

DECEMBER
2025



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Please see
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“THE VIEW FROM 524”

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



Dear Residents,
December is here, and our community is glowing with holiday cheer! From festive gatherings to cozy winter moments, we can't wait to celebrate this joyful season with you. Check out this month's events and updates—we've got plenty of fun planned to keep spirits bright.

We hope everyone was able to enjoy the Thanksgiving Meal. There is a separate notice going out about the Christmas Meal— Please make sure to RSVP by the deadline. Happy Holidays from our family to yours.

LIBRARY AND COMMON AREAS MUSIC & NOISE

Please remember when you are in the library and common areas (especially near the front desk) you should not have your radio playing, or cellphone on speaker phone. If you are listening to music on your phone, please use your earbuds or headphones. No phone calls should be taken on speaker phone (this is for your privacy, as well as to not disturb other residents in the library or common areas)

HANGING ITEMS ON YOUR APARTMENT DOORS

A friendly reminder: Please **do not** use nails, tacks, staples, screws, or anything that punctures your door.

If you'd like to hang wreaths or holiday decorations, you may use:

Over-the-door hangers, or Command Hooks (Scotch Brand)

Please do not use double-sided tape, as it can damage the paint.

For the Holiday Door Decorating Contest, painter's tape is strongly recommended. For more details, please contact Resident Services.

EMPLOYEE DOORS

Please do not knock on the apartment doors for employees. If you are looking for a team member and it is after hours, please do not go directly to their apartments. Maintenance Emergencies need to be reported to the FRONT DESK. If you are looking for another team member and they are not working, they are not to be disturbed.

-Coco



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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

Deborah Smith
Larry Rice-Bey
Clarence McNair
Lottie Booker
William Newton
Sherman Ellison
Elbert Major
Bruce Moore, Sr
Arthur Johnson
Elizabeth Burton

Theresa Jones
Herman Harried
Clifton Wagstaff
Gerald Allen
Elizabeth Greene
Earldine Bagley
Melvin Wiggins
Stephanie Ambrose
Robert Mays
Anthony Wells

If your name is not listed above, please feel free to update our listing....we sincerely wish you a Happy Birthday. Please advise us if you do not wish to be in future newsletters.



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COMPIANCE UPDATE

Recertification Status: Final Stage Update

It is the beginning of the Holiday season. We now have most of our verifications back and most files are in process and almost complete. If you have not already, You will get an additional notice from Coco when your paperwork is complete; and your lease and income certification are ready for your signatures.

Your leases will run in-line with your lease renewal with the Housing Authority of Baltimore City as applicable.

We are working hard to make sure all recerts will be completed on schedule for January 1, 2026. If you receive a notice that Compliance needs additional information, please follow up as soon as possible.

Thank you again for your prompt attention to the income certifications and lease renewals.

We would not have been successful without your help.



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Resident Services, Danielle Gonzalez, Resident Services

Coordinator

Social Security

You should receive a statement of 2026 income from Social Security this month. Please make sure you hold on to this because you will need it as proof of income for many reasons in the upcoming year. Please also make sure to give the Compliance Office a copy

MEDICARE SUBSCRIBERS

Medicare Premiums were announced later than usual this year. Premiums for Part B will be increasing to **\$202.90 per month.**

Open enrollment for Medicare coverage ends December 7. This is the time you can switch Medicare Plan C or D, return to straight Medicare, or just Enroll. Effective date of coverage is January 1, 2026
Don't miss the deadline.

Show off your Holiday Spirit!

Door Decorating Contest! Show off your good cheer and decorating skills. Winner to be picked by Girl Scout Troop 353. Be sure to sign up with Danielle. Rules will be handed out and posted. Please see the front page for Do's & Don'ts.



Than the C... it was such a hit let us keep it going for our NEW YEAR wall. Remember to stop by and let the wall remind us all to be positive. New Year. New Hope.

MONUMENT HOLIDAY LIGHTING EVENT

Annual Holiday Celebration!!

Our beloved Washington monument will again usher in the holiday season with its' annual lights and fireworks. Westminster House will host a party to enjoy this festive event. We will provide light appetizers for all who attend on the 18th floor
**The party will be from 6-8 pm
Thursday, December 4th.**

Holiday Dinner

To continue our lovely Holiday Meal Tradition- We are happy to let you know that we will be providing free Holiday dinners to our residents. Your dinner can be picked up in the library Monday December 22nd . We will be using the intercom and calling a floor at a time to pick up your delicious meal. *If you would like a dinner please call in your reservation to the front desk before December 12th, as there will be a limited amount available.*

We will have a Holiday Sing Along and Hot Chocolate Night. The winner of the Resident Service Events Door Decorating Prize will be announced then. *BUS TRIPS*

- 12/4 Lighting of the Monument
Holiday Party
- 12/8 Md. Food Bank
Distribution
- 12/23 Holiday Meal Distribution
- Walmart Trip- Tuesdays

Be sure to check the elevator for posts of upcoming events.



**The Baltimore City
Department of Parks and
Recreation has advised us
that the bus is still not
available for bookings.
We will restart bus trips if
and when they become
available through the City
again.**



Winter Wordsearch



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

WINTER
SNOWFLAKE
SNOWMAN
ICICLE
SPRUCE
HOLLY
CARDINAL
FROZEN
BRRR
CHILLY
SLED
GLOVES
HAT
SKATE
SKI
TOBOGGAN
COCOA
SHOVEL
MITTENS

Maintenance News Maurice Robinson, Supervisor



We're into winter and the night time temperatures have been below freezing. Our heating system is operating well. If you have any questions or concerns about the system in your apartment, ask Maurice.

There should NEVER be large bulk items left in the trash rooms. We will review the security cameras and charge for large items. Please contact the Maintenance Supervisor for bulk removal of any kind, or they can be coordinated directly with our bulk trash contractor.

Pest Control Services are scheduled for every

We're into winter and the night time temperatures have been below freezing. Our heating system is operating well. If you have any questions or concerns about the system in your apartment, ask Maurice.

There should NEVER be large bulk items left in the trash rooms. We will review the security cameras and charge for large items. Please contact the Maintenance Supervisor for bulk removal of any kind, or they can be coordinated directly with our bulk trash contractor.

If you request service, and refuse treatment the day of- you will be charged the \$25.00 pest control fee. Please remember that all trash MUST be bagged and put into the chute. Please do not leave trash on the floor. This is increasing problems with pests. Do not put unbagged items into the chute.

Maurice