



# CUMBERLAND HOUSING GROUP

# Tower Gazette

## Monthly Newsletter for January 2024



### Exterminator Schedule

1<sup>st</sup> Thursday of each month  
**Queen City Tower (a.m.) JFK (p.m.)**

3<sup>rd</sup> Wednesday of each month  
**Grande View**  
**101 – 217** Feb., April, June, Aug., Oct. and Dec.  
**218 – 335** Jan., March, May, July, Sept, Nov



## 2024

### Preventive Maintenance Inspections

January 11<sup>th</sup> Queen City Towers – 9<sup>th</sup> 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.*

### QCT Residents:

**Under no circumstance should trash be put outside by the mechanical room or garage doors at the back of the building. This is a safety issue and is also causing rodents to appear. If you can be identified as a person who is putting trash outside, you will be charged and given a lease violation. Please dispose of your garbage correctly!!!**

### Rent and Utility Allowance Rate Schedule Effective February 1, 2024

The Housing Authority is required by HUD to annually review and adjust the flat rents and ceiling rents. Flat rents are designed to mirror the HUD Fair Market Rents (FMR's) for this area which are established annually by HUD based upon local rental amounts charged. HUD does provide us an exemption which allows us to set our rates at 80% of HUD's FMR's for this area.

The Rent and Utility Allowance Rate Schedule was approved by the Board on November 15, 2023. The Rate Schedule is posted in each development and on the website for review.

You will be advised at your next Annual Re-Certification of what your new rent will be.

The Cumberland Housing Group wishes all residents, maintenance, and staff a very Happy New Year!

Offices will be closed on Monday, January 1, 2024!

Are offices will also be closed Monday, January 15<sup>th</sup> for Martin Luther King, Jr. Day

**All Christmas Decorations must be taken down by January 15<sup>th</sup>.**

### **STAY WARM**

#### **Conserve Energy by:**

- Keep drapes & blinds open during the day on windows facing the sun so that any available sunshine will be absorbed indoors.
- At night, keep drapes and blinds closed and they will act as an insulator to keep heat inside and keep out chilly drafts.
- Do not open windows in cold weather,
- Do not block air registers with furniture and/or curtains.
- Kerosene heaters are **prohibited** by the HACCC and the State Fire Marshal.
- Electric heaters will be permitted which have a safety control for tipping, a cut off when a certain temperature is reached, a control for the amount of time it stays on and are currently UL certified.
- Do not turn oven on to use for heat.



### **FOOD GIVEAWAY!**

#### **The 3<sup>rd</sup> Wednesday every Month**

January 17, 2024-Time: 2 pm to 4 pm.  
**St. John's Lutheran Church.**  
**Located in the church parking lot.**  
400 Arch Street, Cumberland

### **Hope Station Wellness & Recovery**

Fresh Produce

January 26, 2024 10:00 am until supplies last  
Located at 632 N. Centre Street  
For more information call  
240-362-7168

### **Adult Daycare Program**

HRDC is taking applications for adult daycare.  
Please contact Rhonda Lowery at 301-783-1817  
for information about their program.

### **COVID-19 Testing**

PCR Testing is held on Tuesdays and Thursday  
@ the Allegany County Health Department  
from 9:00 am-12:00 pm-Drive up Only.  
To Request testing please call  
301-759-5015

### **COVID-19 Vaccines**

Vaccines are held on Wednesdays @  
the Allegany County Health Department  
from 9:00 am-12:00 pm-Walk In.

### **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-  
5093 or Maryland's Quit line at 1-800-784-8669.

### **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.

### **Game Night**

Due to popular demand, Game Night at **QCT** will be held  
every Sunday from 6 pm to 8 pm in the community room. All  
residents are invited. Jeff Steele is in charge of Game Night.

### **Queen City Tower Prayer Group**

The **QCT** Prayer Group will be held every Tuesday from  
2 pm to 3 pm in the community room. All residents are  
invited to attend. Jeff Steele is in charge of the group.

### **Resident Council Meetings**

**QCT**-Thursday January 11<sup>th</sup> @ 3:00pm  
**JFK**-Wednesday January 17<sup>th</sup> @ 3:00pm  
JFK meetings will be held every other month.

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!**

### **Bible Study**

Roy Bible will be conducting the Bible Studies.

**QCT** – Saturday, January 6<sup>th</sup> & January 20<sup>th</sup>  
2 pm to 3 pm in the Community Room  
All Residents Welcome!

**JFK** – No Bible Study due to lack of participation.

### **COLA Increases for 2024**

If you haven't already done so, please submit to the office  
all of your new Income statements for 2024. This includes  
all SS, SSI, SSDI, Widows Pension, other pensions,  
TDAP, raises from jobs, or other earnings.

### **HEATING**

All thermostats are set to operate in a 65 to 75-degree  
range regardless of who pays the utility bill. That is  
considered a properly operating heating system degree  
range. If the temperature in your rental unit is below 65  
degrees or warmer than desired, notify the Maintenance  
Department at **301-724-2055** and your temperature  
control will be checked to see if it is operating correctly  
and adjusted as needed. **DO NOT**, under any  
circumstance, attempt to force the temperature control  
higher than the stop is set. This action will break the  
temperature control and you will get no heat until a new  
temperature control is installed. If you cause this to  
happen, you will be charged for the new temperature  
control and labor for installation.

If for any reason the tenant is unable to maintain sufficient  
heat, he/she shall immediately notify the CHG. The tenant  
shall be charged for all damages resulting from failure to  
maintain sufficient heat or failure to notify the CHG,  
except for causes beyond tenant's control. Tenant agrees  
to maintain sufficient heat to the dwelling unit to prevent  
freezing of piped water.

**Note:** Any call received by the CHG after normal working  
hours for the lack of heat in an apartment below 68  
degrees, where it is determined by the maintenance staff  
person by using a temperature measuring device that the  
temperature is at or above 68 degrees, the tenant will be  
charged for the service call. The charge will be for time  
spent on the service call at the current maintenance  
overtime rate per hour including travel time per the most  
recently approved Schedule of Tenant Charges.

