loved ones.

Don't forget that the Mount Vernon Place Conservancy is hosting their Annual Flower Mart— May 3rd-4th. Additional information can be found on page 3.

UPCOMING HUD INSPECTION

The Maintenance Team is swinging into gear for our REAC inspection. A notice will be sent with specific details for the REAC inspection scheduled May 6th and 7th . Thank you for your patience and cooperation during our preparations. Please make sure any work orders are submitted to the FRONT DESK and that your apartment is clean and ready for our inspector.

TRASH ROOM AND CHUTES

As stated in the Rules and Regulations, trash is not to be put down the trash chute after 10:00 pm . Please be considerate of your neighbors and wait until the next day to take your trash to the trash room. ***Please do not leave the trash in the trash room. Trash must be placed down the chute, and not left on the floors.*** It is not management's responsibility to clean up after residents that continue to leave trash, cat litter, and other items in the trash room. Please refrain from doing this in the future to avoid a violation letter from management.

LOBBY AND OUTSIDE GARDEN AREA

Please do not block the garden or main building entrance with chairs or walkers. It is important to keep part of the walk way clear for residents and guests who are coming and going from the building. There is plenty of space on the catwalk. To help keep our lobby, library and garden area clean, we do not allow food or drinks in those common areas.



-Coco



Maintenance News JEFFREY KNOX, SUPERVISOR

May is here and summer is quickly approaching. The AC system will be switched over the week of May 13th. Issues with individual thermostats are being resolved as they arise. We thank you for your patience during the transition period from heat into AC.

General Pest Control concerns are reported to the Front Desk.

If you have a Bed Bug concern, please contact the Compliance Office.

Thanks
Jeff

Important Reminders

It is very important to not leave the water running, or food on the stove unattended.

Please remember to report all work orders to the front desk.

PLEASE DO NOT WAIT UNTIL THE END OF THE DAY TO SUBMIT WORK ORDERS. Work orders received after 1:00 PM will be completed on the next business day.

The Front Desk will notify on-call Maintenance as needed for emergency work orders.



Resident Services, Lavelle Webb, Resident Services Coordinator

Returning from Medical Leave

I am excited to be coming back to the Community after my medical leave. I am hoping to be back the week of May 6th. Please remember that I will need time to catch back up with current events and resident issues.

If you need to see me, please call and make an appointment. I will not have immediate availability for walk in issues. My office line is 410-837-0180 ext. 103

Thank you for your continued patience while I have been out and during my transition back to the office.

A very special thanks to Regina Barksdale, Wallace Roberts and Michael Carroll for going above and beyond with keeping things running.



Mount Vernon Conservancy May 3rd-4th at the Mount Vernon Square

In addition to a great line up of local musicians on stages in the West and South Squares, the Conservancy has assembled 10 workshops and lectures on flower and plant themes. These workshops will take place in the Learning Pavilion and are capped at 20 attendees. Attendance is first-come, first-serve.

Opening Ceremony Friday May 4th at 11:00 AM

As in years past, this year the Mount Vernon Place Conservancy's Flower Mart highlights local flower and plant vendors, and those who make crafts on "green themes". In addition, they are proud to feature a great selection of local food vendors. The Conservancy is pleased to support local producers by selling local beer, wine, and mead at two refreshment stands. Featured will be beer from The Brewer's Art and Peabody Heights Brewery, mead from Charm City Meadworks, and wine from Old Westminster Winery. Don't forget to stop by and grab a Lemon Stick.

2024 Renter's Tax Credit Refund

Applications for Renter's Tax Credit Refund should be in the mail (They will NOT be available until the end of February)

Eligible participants will need the following documents to file for a refund.

1. **2023** Award letter, 1099, W2, or Income Statement(s)
2. 2023 Lease Agreement (or ledger)
3. Social Security Card
4. Picture ID

Individuals who need assistance with completing their application can schedule an appointment with me in my office after I return from leave.

The deadline to apply is not until September- you have time.

-Lavelle

RSC UPCOMING EVENTS

5/13 Md. Food Bank Distribution 2:00 PM

Tuesdays-Walmart Trip
1st and 3rd Week ONLY



“Our nation owes a debt to its fallen heroes that we can never fully repay.”

-Barack Obama



MAY BIRTHDAY CELEBRATION

*Geary Roberts
Katie Emanuel
Thomas Simmons
Barbara Stokes
Debbie London
Barbara Brown
Charles Barnes
William Spiers
Norma Rollins
Thomas Williams*

*Jennifer Coco
Gene Mummert
John Garrett
Wade Thomas
Robert Richardson
Carlethia Street
Emma Jenkins
Albertha Sims
Joan VonEndt
Leroy Johnson*



**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

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

HAPPY BIRTHDAY!

not want your name included in future newsletters.

Compassionate condolences are extended to all the family

COMPLIANCE UPDATE, Kimberly White

Annual Income Limit Update

The U.S. Department of Housing and Urban Development (HUD) released the 2024 income limits on April 1, 2024. 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 2023, 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 2024 Baltimore, Maryland the income limits are:

1 Person: \$51,360

2 Persons: \$58,680

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



-Kim-