



# CUMBERLAND HOUSING GROUP

# Monthly Newsletter For May 2022



### Exterminator Schedule

May 12 <sup>th</sup>	Jane Frazier Village, Buildings 7 – 17
May 13 <sup>th</sup>	Jane Frazier Village, Buildings 1 – 6 & Banneker Gardens
May 17 <sup>th</sup>	1034 Frederick St
May 19 <sup>th</sup>	River Bend Court

### Preventive Maintenance Inspections

May 2 <sup>nd</sup>	River Bend Court – Bldg. 3
May 17 <sup>th</sup>	Banneker Gardens – 101 to 103
May 18 <sup>th</sup>	Jane Frazier Village – Bldg. 10

*As a reminder, a copy of the Inspection will be left in your unit for your information. If any repairs need to be done, maintenance will be returning within 20 days to complete the repairs. Entry is **MANDATORY** in order to do Inspections as well as repairs. Please continue to call the Maintenance Department (301) 724-2055 with any deficiencies even if your inspection is scheduled in the near future.*

### All Tenants

You **must register your vehicle** with your property manager prior to **May 31, 2022**. We will need a copy of your registration, including the make, model and color of your vehicle. As some of you may know, there are certain reasons (emergencies, blocking dumpster, etc.) that we need to know what car you are driving. You may run the risk of being towed if we do not know who the vehicle belongs to.

If your vehicle has to be towed, it will be at tenant's expense.

### Tenant Repayment of Retro Rent (Back Rent Due for Failure to Report Increase in Income)

#### *Change in Policy*

Tenants are obligated to reimburse the Owner/Agent if they are charged less rent than required by HUD's rent formula due to underreporting or failure to report income. The tenant is required to reimburse the Owner/Agent for the difference between the rent that should have been paid and the rent that was charged. This rent underpayment is commonly referred to as retroactive rent.

Each Household will be limited to set up one Repayment Agreement for overpaid HUD Subsidy. If there is another occurrence of failure to report an increase in income or family composition that leads to an overpayment of HUD Subsidy, a Lease Termination Notice will be issued. Tenants who do not agree to repay amounts due, will be in non-compliance with their lease agreement and may be subject to termination of tenancy.

If the current tenant refuses to enter into a repayment agreement or fails to make payments on an existing repayment agreement, the Cumberland Housing Group must (as required by HUD) terminate the family's tenancy or assistance, or both. HUD does not authorize any amnesty or debt forgiveness programs. The family will be advised in their termination notice that if the family is terminated and has not returned the keys to the apartment by the termination date, that the rent will change to the Fair Market Rent effective the following day.

### Failure to Make Payment on Repayment Agreement



The Cumberland Housing Group tenants in default will be provided with a notice to vacate and will be filed in the District Court of Maryland for termination of residency and eviction from the residence if the tenant does not vacate the unit.



## **Jane Frazier Village Tenants – Removal of Storm Doors**

As we move towards making all of our properties uniform for ordered and stocked materials, we will begin to remove the rest of the storm doors at Jane Frazier Village. This is the only property that still has these doors installed. There are many parts that we are no longer able to get and therefore, cannot repair properly. Beginning in June, Maintenance Staff will begin taking these doors off every apartment. There will be no exceptions or delays to this process. The work will start in the order of the buildings, such as Buildings 1, then 2, then 3, etc. Work will continue until all storm doors have been removed from each building. If you have any decorations on the doors, please remove them prior to June as they will not be removed for you. If you have any questions, please see your property manager.

## **Grass Cutting Season is Upon Us**

As a reminder, the yard areas in front and in back of the units at Jane Frazier Village and River Bend Court are now considered common space and not your own personal space. As a result of this modification, the common space will be maintained (mowed, trimmed, etc.) by our Maintenance Department. Any lawn furniture, grills, toys, etc., must be removed from the yard areas and stored either: 1) on the rear concrete patios at River Bend Court; or 2) within the storage shed at the rear of your unit or stacked close to the rear of the building with your storage shed at Jane Frazier Village.

**Staff will not be responsible for damage to any personal belongings in the yards or outside of the units. Since these areas are now common space, any toys, furniture, etc. which are in the yards at the time of mowing will be removed and disposed of in the dumpster.**

Any lawn areas that have been dug up for any reason must be returned to grass. Any bushes, shrubs or plants that are next to the building will need to be removed immediately or they will be removed by our Maintenance Department when the grass is mowed. Your lease does not permit you to plant anything on the property or make modifications.

Please take care of any items that may pertain to your household immediately to avoid plants, belongings, etc. from being removed from the area when the grass is cut.

### **Tenants Helping Tenants**

It has come to Cumberland Housing's attention that tenants are in need of certain services that they may not be able to provide for themselves; such as, cleaning their apartment, grocery shopping, etc.

If you would be willing to help other tenants in your development, please give your name to Jaime Thomas to be put on a list. Tenants that are in need of help will be given the list so that they may contact someone for help.

### **Are You a Victim of Domestic Violence?**

If you or someone you know is in a Domestic Violence situation and needs help, please call the Family Crisis Resource Center Hotline 301-759-9244 for assistance.

### **Crime Solvers Tip Line**

301-722-4300

[www.allegany-mineralcountycrimeslovers.com](http://www.allegany-mineralcountycrimeslovers.com)

To report **suspected drug activity**, leave an anonymous tip at 301-759-4660.

**All Cumberland Housing Group Offices  
Will Be Closed May 30<sup>th</sup>  
For Memorial Day!**

### **Need Help to Quit Smoking?**

Are you or someone you know trying to quit smoking? Did you know there are 2 FREE ways to quit? Just call the Allegany County Health Department at 301-759-5050 or Maryland's Quit line at 1-800-784-8669.



**The Boys and Girls Club is at all 3 Family Developments!**

JFV: Monday thru Friday from 3:30-6:30  
BG: Tuesday and Thursdays from 3:30-6:30  
RBC: Monday and Wednesday from 3:30-6:30

Join them for fun, snacks and more.

Coming soon, information about **FREE Summer Camp.**

**FOOD GIVEAWAY!**

Third Thursday of every month in the parking lot.

(Next one will be on May 19, 2022).

Time: 2 pm to 4 pm.

**St. John's Lutheran Church.**

**Located in the church parking lot.**

400 Arch Street, Cumberland

Questions: call 301-724-7250

*All Maryland Residents are Eligible*

**Happy Mother's Day May 8th**



"A mother is she who can take the place of all others but whose place no one else can take." -Unknown

"Life doesn't come with a manual, it comes with a mother. -Unknown

**LEARN THROUGH PLAY**

Y Family Center Playgroup is at the JFV

Community Room on the 1<sup>st</sup> and 3<sup>rd</sup>

Tuesday of every month from 11-12.

Enjoy a craft, a free book, snack and monthly giveaways!

Tuesday May 3<sup>rd</sup> 11-12

Tuesday May 17<sup>th</sup> 11-12

**\*\*Birth to 4 years old\*\***

**Preventive Maintenance Inspection & Exterminator Update and Notice**

Preventive maintenance inspections are posted on the first page of this newsletter each month. During these inspections, maintenance will inspect your apartment as well as do repairs. Please note they will be checking for any housekeeping issues as well. If they discover there are any housekeeping issues, they will report this to their supervisor. Your Property Manager will be made aware of the problem. In addition, at any time when you are scheduled for a "Preventive Maintenance Inspection" or for "Extermination Visit", your Property Manager may come in your apartment with the Maintenance Inspector or Exterminators.

**REAC Inspections**

As most of you are aware, the majority of our public housing properties were inspected by the HUD REAC inspector the last week of March. We are happy to report that the developments scored a 94% or better.

**Paying your rent online is EASY!**

Go to [cumberlandhousing.org](http://cumberlandhousing.org) and click on the "Click here to make an online payment" tab. Simply follow the instructions. No need to leave home, go to the bank or get a ride to one of our offices. And no need for the hassle of buying money orders, envelopes or stamps.

**Section 3**

**Employment Opportunity**

As part of our ongoing effort to ensure that employment and training opportunities created by Cumberland Housing Group of agencies are directed toward low and very low-income persons, we have created a certification application process.

All residents of public housing and assisted housing managed by the Cumberland Housing Group can qualify as Section 3 residents. Additionally, individuals residing in the City of Cumberland who meet the income limits set forth by HUD qualify. A picture, identification card, proof of income, and proof of current residency is required. If you are interested in our Section 3 program, please contact our Section 3 Coordinator or visit our website for more information.

Section 3 Coordinator:

Shayla Yaeger

301-724-6606

[shayla.yaeger@cumberlandhousing.org](mailto:shayla.yaeger@cumberlandhousing.org)

