



Neighbors



FROM THE DIRECTOR'S DESK

DECEMBER

- * The cold weather is here! Please remember that all windows should be closed while the furnace is running. If they are not the furnace has to work twice as hard. Please keep both main doors closed also. This will help keep the warm air in and the cold air out.
- * During the cold months make sure your are changing your furnace filter regularly. Doing this will help your furnace run more efficient. If you cannot reach it or don't know how, please call the office and make a work order.
- * Make sure all hoses are disconnected from the outside spigots. If we notice a hose still connected, maintenance will disconnect it and we will charge you.
- * If you still have pumpkins out please dispose of them. When the Holidays are over make sure that you take down all decorations. Dispose of your Christmas trees properly. Keep in mind our trash companies will not take them.

May you and your families have the happiest of Holidays!

Dionne Wyatt, CEO

MCHA December 2023 Holiday Schedule

Monday, December 25th & Tuesday, December 26th– Closed for CHRISTMAS!

Monday, January 1st & Tuesday, January 2nd– Closed for New Years Day!

Address:

P.O. Box 226
760 Anderson St.
Carlinville, IL 62626
(217) 854-8606

Fax: (217) 854-8749

Toll Free:
1-866-363-5142

Office Hours:
Monday & Tuesday
8am—4:30pm

CLOSED WEDNESDAY

Thursday & Friday
8am—4:30pm

Emergency Work

Order Number:
(217) 827-2100

EMERGENCIES INCLUDE:

- ◆ Gas leaks
- ◆ Broken water pipes
- ◆ Exposed electrical wires
- ◆ No heat (if the outside temperature is 45-degrees or lower)
- ◆ Sewer line stoppage (not drain line)- this includes a clogged toilet
- ◆ CO/Smoke detector beeping or chirping

Also fire, flood, or anything that threatens life, safety or property damage.



UPCS for December

47-09 Carlinville (Anderson St. EVENS, 506-528 W. Nicholas, 731-753 Chiles)
47-19 Mt. Olive (N. Walnut St., Main St., Colfax St.)

Preventive Maintenance for December

47-01 Benld (N. 8th St., E. Chestnut)

***INSPECTIONS MAY TAKE PLACE ON ANY DAY OF THE MONTH BETWEEN THE HOURS OF**

8:00 A.M.-4:30 P.M. - MONDAY-FRIDAY*

SPECIFIC DAYS AND TIMES WILL NOT BE GIVEN.

Q&A (Quality Assurance) inspections may take place on work orders and inspections anywhere from 3-5 days after the inspection/work order happened.

For those of you that receive Social Security, please send in a copy of 2024 award letter as soon as you receive it, especially for those of you who's recertification is at the beginning of the year. We use this income to adjust your rent.



ROSS Highlight

Through needs assessments, case management, and referrals to community- and web-based services, ROSS Service Coordinators help each participant advance towards the above goals in ways that best fits their needs, personal priorities, and interests. Contact Amanda at the office if you are interested in becoming a part of the ROSS program! You can email her at amandab@teamhousingcenter.com for any questions.

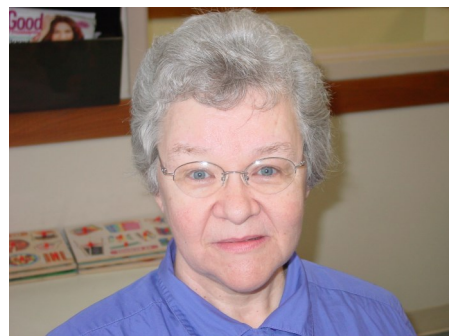
CONGRATULATIONS

Sharon Adair

is the winner of the \$50 Walmart gift card for November UPCS inspections!

47-09 Carlinville (Anderson St. EVENS, 506-528 W. Nicholas, 731-753 Chiles) 47-19 Mt. Olive (N. Walnut St., Main St., Colfax St.)

have a chance in December. Make sure your apartment is ready and meeting the Housekeeping Policy!



2023 MCHA

HOLIDAY PARTY!!!

Hosted at the Virden Rec Hall

Games
And
Prizes!!

Food will be provided
by County Market!

Lunch will be served @ 11:00AM
on Tuesday, December 19th,
2023.

We will provide transportation, if
needed!

Please cut along this line and return to MCHA no later than Wednesday, December 13th, 2023

Name: _____

Phone Number: _____

of Adults: _____

of Children: _____

Do you need transportation : YES _____ or NO _____

This party is for MCHA residents ONLY!

OUTDOOR CHRISTMAS DECORATION
CONTEST



Get ready for Christmas and show us how festive you are!
Residents with the best decorations will win a prize!

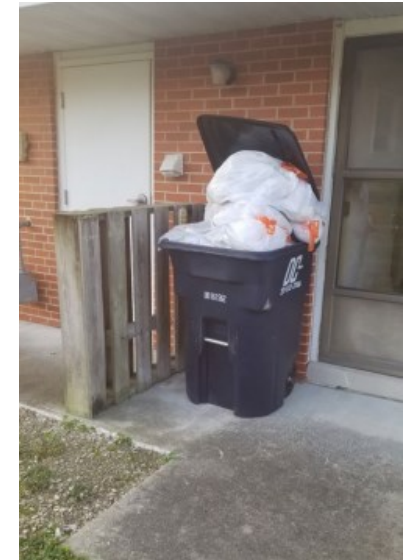
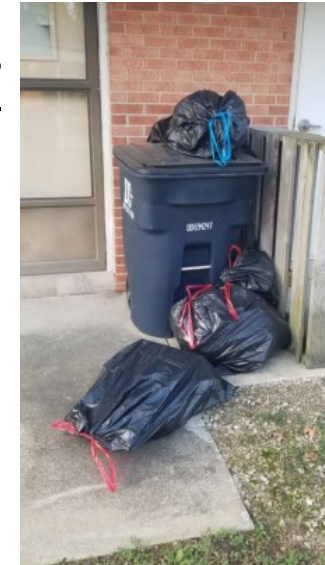
- ⇒ We will start judging the week of December 18th. Make sure all of your decorations are out and ready!
- ⇒ Keep in mind all decorations must be safe (not a trip hazard, no electric cords running along the ground, and in good condition).
- ⇒ All decorations **MUST** be taken down the first week of January.



Our trash companies will ONLY take the trash IF:

- The trash is in a bag inside the can– no loose trash inside the outside receptacle.
- The will NOT take yard waste OR electronics
- They will NOT take anything piled up around the outside of the can including bagged trash or furniture– everything **MUST** be inside the can.
- The will NOT take the trash if the can is over-flowing– trash **MUST** fit inside the can with the lid shut.

Pictured are what NOT to do!



FSS Spotlight

Welcome Martika from Carlinville to the FSS Program!!!

This program is designed to help you reach your goals, whether that be going back to school, or owning a home. All you need to do is fill out the paperwork and work on your goals. We will keep in touch with you via mail, email, or phone, and if you are needing to meet with us, we can arrange that as well. The best part of the program is the savings account. As your rent goes up because of **earned income** we put a portion into a savings account for you. In order to receive that money, you must complete the following: *be working, be off cash assistance (TANF, not LINK), and meet your main goal.*

If anyone would like help meeting their goals, please contact Stephanie Sloan, FSS Coordinator.

Email: stephanie@teamhousingcenter.com Phone #: (217) 854-8606



Macoupin County Public Transportation
112 S. Macoupin St. Gillespie, IL 62033
Call 217-839-4132 to reserve your seat



Inspections



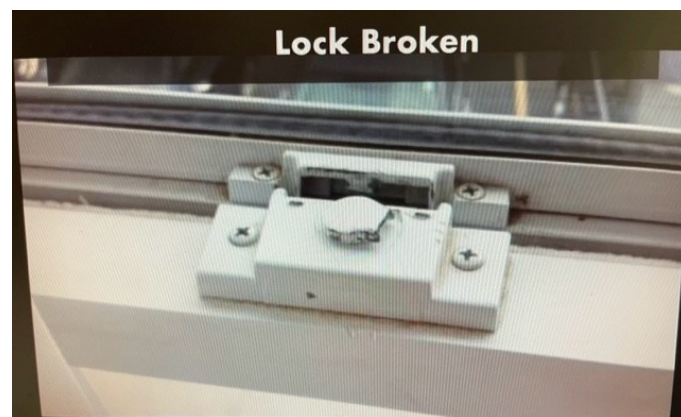
Picture #1: It is very important that the windows lock and locks are operable.

Picture #2: Screens with a 1" or larger damage or is completely missing.

All of these are NSPIRE inspection findings with huge point deductions in our inspection scoring.

We will be looking for these things while out doing inspections.

Please check your windows and screens for these issues and if found, call the into the office to be fixed.



Lock Broken



Screen Damaged

SAFETY NOTES:

Learn the location of your smoke detector(s) and how they work. Do **NOT** take them down or make them inoperable for any reason. If they are going off, please call the office immediately.

Do not flush "flushable" wipes down the toilet. Even though they state they are "flushable" they are **NOT**! They cause blockages and serious damage which you will be charged for if found.

Call the police department anytime vandalism occurs either to your apartment or Housing Authority property. Also report it to the Housing Authority office.

RUMORS ARE UNRELIABLE: Consult the Housing office when in doubt about any subject pertaining to the developments or your unit.

House Cleaning Cheat Sheet

Have a clean(er) house by Christmas!

- 12/1: Wipe down baseboards
- 12/2: Wipe down kitchen walls
- 12/3: Light switches & wall plates
- 12/4: Dust door frames & doors
- 12/5: Wipe down bathroom walls
- 12/6: Dust blinds
- 12/7: Clean door handles
- 12/8: Clean light fixtures
- 12/9: Clean under beds
- 12/10: Dust ceiling fans
- 12/11: Clean kitchen cabinets
- 12/12: Organize pantry
- 12/13: Clean air vents
- 12/14: Clean out fridge
- 12/15: Clean out freezer
- 12/16: Wash out garbage cans
- 12/17: Scrub dining room chairs
- 12/18: Clean dishwasher
- 12/19: Clean out oven
- 12/20: Mop wood & tile floors
- 12/21: Scrub kitchen chairs
- 12/22: Vacuum/clean couches
- 12/23: Vacuum area rugs & clean underneath
- 12/24: Change linens on all beds