



Tower Gazette

Monthly Newsletter for May 2022

**CUMBERLAND HOUSING
GROUP**



Preventive Maintenance Inspections

May 10th Grande View 107, 323, 326, 331
May 19th Queen City Tower – 2nd Floor
May 20th John F. Kennedy – 3rd Floor

*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.*

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 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.

Exterminator Schedule

May 5th Queen City Towers – Morning
May 5th John F. Kennedy – Afternoon
May 18th Grande View 218 - 335

Cardboard Dumpsters Gone

The contract expired for the cardboard dumpsters at both high rises, Queen City Tower and John F. Kennedy. Therefore, you will no longer find them in the parking lots. All cardboard will now have to be broken down and put down the chute. Please do not put cardboard in the community rooms or in the JFK trash room or left in buggies. Thank you.

Attention Tenants with a Vehicle

All tenants with a vehicle will need to get current copies of their vehicle registration to the property manager, Lorri Wharton, by 5/31/2022. Your cooperation in this matter is appreciated.

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

Activities in Community Rooms

Please do not enter in the community room if any activity is going on, unless you are a part of the activity. Recently, there were many interruptions during a Bible Study. This is your official notice to stay out of the community room if there is an activity going on and you are not participating. Thank you for your cooperation.

Ponder on this.....

“I’ve learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel.” — Maya Angelou



Attention Residents - Bible Study **Cumberland Community Church**

The Bible Study at Queen City Tower and John F. Kennedy is open to all tenants and guests. The following is the schedule for May:

Queen City Tower – Saturday, May 7th

John F Kennedy – Saturday, May 14th

Queen City Tower – Saturday, May 21st

John F Kennedy – Saturday, May 28th

Time: 6:30 to 7:30 pm in the community room.

(Note: Signs will be posted on the first-floor bulletin board if any Bible Study is cancelled).

Resident Council Meetings

Resident Councils serve as the voice of the residents at each public housing development. As a resident, you are automatically a member of your Resident Council. Your Resident Council needs your participation. The most important person in the Resident Council is **you!** The following is the schedule for Resident Council Meetings to be held in May for JFK and QCT.

Queen City Tower – Thursday, May 12th, 2022, at 3 pm in the community room.

John F. Kennedy – Wednesday, May 18th, 2022, at 3 pm in the community room.

(Note: signs will be posted on the first-floor bulletin board if any Resident Council Meeting is cancelled.)

COVID – 19 Information

To get the latest on the COVID-19 Vaccine, call the COVID-19 call center at 240-650-3999.

The Allegany County Health Department continues to offer free COVID-19 vaccinations for individuals ages 12 and older on Wednesdays at the Allegany County Fairgrounds from 9 a.m. to 1 p.m. No appointment is needed for first and second doses of Moderna vaccine (ages 18+) and first, second, and booster doses of Pfizer vaccine (ages 12+). Appointments are recommended for the Moderna booster vaccine and individuals may schedule an appointment by visiting <http://health.maryland.gov/allegany> and clicking on the preferred clinic date.

For assistance registering for an appointment, county residents can call the COVID-19 call center at 240-650-3999. COVID-19 vaccines and boosters are also widely available at local pharmacies, urgent care clinics, and some primary care providers.

Free drive-thru COVID-19 testing is still being offered at the Allegany County Fairgrounds (11400 Moss Ave, Cumberland) on Mondays from 2 to 7 p.m. and on Wednesdays and Fridays from 8 a.m. to 2 p.m.

My Groceries to Go

Those who participate in the “My Groceries to Go” program need to be home on Thursday, May 5, 2022. John F. Kennedy’s food box will arrive to your door around 9 am and Queen City Tower’s food box will arrive to your door around 2 pm. You must sign for your food box. If you have any questions, you can call 301-783-1752.

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!

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.

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

Crime Solvers Tip Line

301-722-4300

www.allegany-mineralcountycrimesolvers.com

To report **suspected Drug Activity**, leave an anonymous tip at 301-759-4660.

John K Kennedy Memorial Day Picnic

The Resident Council voted to have a Memorial Day Picnic, on Sunday, May 29th from 2 to 4 pm in the community room. The Resident Council will be providing fried chicken and iced tea. Tenants are asked to bring a covered dish. There will be two sign-up sheets on the first-floor bulletin board. Everyone who is coming please sign up for the chicken. Sign up and let us know if you are bringing a covered dish / snacks / or dessert. The sign-up sheets will be removed on Wednesday, May 25, 2022. This is for tenants only.



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.

Window Air Conditioners

John F. Kennedy and Queen City Tower – Window air conditioners are supplied for each unit, maintained and owned by the HACC. Additional window air conditioners are **not permitted**. If the air conditioner is used during the winter due to medical reasons, it is not to be running constantly and not during below freezing outside temperatures to prevent the unit from freezing up and being destroyed. If the HACC owned window air conditioner and/or surrounding panels is missing upon a tenant moving out or inoperable due to freezing up, the current charge to replace the air conditioner will be imposed. (This is taken directly from your lease book – Addendum A – Rules and Regulations...Page 14 of 14.)



*Tenants from Queen City Tower and John F. Kennedy are asking if they can buy and install a second air conditioner, and the answer is **NO**, according to your lease agreement. All air conditioners are installed only by HACC maintenance.*

If In Doubt, Call 2-1-1 County United Way Help Line

If you have questions about other resources specific to your situation. Who can you contact? 2-1-1 is a number you can dial and speak to someone about resources in your community that may be able to help. 2-1-1 is available 7 days per week, 24 hours per day. You can speak with someone at 2-1-1 about issues you may be facing like not having enough food, your mental health, health insurance, domestic violence, COVID-19 questions, help paying bills, or anything else health or human service related.

YOU ARE RESPONSIBLE FOR CLEANING UP AFTER YOUR PETS!

Not all tenants are cleaning up after their pets "do their business". You are responsible for cleaning up after your pets. Pet permits can and will be revoked if you do not clean up after your pet! Please work to help us to keep our communities a safe and decent place to live.



Medical Marijuana/Tobacco Products

Medical Marijuana is part of the **No Smoking Policy**. If you have a doctor's prescription for it, you must use another form of the drug on our property. ANY SMOKING IS STRICTLY PROHIBITED ON ALL HOUSING AUTHORITY PROPERTY. Tenants are smoking both marijuana and tobacco products in their apartments. It is being smelled in the apartments around the ones doing it and it is smelled in the hallways. This is a violation of your lease and can lead to eviction. JFK and QCT and GV tenants are asked to please cooperate by going to the smoking area that has been designated for your housing developments. However, you cannot smoke marijuana in the smoking areas.

These Trash Problems at QCT and JFK Need to STOP!

There are problems at both QCT and JFK with the trash. Please respect your home community and the maintenance staff by following what you are responsible to do. Do not put trash bags or trash of any kind in the trash rooms at JFK. Both QCT and JFK tenants are to put your trash in bags that fit down the garbage chute. You will need to rip up your cardboard and put it in bags that fit down the chutes. Furniture and other large items go where the dumpster sits, but you can only put it out after 6 pm on Sunday for bulk pickup. Furniture or other large items should not be left there or anywhere else on other days. This applies for JFK and QCT. You will be charged a fee for any items left outside – with the exception of Sunday after 6 pm for bulk pickup.

Also, at QCT, you are **not** to leave any trash sit outside the mechanical room door next to the gas meter enclosure. If it is found who is leaving their trash sit in this area, you will be charged for maintenance having to remove the trash.

Queen City Tower Activities

It was voted on in the Resident Council Meeting to start "Prayer Group" back up every other Tuesday, beginning May 10th from 2 pm to 3 pm in the community room (Patricia Bane in charge). **Penny Bingo** will be held every other Monday night from 7 pm to 9 pm beginning May 9th (Charles Kifer in charge). **Game Night** will be held every other Sunday evening from 6 to 8 pm, beginning May 8th. (Patricia Bane in charge.) Please look for signs posted that will give further details. On June 11, 2022, there will be a **picnic/covered dish** from 2 pm to 3 pm in the community room. You must sign up so we know how much chicken to purchase. The sign-up sheet will be posted on the first-floor bulletin board. Tenants are asked to sign up to bring a covered dish/snacks/dessert of some kind.

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

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

Bulletin Boards - QCT and JFK

Please look for signs posted on the bulletin boards. One that we are going to try to post each month is for the Hope Station. The Hope Station is going to try to let us know what date and time the fresh produce will be given away each month. The date and time for **May's Fresh Produce Giveaway at the Hope Station is May 19th from 11 am to 3 pm.** You will need to go to the Hope Station on the date and time posted and pick up your own fresh produce if you want to receive it.

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 building, please give your name to Pama Wilson 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.

