

**SEPTEMBER
2024
ISSUE**



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

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, but I am grateful for the cool weather it left behind. Summer breaks are ending, school is back in session, and we are getting ready for inspections and January Recertifications (see page 4 for more details).

PROPERTY INSPECTION

We will be having another inspection with HUD this year. It has been scheduled for September 10th and 11th. A notice was delivered detailing what will be inspected. We do NOT select the apartments. They are selected at random by HUD the day of the inspection. Please make sure any work orders are submitted as soon as possible.

NEW COMPLIANCE SPECIALIST

I would like to welcome Shalonda Bailey to the Team. Ms. Bailey will be starting with us on September 3rd– just in time for all of our January renewal/recertifications. She comes with 8 years of experience in affordable management and most recently from a 300+ family community. She is looking forward to working with our seniors and will be hitting the ground running. Please stop by the office to introduce yourself.

HALLWAY RAILS

Please do not leave the trash in the handrails in the hallway. Tissues, cigarette butts, 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 Office. All payments will be picked up, stamped and processed from the drop box.

-Coco



INSIDE THIS

Manager Update

Maintenance News

Resident Services

Birthdays

Compliance



Please see
Calendar
Insert for
Events &
Programs



**Westminster House
Apartments**

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Phone: 410-837-0180

Fax: 410-685-4991

Website:

www.westminsterhouseapts.com

SEPTEMBER'S BIRTHDAY CELEBRATION

*Sally Johnson
Hamideh Sanaei
Francine Stinney
James Ross
Frank Maddox-Bey
Dwight Woodfolk
Thelma Mitchell
Warren Snowden
Deborah Hawthorne
Gary Mitchell
James Gillard
Sylvester Brady
Louis Bannerman*

*Phillip Williams
Charles McKeldin
Tennyson Fornah
Peter Ferguson
Jean Pinder
Shana Allen
Rodney Sykes
Edward Richards
PierAngela Ford
Jamal Booker
Larry Perkins
Bruce White*



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

***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 NOT able to get your Social Security Letters– Please bring your 2024 Social Security letter with you.

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 2024.

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**.

-Coco

Grandparents Day

Note: Words are hidden in all directions including backwards and diagonally.



Unconditional
Wisdom
Role Models
Nurturing
Appreciation
Blessing
Connection

Laughter
Gratefulness
Commitment
Honoring
Generations
Bonding
Caring

Support
Joyful
Celebration
Admiration
Respect
Kindness
Pride

Hugs
Guidance
Joy
Special
Grandparents
Cherishing
Gifts

Maintenance News MAURICE ROBINSON, SUPERVISOR

We have a major inspection on 9/10 and 9/11. Please make sure any work orders are submitted to the front desk as soon as possible.

Please be mindful when moving through the hallways on your scooters. Walls are being damaged by scooters that are being driven too fast.

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
Maurice



Resident Services, Lavelle Webb, Resident Services Coordinator

RESCHEDULED BUS TRIPS

Because the August bus trip was rescheduled due to bad weather, there will be TWO bus trips this month.

Bus Trip #1
9/13/2024
Arundel Mills Mall

Bus Trip #2
9/27/2024
Amish Markets and
Shrewsbury Commons



We will be leaving at 10:00 AM and cost of the Trip is \$15 per person.

Don't forget to sign up with me if you are interested in attending



Ages on Stages

Baltimore School of the Arts is coming back for their performing arts program.

9/16/2024

10:00 –11:00 AM

The program will be held in the **library**.

We welcome all residents to come enjoy the interactive, multi-generational activity.

Lavelle

Lunch Cruise

9/20/2024

All seats have been reserved

Please remember that payment is needed in order to confirm attendance. Please see me about payment status no later than Friday 8/30/2024

Enoch Pratt free Library

400 Cathedral Street

Discover the services the Enoch Pratt Free Library has to offer with free tours. Take a peek behind the scenes and at the library's collections, and learn a brief history and architectural information about the building.

Wednesdays: 9/4, 9/11, 9/18

2:00– 3:00 PM

Saturdays: 9/7, 9/14 and 9/21

2:00– 3:00

RSC UPCOMING

9/9 Md. Food Bank
Distribution 2:00 pm

Tuesdays-Walmart Trip 11:00 am
1st and 3rd Week ONLY

