

**MAY
2025
ISSUE**



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“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. May you be surrounded by the warmth and love of family.

Don't forget that the Mount Vernon Place Conservancy is hosting their Annual Flower Mart— May 2nd- 3rd. Additional information can be found on page 3.

EXTERMINATION UPDATE

Thank you all for your patience and cooperation with the new extermination company. Enviro Pest has done a wonderful job helping with the pest issues. Please remember that they are here on TUESDAYS. If you have a pest control concern, please do not wait to report it. Any reports received after THURSDAY will have to wait until the following treatment. I need time to send prep notices and coordinate the schedule.

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 also make sure that any recyclables (EXCEPT BOXES) are put down the chute. The trash company sorts at the trash facility. ONLY EMPTY BOXES are to be left in the trash rooms.

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. I hope everyone is enjoying the new chairs. To help keep our lobby, library and garden area clean, we do not allow food or drinks in those

MEMORIAL DAY

REMEMBER & HONOR

-Coco



MAY BIRTHDAY CELEBRATION

*Geary Roberts
Katie Emanuel
Thomas Simmons
Barbara Stokes
Debbie London
Barbara Brown
Charles Barnes
William Spiers
Robin Miller
Thomas Williams
John Garrett*

*Jennifer Coco
Gene Mummert
Shalonda Bailey
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



COMPLIANCE UPDATE

Annual Income Limit Update

The U.S. Department of Housing and Urban Development (HUD) released the 2024 income limits on April 1, 2025. 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 2025, 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 2025 Baltimore, Maryland the income limits are:

- 1 Person: \$54,780
- 2 Persons: \$62,580



Resident Services, Lavelle Webb, Resident Services Coordinator

BUS TRIP

Our monthly bus trip this month will be **May 23, 2025**

We will be leaving at 10:00am going to Bowie Town Center and Fat Boy Crab House in Crofton.

Cost of the Trip is \$15 per person. Don't forget to sign up with me if you are interested in attending

PLEASE RSVP

First Church of Christ, Scientist will be hosting a talk on Christian Science: explaining Jesus' teachings and healings practices.

Sunday May 11 at 2:00 PM

Event will be hosted at First Church of Christ, Scientist

101 W University Pkwy
Baltimore, MD 21210

Please reach out to me if you are interested in attending, as

Mount Vernon FLOWER MART May 2nd- 3rd at the Mount Vernon Square

This year's festival features nearly 70 plant, craft, and food vendors, and nonprofits involved with the greening of the city. There will be educational workshops and lectures, musical performances on two stages. 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 2nd 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

2025 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. **2024** Award letter, 1099, W2, or Income Statement(s)
2. 2024 Lease Agreement (or ledger)
3. Social Security Card
4. Picture ID

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

-Lavelle



RSC UPCOMING EVENTS

5/12 Md. Food Bank
Distribution 2:00 PM

5/23 Bus Trip

Tuesdays-Walmart Trip

AGES ON STAGES

Students will be returning to Westminster in May.

Join students from the Baltimore School for the Arts, Mondays from 10 to 11 am in the 1st floor Library. An hour of interactive fun, May 5, 12 and 19.





APPRECIATE	S	M	C	Y	W	D	R	M	C	A	P	K	U	M	I
BEAUTIFUL	F	L	F	T	H	R	R	O	Q	P	P	A	P	E	N
CELEBRATE	C	O	A	E	M	O	M	T	R	P	R	A	R	T	A
COMFORTING	R	V	R	F	T	R	E	H	E	R	E	Y	O	J	Y
DEVOTED	V	I	T	F	E	E	X	E	D	E	V	O	T	E	D
FLOWERS	E	N	D	L	G	L	I	R	X	C	I	R	E	W	A
GIFTS	R	G	C	O	M	F	O	R	T	I	N	G	C	E	R
HUGS	R	I	N	W	L	L	O	T	I	A	T	I	T	L	E
JEWELRY	A	N	C	E	L	E	B	R	A	T	E	F	S	R	D
KISSES	X	A	I	R	R	O	T	E	C	E	S	T	O	Y	U
LOVING	H	U	G	S	J	F	S	O	K	I	S	S	E	S	C
MAY	V	W	O	N	D	E	R	F	U	L	R	E	Y	E	E
MOM	X	S	O	M	N	N	U	R	T	U	R	E	I	N	A
MOTHER	U	B	E	A	U	T	I	F	U	L	E	P	V	E	B
NURTURE	X	J	D	Y	F	Z	I	C	B	J	W	E	S	T	S
PROTECTS															
WONDERFUL															

Maintenance News: MAURICE ROBINSON, SUPERVISOR

May is here and summer is quickly approaching. The AC system will be switched over early this year due to expected heat. Individual thermostat issues will be resolved as they arise. We thank you for your patience during the transition period from heat into AC.

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.

Please remember that it is against the House Rules to leave your apartment doors propped open. If you need to air out your apartment please

open your windows and turn on the exhaust fan in the kitchen. Any smoke could set off the entire building alarm, and smells permeate the hallways.

Thanks
Maurice

