

**JUNE  
2024**



**INSIDE THIS**

- Manager Update** 1
- Resident Services** 2
- Maintenance News** 3
- Birthdays** 4
- Compliance Update** 4



Please see Calendar Insert for Events & Programs

# "THE VIEW FROM 524"



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

Dear Residents,  
As we honor the incredible fathers and father figures in our lives this Father's Day, we want to extend our warmest wishes to our residents who are fathers, step-fathers, grandfathers, great grandfather's and mentors. May your day be filled with joy, laughter, and cherished moments shared with family and friends.

## **OFFICE MOVE**

I have officially moved into the Front Managers Office. If you are looking for me, or Ms. Jen, please come see us in the Manager's Office across from the Front Desk. Kim is now in the Compliance Office. Please see her for any lease renewal/recertification questions.

## **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.

## **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.

## **OVERNIGHT PASSES**

Please remember that the Policy for Overnight Guests is 10 Overnight Passes per Calendar Quarter. You MUST have your guest get an overnight pass at the Front Desk and you must be present with them when signing them in. Please explain to your guest that you are responsible for their actions while they are visiting the building. If your guest is staying past midnight, they should have an overnight pass. If you need an extension for any reason, it must be approved, in writing by Management. If you and your guest do not follow the overnight pass policy, we may bar them from the building.





**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  
Jane Parker  
Richard Jenks  
Antonio Allen  
Sandra Jackson  
Valerie Howze  
Sherry Moore  
Willie Shoemaker  
Elizabeth Sumpter  
Carlton Alexander*

*Bernard Brown  
Karen Conner  
Robert Squirrel  
Janice Thompson  
Gregory Guy  
Benjamin Avery  
Diane Moses  
Charlene James  
Lula Stockton  
Willie Kittrell*



*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,**

**Renters Insurance Policy Reminder**

This policy can be found in your Building Rules and Regulations Addendum Item # 13



“Resident agrees that Landlord shall not be liable for theft, damages or destruction of personal property or any bodily injury or death to Resident or any person whomsoever, unless the same is caused by the negligence or other misconduct of the Management. (It will be the responsibility of the Resident to obtain renters insurance to protect their personal property.)”

Renters insurance is one of the most valuable and overlooked pieces of financial protection available to renters. Residents at Westminster House Apartments are strongly encouraged to maintain individual Renters Insurance. A comprehensive policy could cover costs to replace your personal belongings; like your furniture, electronics, computer equipment, your clothes, jewelry and appliances. Basic renters insurance could reimburse you for the loss of property (up to your policy’s coverage limit) if destroyed, damaged, lost or stolen in many different events (\*\*Based on coverage of your specific policy). A few examples of Insurance Providers in our area are Allstate, Erie, Geico, Progressive and State Farm. Discounts are frequently offered if you already have an existing insurance policy with the carrier.



# HAPPY Father's DAY

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



Barbecue  
Protect  
Strong  
Parent  
Funny

Children  
Special  
Sports  
Father  
Family

Grilling  
Support  
Fishing  
Brave  
Kind

Love  
Card  
Hug  
Dad  
Kids

 **Happy  
Father's  
Day!** 

*Juneteenth*



*Emancipation Proclamation*

### 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 receives request for general extermination and if you have a bed bug concern, please contact the

Management 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 14, 2023

We will be headed to The Shops at Canton Crossing, Geresbecks Food Market and PRIME thrift store.

We will be leaving at 10:00 AM and will be returning at 3:00 PM. Cost of the trip is \$10 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 8, 2024

Join Downtown Partnerships for the Charles Street Promenade Pedestrian Takeover on **June 8, 2024.**

This beloved event transforms the Historic Charles Street thoroughfare into a vibrant pedestrian-friendly zone, featuring exciting street-front activations, live musical performances, and more.

Explore, shop, and savor the flavors of Charles Street, which will be delightfully free of vehicular traffic from Saratoga Street to North Avenue.

Whether you are there on foot, with your furry friends, or going solo there's something for everyone!



#### 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

- 6/10 Md. Food Bank Distribution 2:00 pm
- 6/14 Bus Trip
- Tuesdays-Walmart Trip 11:30 am
- 1st and 3rd Week ONLY

