

HALSTEAD HOUSING AUTHORITY

In the Neighborhood Quarterly Newsletter

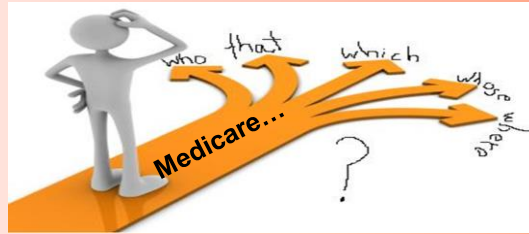
4th Quarter 2017 Edition

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**EQUAL HOUSING
OPPORTUNITY**



Medicare Educational Event Hosted by Brian Maschino

Tuesday October 17, 2017

From: 12 pm – 3 pm

Cottonwood Community Room

The Medicare Annual Election period (AEP) is fast approaching, and it will soon be time to review the 2018 Medicare Advantage &/or stand-alone prescription drug plans. The dates to make changes are from October 15 thru December 7th. Brian Maschino is a independent agent who can objectively evaluate your Medicare plans with you. PO Box 214 Valley Center KS 67147

Email:btmaschino@cox.net

Toll Free: 833-782-9355

United Health Care Reps

Will be on site to answer questions on:

Monday November 6, 2017
Cottonwood Community Room
9 am – 11 am

Utility Analysis RESULTS

Cottonwood Acres:

The Utility Analysis showed an increase in utility expenses from July 2016-June 2017. Due to the increase, Utility Allowances will increase from \$61 to \$69 effective Jan. 1, 2017. This means tenant's that pay rent based on income will be charged \$8 less each month in rent for 2018.

Meadowlark & Sunflower

Utility Analysis determined that utilities did not increase or decrease by more than 10% for 1, 2, and 3 bedroom units. That means no changes to utility allowances in 2018.

Occupancy Report:

Cottonwood Acres:

July	= 92%
August	= 92%
September	= 92%
3rd Quarter Avg.	= 92%

Meadowlark:

July	= 94%
August	= 100%
September	= 100%
3rd Quarter Avg.	= 98%

Sunflower Heights:

July	= 90%
August	= 95%
September	= 100%
3rd Quarter Avg.	= 95%

Save the Date!



Important Dates to Remember!

Resident Advisory Board

The Resident Advisory Board meets on Tuesday October 10th at 6 pm.

Meetings are held each Quarter. This Quarter, the RAB board will be voting on a Vice Chair & welcoming new members.

RAB Members:

Chuck Bender, Chair
Holly Brown, Secretary
Blake Ervin, Member

Replacement Members:

Nancy Smith
Ginger Grider
BJ Norris

Thank you to all previous members for your service!

John Nightingale
Miranda Homewood
Bette Gariepy

October

- Oct. 5-6 & 10, 12-13** Nikki Out of Office - Office open 9-11 am & 1-2:30 pm
- Tue. Oct. 10** Resident Advisory Board Meeting 6:00 – 7:00 pm
Cottonwood Community Room
- Tue. Oct. 17** Medicare Educational Event with Brian Maschino
12 pm -3 pm Community Room
- Wed. Oct. 18** Tenant Staff Meeting 9 am Community Rm.
Homestead of Halstead Blood Pressure Checks
- Wed. Oct. 25** HHA Board Meeting 3 pm HHA Office
- Tues. Oct. 31** Halstead - Halloween Howl

November

- Mon. Nov. 6** United Healthcare at Community Bldg. 9am-11am
- Fri. Nov. 10** Veteran's Day – HOLIDAY OFFICE CLOSED
- Th. & Fri. Nov. 23 & 24** Thanksgiving – HOLIDAY OFFICE CLOSED
- Wed. Nov. 29** HHA Board Meeting 3 pm HHA Office
- TBA** Cottonwood Filter Changes

December

- Mon. Dec. 25** Christmas - HOLIDAY OFFICE CLOSED
- No December HHA Board Meeting**

Dates not posted in newsletter will be posted on HHA Facebook page or office door



"The bad news is time flies. The good news is you're the pilot."

Michael Althsuler





Vended Laundry Update:

During the August Board Meeting it was decided that the Housing Authority would postpone purchasing coin operated machines at Meadowlark and Cottonwood Acres.

Recently, we've had a great deal of unit turn around expenses preparing vacant units for housing. Due to the extra expenses, the board is opting to wait until a later date to purchase the new machines.

Tenants may continue to enjoy free access to our machines at this time. However, the Housing Authority requests that tenants be mindful & considerate when doing laundry to help cut utility expenses.



AFTER



Parking Lot Expansion Begins

Maintenance Saves Grass

Below - Before Sod / Above - After Sod



BEFORE



A Huge **THANK YOU** to Larry for making the suggestion that we cut the grass being removed for parking and fill in areas lacking grass. Our groundskeeper, Jennifer helped with the massive project as well. What a difference your hard work made! The housing authority saved money because of your idea and hard working staff!

Thanks Larry & Jennifer!

Sunflower Heights Vinyl Fence Installation Complete



This past July, Miller's Vinyl Fencing installed white rail fencing on the south of each Sunflower Heights unit. This helped make our apartments look a little more uniform and greatly helped improve curb appeal. Sunflower Heights will also receive parking lot repairs in the North lot as well as a new lot west of the project.

Halstead Housing Authority
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Halstead KS 67056

TDD: 1-800-766-3777

Phone: 316-835-2026

Fax: 316-830-6080 (*NEW FAX #*)

E-Mail:

housing@halstead.kscoxmail.com



Access us on the web!

Tenants can send us messages (privately) on Facebook:

<https://www.facebook.com/HalsteadHousingAuthority>

OR

View upcoming dates/events, place maintenance requests, or get apartment tours on-line:

<https://www.halsteadhousingauthority.com>



Jello Pudding Cake

Courtesy of:
Ella Rea Kimball

Ingredients

- 1 White Cake Mix + Cake Mix Ingredients (*eggs, oil, water, etc.*)
- 1 Box Instant Vanilla Pudding + Milk (*approx. 2 cups*)
- 1 Box Jell-O (*Any Flavor*)+ *Water (2 cups)*
- 1 Container Cool Whip

Directions

1. Make pudding & refrigerate
2. Make cake according to package directions (cool completely)
3. Make Jell-O according to package directions – *DO NOT Refrigerate – Let cool until luke warm.*
4. *Using a fork, pierce the cake and pour Jell-O – continue until entire cake is covered*
5. *Put cake into refrigerator until Jell-O sets completely.*
6. *Just before serving: spread prepared pudding on top of the cake*
7. *Spread Cool Whip on top of the pudding*

ENJOY!