

NEWSLETTER

JUNE
2026

THE VIEW FROM WESTMINSTER HOUSE APARTMENTS

DEAR RESIDENTS,

Happy Father's Day to all the fathers, grandfathers, stepfathers, uncles, and father figures in our community! Today we celebrate the wisdom, strength, kindness, and love you have shared with your families and those around you throughout the years. Thank you for the many ways you have helped shape lives and create lasting memories.

IMPORTANT REMINDERS 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. Any guest getting an overnight pass is required to have a valid photo ID on file with the front desk. 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. Your guest should NOT be given your key fob to get in/out of the building. The front desk will let them in/out. If you and your guest do not follow the overnight pass policy, we may bar them from the building.

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

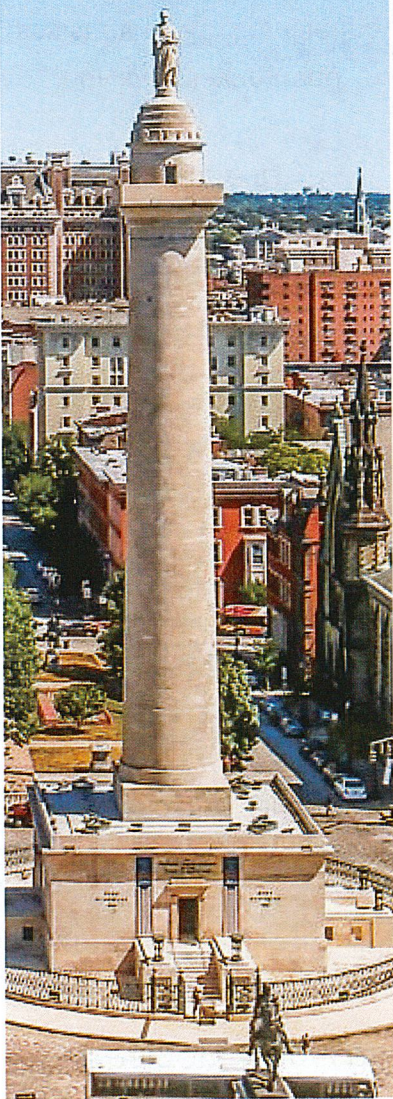
Please do not give out the phone number to the Community as your personal phone number. The Front Desk will not take personal messages for residents. The Front Desk will also not make personal outgoing phone calls. Please see our Resident Service Coordinator if you need additional information on affordable phone programs.

Inside:
Manager
Maintenance
Resident Services
Compliance
Birthdays

HAPPY FATHER'S
DAY

Please see
Calendar
Insert for
Events &
Programs

Jennifer Coco
Sr. Property Manager



FATHER'S DAY

WORD SEARCH



BEST
CARING
CONFIDENT
CORAGEOUS
DAD
FAMILY

FUNNY
GRANDPA
HERO
KIND
LOVING
PARENT

PROTECTOR
ROLE MODEL
SMART
SPECIAL
SPORTY
STRONG



Maintenance News, Maurice Robinson, Maintenance 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 me.

Important Reminders

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. The Maintenance Team 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 me or the Management Office for contact information PRIOR to removal of large items.



2026. Renter's Tax Credit
Refund

Applications for Renter's Tax Credit Refund should be in the mail. Eligible participants will need the following documents to file for a refund.

1. 2025 Award letter, 1099, W2, or Income Statement(s)
2. 2025 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.

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

BUS TRIPS ARE BACK

I am super excited to announce that the Bus Trips through Baltimore City are BACK.

June 5th- Shrewsbury Amish Market

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



Summer Safety Program!

Please join us in welcoming our newly appointed Safety Specialist, Bernard Brown, to the community team!

If you see someone experiencing a medical emergency, especially after office hours, please contact 911 first, then notify the Front Desk. For Narcan assistance, please contact Mr. Brown.

As the weather gets warmer, please remember to stay hydrated, limit long periods in the heat, and check in on your neighbors when possible.

We are looking forward to a wonderful summer filled with safe fun, community activities, and great memories together!

Garden Club Kick-Off

Come join, dig, plant and enjoy the sense of Westminster pride the garden is going to bring.

Please be sure to sign up with me for the Garden Committee

HEART HEALTH WEEK

The second week of this month we will be focusing on Heart Health.

We have information, give aways just for you. Remember to come to Westminster Walks. Every positive change to get WH healthier.

New Program with the Baltimore City Health Dept.

The Baltimore City Health Department's Healthy Heart Ambassador team is excited to join us at the June Birthday Celebration! They will be offering free blood pressure screenings and sharing information about an upcoming free blood pressure management class that will be held here at Westminster House. This program is designed to help participants better understand and manage high blood pressure through helpful education, resources, and support. Participants who do not already have a blood pressure cuff will also receive one free of charge.

To qualify for the class, participants must have high blood pressure and must not have been diagnosed by a doctor with atrial fibrillation or lymphedema. We look forward to connecting with you and supporting your heart health and wellness!

RSC UPCOMING EVENTS

- 6/5 Bus Trip- Shrewsbury Amish Market
- 6/10 Md. Food Bank Distribution
- 6/12 Resident Birthday Party & Flea Market. Heart 2 Heart Talk
- 6/19 **Happy JUNETEENTH-
Offices Closed**

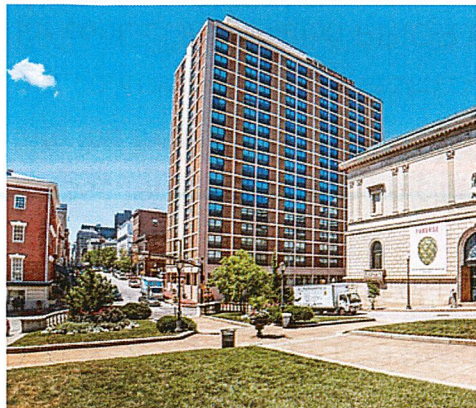
Mondays-Thursdays Eating Together

Tuesdays-Walmart Trip & Bridgerton Club

Wednesdays-Food Delivery Sign-Up

Thursdays-Chair Yoga & Crocheting

June 2026



Westminster House Apartments

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Baltimore, Maryland 21201

(In Historic Mount Vernon)

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Fax: 410-644-4575

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*Patricia Chandler
Lorraine Upton
Jerome Griffin
Karen Conner
Joyce Edwards
Earl Mines
Carmen DeAcosta
Tony Allen
Valerie Howze*

Happy Birthday June!!

*Sherry Moore
Charles Doughty
Liz Sumpter
Bernard Brown
Robert Squirrel
Mary Agostino
Janice Thompson
Charlene James
Willie Kitrell*

*Carlton Alexander
Barbara Lewis
Andrew Grate*



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.

Compliance Update- Annual Income Limits Updated by HUD

Annual Income Limit Update

The U.S. Department of Housing and Urban Development (HUD) released the 2026 income limits on May 1, 2026. 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 2026, 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: \$56,280

2 Persons: \$64,320

If you would like additional clarification on how this affects your eligibility, please contact the Compliance Office.

