

# NEWSLETTER

JULY  
2026

## THE VIEW FROM WESTMINSTER HOUSE APARTMENTS

### DEAR RESIDENTS,

Summer reminds us to slow down and appreciate life's simple pleasures—a gentle breeze, the shade of a tree, the sound of birds singing, and time spent with friends. As we enjoy the season together, we encourage everyone to stay active, stay safe in the heat, and participate in the many activities planned throughout the month.

### IMPORTANT REMINDERS

#### GUEST CHECK-IN

Please remember that ALL guests need to sign in at the front desk. Guests are not permitted in the building without checking in first. If you come in through the garage, please make sure to stop at the front desk to sign in/out.

#### FRONT ENTRANCE GARDEN AREA

Due to the heat, we are doing our annual lifting of the no drinking ban for the garden area. This will be for nonalcoholic beverages only. There is still no eating or drinking in the inside common areas. Please remember to stay hydrated.

#### 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



Please see  
Calendar  
Insert for  
Events &  
Programs

Jennifer Coco  
Sr. Property Manager



# 4th of July Word Search

- INDEPENDENCE
- STARS
- STRIPES
- EAGLE
- FREEDOM
- PATRIOTIC
- FIREWORKS
- JULY
- FLAG
- AMERICA
- PARADE
- BELL
- RED
- WHITE
- BLUE

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

## ***Maintenance News, Maurice Robinson, Maintenance Supervisor***

We are getting well into summer weather. Here are a few tips on keeping cool.

- 1. Try to keep your blinds closed to keep up out the sun.
- 2. Keep your thermostat set and on "AUTO". This will help regulate your temperature.
- 3. Make sure that your AC unit is clear and not being blocked. Also make sure that the top of the AC unit is cleared.

Please remember that you can not place large items in the trash rooms. Unauthorized removal of bulk items will be billed by the Property Manager. You are on camera!

Reach out to me for the Bulk Trash Contractor Information PRIOR to removal.

Please remember NOT to put loose needle or medical equipment in the trash chute. All needles and medical equipment needs to be SECURED in a container with a lid. It is a safety issue that these items are loose in the trash.

Please be careful not to accidentally drop personal items, such as keys, wallets, cell phones, jewelry, or other valuables, into the trash chute. Once an item goes down the chute,



it is compacted with the trash, and unfortunately, we are unable to retrieve it. Please take a moment to double-check your belongings before disposing of your trash.

### 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

### Healthy Movement at WHA

Yoga will now be every Tuesday at 10:30 am  
Tai Chi every other Thursday

Westminster Walks Group is now in the morning 10:30am Mon & We

### July Bus Trip

The bus trip is going to Laurel, Md. 2<sup>nd</sup> Ave and a tasty Buffet are the focus. The Dutch Country Farmer's Market & Family Dollar in the same shopping center. \$20 per person. Bring a friend. Must be 18 to sign waiver.



**Please** remember to **Hydrate**.

This month is going to be hot!



### Night at the Movies

July 16<sup>th</sup> estimated start time 8:30 PM.  
This month the Walters Art Museum and Mt. Vernon Conservacny will be showing Coco.

Please remember to bring your lawn chairs and snacks.

### RSC UPCOMING EVENTS

- 7/3 Offices CLOSED for the 4<sup>th</sup> of July
- 7/10 Bus Trip to 2<sup>nd</sup> Ave and GrandE Buffet
- 7/16 Movie Night at the Monument 8:30
- 7/17 July Birthday Party & Flea Market
- 7/23 Walter's Museum Tour
- 7/24 Game Day
- Mondays-Thursday Eating Together
- Tuesdays-Walmart Trip & Bridgerton Club
- Wednesdays-Food Delivery Sign-Up
- Thursdays-Chair Yoga & Crocheting

### Farmer's Market Card

#### Pick Up

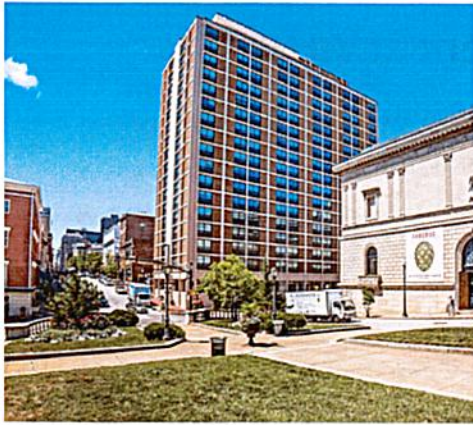
Thursday July 2<sup>nd</sup> 10-2pm  
Greenmount Senior Center  
425 E. Federal Street

Residents are encouraged to register for group travel.

### Resident Intake Appointments

**Please** remember to check your doors for upcoming appointments. Your attendance is crucial so that we can better serve our community!

July 2026



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](http://www.westminsterhouseapts.com)

*Ann Barone*  
*Mary Womack-Norris*  
*Jeanette Smith*  
*Martin Spriggs*  
*Deborah Bouie*  
*James Glover*  
*Malinda Turner*  
*Elaine Hopewell*  
*Derrick Jones*  
*Yvonne Carr*  
*Vanessa Thomas-Gray*

Happy Birthday July!!

*Vanceane Major*  
*Wayne Gonzalez*  
*Maurice Milligan*  
*Julia Steele*  
*Patricia Lockhart*  
*Laura Pratt*  
*Leonard Stem*  
*Patricia Edwards*  
*Robert Yorke*  
*Karen Wright*

*Sylvia Jordan*  
*Bobbie Kennedy*  
*Nathan Atkins*  
*Lawrence Shifflett*  
*James Ferrell*



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

# Renters Insurance Policy Reminder

This policy can be found in your Building Rules and Regulations Addendum Item # 13  
"Resident agrees that Landlord shall not be liable for theft, damages or destruction of personal property or any bodily injury or death to Resident or any person whomsoever, unless the same is caused by the negligence or other misconduct of the Management. (It will be the responsibility of the Resident to obtain renters insurance to protect their personal property.)"

Renters insurance is one of the most valuable and overlooked pieces of financial protection available to renters. Residents at Westminster House Apartments are strongly encouraged to maintain individual Renters Insurance. A comprehensive policy could cover costs to replace your personal belongings; like your furniture, electronics, computer equipment, your clothes, jewelry and appliances. Basic renters insurance could reimburse you for the loss of property (up to your policy's coverage limit) if destroyed, damaged, lost or stolen in many different events (\*\*Based on coverage of your specific policy). A few examples of Insurance Providers in our area are Allstate, Erie, Geico, Progressive and State Farm. Discounts are frequently offered if you already have an existing insurance policy with the carrier.