

OCTOBER 2024 ISSUE



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

Dear Residents:

Thank you for all of your support during our HUD inspection. We are very excited to have improved our score and will not have another HUD inspection until 2026. We are continuing to do work orders throughout the building. Please make sure to call the front desk for any work orders, and not to stop a team member in the halls for new work orders.

STOVE TOP SAFETY

Please remember to never leave your stove unattended while you are cooking. We have had several issues with residents leaving the stove unattended, falling asleep or leaving the apartment. This is a major safety issue and a lease violation.

If there is smoke in your apartment, please also remember to open your windows and turn on your exhaust fan— DO NOT open the hallway door to air out your apartment— this will set off the alarm for the ENTIRE building.

NO SMOKING OR LOITERING

A memo went out a few weeks ago about the front entrance and courtyard. While there has been improvement, please remember that there is NO SMOKING in the front of the building (Please use the side catwalk on Centre Street). There is also no loud music or loitering permitted in the front of the building. Please remember that our front entrance is the first impression of our building.

APARTMENT DOORS

Per the resident handbook, #13, apartment doors are to be kept closed. Please do not leave your apartment doors propped open. Leaving them open allows odors and noise to disturb your neighbors. If you are trying to air out your apartment, please open your window and turn on your exhaust fan.

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.

SHOPPING CART RETURN

Please do not leave shopping carts in the hallways or the elevators. We continue to find unattended shopping carts throughout the building. When you are finished using the cart, please return it to the cart room on the lobby level.



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**Please see
Calendar
Insert for
Events &
Programs**





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524 N. Charles Street
Baltimore, Maryland 21201
(In Historic Mount Vernon)

Phone: 410-837-0180

Fax: 410-685-4991

Website:

www.westminsterhouseapts.com

OCTOBER'S BIRTHDAY CELEBRATION

- | | |
|----------------------------|--------------------------|
| <i>Michael Harmon</i> | <i>Irene Bridges</i> |
| <i>Sheila Tierney</i> | <i>Harry Lucky</i> |
| <i>Sterling Wilkerson</i> | <i>Clifford Brown</i> |
| <i>Elijah Street</i> | <i>Calvin Jackson</i> |
| <i>Roxanne Johnson</i> | <i>Edward Croxton</i> |
| <i>Walter Artis</i> | <i>Paula Johnson</i> |
| <i>Vondessa Smalls</i> | <i>Stefano Johnson</i> |
| <i>Walter Davis</i> | <i>Harrison Ferguson</i> |
| <i>Nancy McKee</i> | |
| <i>Jeanette Carrington</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.



SHALONDA BAILEY, Compliance Manager Update

Recertification Status

Our **January** Recertifications are well underway, and right on schedule. We have completed the second through the fourteenth floors. You will receive a letter with your appointment, if you have not been scheduled already. Please contact the Compliance Office if you will not be able to attend your appointment. All of the annual recertifications will be scheduled by the beginning of October. If your income or assets have not changed since your last recertification, you do not need to bring anything to your appointment.

There are still a small number of residents that have not rescheduled their September Appointment. Please remember that this is a requirement of your lease, and failure to submit your paperwork will result in a notice to vacate.

Thank you all for your prompt assistance with the annual paperwork, it is greatly appreciated.

-Shalonda



Lavelle Webb, Resident Services Coordinator

It's time for Medicare Annual Open Enrollment 2024-2025!

It is once again time to think about Open Enrollment. October 15 - December 7. This is a great time for new Medicare Beneficiaries, and long standing Medicare recipients, to review their current plans and make changes if needed or shop for a better plan.

MEDICARE SUBSCRIBERS

It is possible that they are still residents that are eligible for Qualified Medicare Beneficiary (QMB) but have not applied. QMB helps eligible Maryland residents by paying the full amount of the monthly Medicare premiums and Medicare co-pays and deductibles. If qualify, you will receive a gray and white QMB card by mail.

SPECIFIED LOW-INCOME MEDICARE BENEFICIARY PROGRAM (SLMB)

If you do not qualify for QMB then you may qualify for SLMB. SLMB will pay only the monthly Medicare Part B premium. You will not receive a card but a letter to tell you if you are eligible. See the Resident Service Coordinator for more details.

BUS TRIPS

October 11th

Shrewsbury Commons and the Amish Markets in PA

October 25th

Nick's Fish House Baltimore

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

THE TAXICARD PROGRAM

The TaxiCard Program offers a monthly subsidy for taxicab transportation to eligible individuals. Each month that a payment is made, money is added to the TaxiCard to help pay for taxicab rides. When you add \$6.00 to your card per month, the program adds \$50.00, per month. That gives you \$56.00 a month to take taxis. If your income is higher, your monthly contribution is higher and you are given \$30.00 a month. This program provides rides to the nearby counties too. Registration is required. All individuals must meet the eligibility requirements.

Do you need assistance with Medicare Open Enrollment Decisions??

Baltimore City SHIP offices are available to assist everyone who have Medicare residing in Baltimore City. You can contact BCHD SHIP Office at 410-396-2273 to schedule an appointment. SHIP have an awesome team of counselors. SHIP counselors are very passionate about providing information and resources to Medicare Beneficiaries so they can make informed decisions about their healthcare. SHIP counselors will also screen Medicare recipients for Medicare Cost Saving programs. If eligible, these programs will help put money back into the Beneficiaries pocket.



Lavelle

RSC UPCOMING EVENTS



- 10/4 Pivotal Insurance Information Session
- 10/11 1:30 PM Flu Shots
- 10/28 Md. Food Bank Distribution 2 PM





Fall Harvest



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

LEAVES
 FALL
 ACORNS
 WIND
 TREES
 APPLES
 PUMPKINS
 MAPLESYRUP
 SCARECROW
 CORN
 RAKE
 SQUIRREL
 HAY
 TURKEY



Maintenance News Maurice Robinson- Supervisor

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. You will be billed if items are improperly removed.

We will be coordinating the conversion for switching over to heat beginning the week of October 15th. Weather pending

We are still having issues with residents placing needles and diabetic pens down the trash chute without being properly stored. All medical sharp supplies MUST be placed in a secure container BEFORE being placed in a bag for trash.

Please remember to turn on your exhaust fan while you are cooking. This will help eliminate your smoke detector from going off while you cook. **If there is smoke, please remember to open your window and DO NOT OPEN the door into the hallway.**

Work orders not submitted to the front desk will not be processed. Do not stop a team member in the hall to submit a work order. We are also not able to schedule specific times for work orders to be completed.

The maintenance team is not permitted to complete personal tasks for residents. Please do not call a team member directly to request assistance.

—Maurice

