

- - OUR CORNER - -
THE HOUSING AUTHORITY OF AMERICUS NEWSLETTER
"Building Bridges For Better Communication"

APRIL 2019

GEORGE F. EDGE
Named as CEO
Of
Americus Housing
Authority



Mr. George F. Edge, CEO of Americus Housing Authority

On January 1, 2019, I began a new journey as Chief Executive Officer (CEO) of the Housing Authority of the City of Americus and I am extremely honored to serve in this position. I have been afforded the opportunity to follow a strong tradition of effective leadership in Mr. John C. (Cal) Anderson, largely due to having a Board of Commissioners who have given innovative direction, guidance, and ideas. As a result of this, I am assuming the leadership of an organization that has balanced policies and a record of sound practices.

I became employed with the Housing Authority of the City of Americus on March 17, 1986. That initial time period is forever indented in my memory, because several events transpired early in my tenure with the Housing Authority. The one that is most memorable occurred two days after starting work with the agency. My previous employer called my home and got the phone number for the Housing Authority from my mother. He called to offer me the opportunity to return to work with the company, but it was located in the State of Alabama. Returning, would have allowed me to have a higher paying salary than what I was currently being paid with the Housing Authority, I would have been given my same seniority, I would have been familiar with the internal systems, and I would have been familiar with the management staff. My reasons for staying with the agency were because I loved Americus/Sumter County and I loved my work with the Housing Authority of Americus, and I could not leave my father who had recently been diagnosed with cancer. Therefore, I made the decision to remain at the Housing Authority of Americus. Later, I discovered the main reason I had to remain in Americus was because I was destined to meet my wife of 30 years. My wife, Lindsey Edge is my greatest encourager, and I am thankful that she has chosen to walk beside me on this journey. When we pass by the office complex, she will periodically say "I love you Housing Authority".

During the last (33) years, I have worked in several capacities. My initial job title was Occupancy Clerk, and my principal assignments were to process applications, maintain the waiting list, and maintain at least 97% occupancy rate. Several years ago, we did cross-training to ensure that everyone was familiar with each other's position requirements. Afterwards, while I was working with the Maintenance Department, I actually wired up a hot water heater at our Forrest Street Apartments. Other positions that I have held were Occupancy Supervisor, and Manager of Housing, both of which were management positions. The Manager of Housing position broadened my knowledge of all the housing programs which the Housing Authority manages.

(Continued of Page 2)

George F. Edge, Named as CEO

As the Housing Authority, the Board of Commissioners, Staff, and Residents move into this new direction which we have never been before, I do so with the same and even greater expectations of continued success which we have experienced in the past.

To our Board, thank you for your confidence in me and for the opportunity to serve in this capacity. To our Staff, thank you for receiving me in this capacity, and please know that I cannot accomplish this task without your help. To our Residents, I have been afforded this opportunity to serve you for 33 years and I look forward to the many years to come. I constantly remind the staff of your value to this organization. For without you, there would be no us. Thank you for choosing the Housing Authority of the City of Americus as our place of residence, and I covenant with you to do all that is within my ability to continue to provide you with safe, decent, and affordable housing.



REMAINING 2019 FAMILY SELF-SUFFICIENCY WORKSHOP SCHEDULE

May 8th

July 17th

May 9th

August 21st



September 18th

November 20th

October 26th

December 11th

TIME: 10:30 a.m.

LOCATION:

**John C. Anderson Community Building
117C Hanson Drive**



Monday – May 27th



Thursday – July 4th

We ask that you enjoy these times of celebration and enjoyment with your family and friends, as we likewise enjoy with our families. Be safe, eat well, and laugh a lot.

SUMMER READING PALS 2019

(Are you ready?)

June 3rd thru June 27th



Reading Pals made royal crowns for their heads.

It's that time again.....**SUMMER READING PALS 2019** is just around the corner!! The Housing Authority is gearing up for another summer of reading and fun for our 1st and 2nd graders.

Registration is currently underway. The deadline for reserving a seat for your child is Thursday, May 16th. If you have not received a registration form by mail, you may pick one up from the lobby of our main office on Mayo Street. Seats are being reserved on a first-come, first-serve basis. Seats are usually filled quickly so make sure you turn in your registration form as soon as possible.

Our Resident Services Coordinator, Ms. Diana Roberts along with our certified instructor, Ms. Sandra Mitchell are lining up a variety of learning activities and field trips for our youngsters. We are certain that every child will complete this program more prepared for the upcoming new school year.

The primary focus of the daily classroom learning will be on reading and writing skills. Ms. Mitchell pointed out that with all of the new technology available to young children; the simple skill of "*hand-writing*" is beginning to be neglected in our classrooms. Parents should practice hand-writing skills with their children on a frequent basis while their kids are on the summer break and during the school year. *Reading and writing* are both important foundational tools of learning for a child's entire educational career. The younger the children are when they grasp these skills; the better they will perform in their remaining school years.



Reading Pals enjoy the learning activities.

There is absolutely **NO COST** to the parents. The Housing Authority provides the Summer Reading Pals Program absolutely **FREE!!** All aspects of the program (*meals, field trips, tee shirts, daily transportation, and snacks*) are financially covered by the Housing Authority. All that is required of the parents is to make sure that your child is on his or her best behavior each and every day of class; and that your child attends class each and every day.



Reading Pal learns to sing The Alphabet Song.

The program is scheduled for June 3rd thru June 27th. Classes are held Monday thru Thursday of each week during the month of June only. There are **NO FRIDAY CLASSES**. All children will be picked up each day by the Housing Authority's bus. For more information, please contact Diana Roberts at 229-924-3386, Ext. 240.

Registration Deadline
Thursday, May 16th



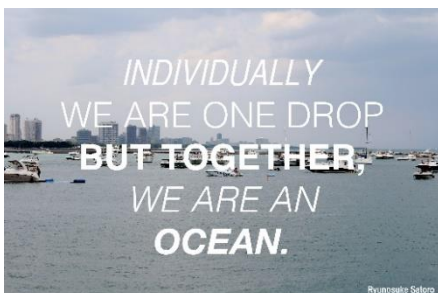
NEW EMPLOYEES



Mrs. Penny McPeek, Manager of Housing

Mrs. Penny McPeek is the new Manager of Housing. She has a background of Project Management, Human Resources, and most recently 12 years in the Public Housing arena. Mrs. McPeek previously held several positions in Public Housing while living in Ohio to include Case Manager, Procurement Specialist, FSS Coordinator, Portability Specialist, and Housing Choice Voucher Administrator.

Mrs. McPeek and her husband, Mr. Jack McPeek moved here to Americus upon the acceptance of the position as Manager of Housing. They have an adult daughter who remains in Ohio and is getting married in October of this year. So there is lots of excitement going on for Mrs. McPeek.



Ms. Terry Harris, Section 8 Occupancy Specialist

Ms. Terry Harris is the new Occupancy Specialist – HCV Section 8 / PBV. Ms. Harris grew up in Worth County; the middle child of three siblings (*older sister and younger brother*). She is a fan of old black and white movies on a lazy afternoon, reading good books, and hanging out with family on family game nights. Ms. Harris also has a cat named Niko who is a Chantilly breed with a quirky personality that makes her laugh and gives her cuddles.



Mrs. Cheryle Henry, FSS Case Manager & Site Manager for Southland Heights Apartments

Mrs. Cheryle Henry is the new Family Self-Sufficiency (FSS) Case Manager. She also holds the position as Site Manager for Southland Heights Apartments. Mrs. Henry and her husband, Mr. Ertell Henry will be celebrating 24 years of marriage this September. They are the parents of 3 sons, 1 daughter, and 7 precious grandchildren.

MAINTENANCE UPDATE

Hello from the Maintenance Department!! I hope you all are as glad as we are to see the arrival of spring. We have all just survived one of the wettest winters on record, along with a tropical storm, and a hurricane!!!

Soon we will begin using air conditioning to control the indoor temperature. I would like to offer a few tips to try to keep your electric cost as reasonable as possible.

1. Keep your thermostat set at 78 degrees or higher.
2. Keep doors and windows closed.
3. Keep blinds and curtains closed on the “sun” side of the apartment.
4. The Housing Authority will change the air conditioning filter monthly at no charge.
5. In order to keep the filter clean, avoid dry sweeping the floor.
6. Keep a mat outside and inside your entrance doors to reduce the amount of dirt, dust, and pollen that gets tracked into your apartment.
7. On cool days and evenings, open windows and doors and turn off the air conditioning.

The Housing Authority is doing our part to help save on your utility bills. I'm sure you have noticed that we are replacing nearly all of our existing roofing with new metal roofing which has additional insulation as part of this installation.

Also, we have replaced all hot water heaters in the Public Housing units with tankless water heaters. These gas units only use gas when you turn on the hot water. As the name implies, there is no water tank to keep hot.

The lawn maintenance contractors have begun their task of maintaining the lawns in all areas of the Housing Authority. Please try to keep toys, bicycles, chairs, and debris off of the grass areas when the contractors are cutting. I realize that the grass in some areas was pretty tall at the beginning of the cutting season but the grass will be cut on a regular basis from now until November.

We had a problem with vehicles being parked on the grass this past winter. This is a violation of your lease agreement. There are fines involved for this violation and continued parking on the grass could lead to rather larger fines. So, please do not park in any area

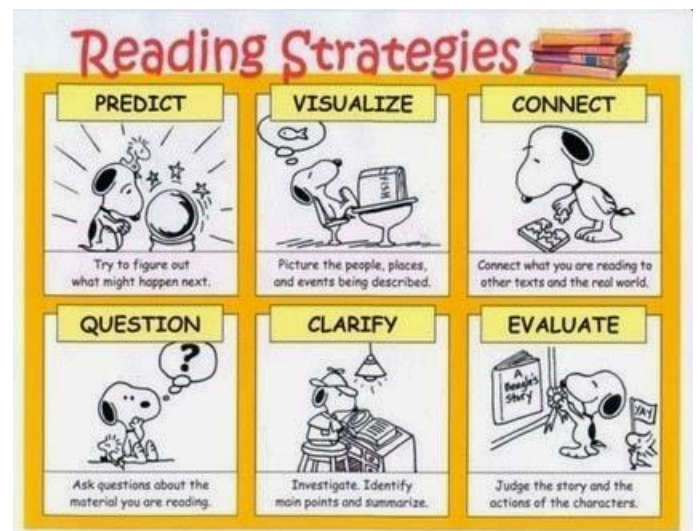
that is not designated for parking.

I would like to take this opportunity to thank all of the residents for your cooperation in maintaining the various areas with respect to cleanliness, both inside and outside the apartments. We still have some areas with problems, but for the most part the developments are better kept.

Also, thank you for your understanding of the emergency call system. The number of calls has gone down considerably over the past several months which is an indication of your cooperation. Please remember that if you require service or a repair, do not hesitate to call the service desk at 924-9073 anytime Monday thru Thursday, 7:30 a.m. to 5:30 p.m. During the weekend and on holidays, be sure your request is an emergency and cannot wait until the next workday.

I am “out and about” during the workday trying to visit each development at least once each day. Now that it is summer, I look forward to meeting as many residents as I can. So, if you see me riding by, come out and say hello.

Submitted by: *Mr. Gary Woods*
Manager of Maintenance



Summer Reading Pals 2019

June 3rd thru June 27th

Last day to register: May 16th

RECIPE CORNER

APPLE RAISIN COFFEE CAKE



You will need:

- *Cooking spray
- *5 cups tart apples, cored, peeled and chopped
- *1 cup sugar
- *1/2 cup raisins
- *1/2 cup pecans, chopped
- *1/4 cup canola oil
- *2 teaspoons vanilla
- *1 egg, beaten
- *1 cup all-purpose flour
- *1 1/2 cups whole-wheat pastry flour
- *1 1/2 teaspoons baking soda
- *2 teaspoons cinnamon

Preparation:

- Preheat oven to 350 degrees F. Lightly spray a 13x9x2 inch pan with cooking spray.
- In a large mixing bowl, combine apples with sugar, raisins and pecans; mix well. Let stand for 30 minutes.
- Stir in vanilla and egg. Sift together flours, soda and cinnamon.
- Stir in oil, vanilla and egg.
- Sift together flours, soda and cinnamon.
- Stir into apple mixture about 1/3 at a time, just enough to moisten dry ingredients.
- Pour batter into pan.
- Bake 35 to 40 minutes. Cool cake slightly before serving.

“Makes 20 servings”

OATMEAL DINNER ROLLS



Here are some excellent dinner rolls made with whole grains that you can bake ahead and freeze for later use. The rolls thaw well at room temperature or you can microwave a single roll for about 20-30 seconds. They do contain gluten and whole grains.

You will need:

- 1 packet dry yeast
- 1/3 cup warm (105-110 degrees) water
- 1 cup quick-cooking oatmeal
- 1 cup low fat or non-fat milk
- 1 cup room temperature water
- 3 tablespoons vegetable oil
- 1 teaspoon salt (optional)
- 1/3 cup packed brown sugar
- 2 cups whole wheat flour
- 2 1/2 cups all-purpose flour

Directions:

- *Dissolve yeast in 1/3 cup warm water.
- *Combine milk and remaining water in saucepan. Bring just to a boil.
- *Pour over oats. Cool to lukewarm.
- *Add oil, salt and brown sugar. Add yeast and mix well.
- *Stir in flour. Knead dough on lightly floured surface until smooth and elastic – about 8 to 10 minutes.
- *Place in greased bowl, turn to coat entirely.
- *Let rise covered in a warm place until double in bulk. (Good place- on rack in unheated oven over a pan containing hot water on a lower rack.)
- *Once risen, shape into 36 rolls. Place on baking sheet. Let rise again until double in bulk.
- *If rolls are in oven rising, remove from oven. Then preheat oven to 350 degrees.
- *Bake rolls in oven for 15 minutes or until lightly browned.

Yield: 36 rolls

DELICIOUS!!!!

PUBLIC HOUSING UPDATE

Dear Residents,

Being Manager of Housing at the Americus Housing Authority has been an adventure so far. Thank you for the warm welcome I've received from each resident whom I've had the pleasure of meeting in the last 10 months. I look forward to meeting all of you eventually.

I would like to remind everyone that your lease agreement stipulates that all utilities (gas, electric, water, trash) must remain in service all the time. We have seen a trend in the past that when winter is over, some tenants have turned off their gas service. This is a violation of your lease agreement and will result in a notice of warning for the first incident of any utility service being interrupted, and a notice of termination from our housing assistance program on the second offense. So this is a friendly reminder that **There must NOT be any interruptions in your utility services!**

I know you have to wonder why this matters to the PHA (Public Housing Agency). Here are reasons why:

: We calculate the amount of rent you are responsible to pay by giving you credit for paying all the utilities your lease states you are to pay. Every utility that you are responsible for reduces the amount of your rent. When you do not have your utilities on and do not pay what we are giving you credit for, this violates the program rules.

: When the gas is reconnected for the cold season, many times it causes problems with the valves and lines which result in costing the agency money unnecessarily.

: Once that gas is shut off, the pilot light needs to be re-lit when the gas service is reconnected. This costs the agency time/salary of a maintenance technician to make a trip to your unit.

Depending on the time/day you call to have your pilot light re-lit, there will be either a \$25.00 or \$35.00 charge to your account if re-lighting is due to a disruption of service that you caused. A maintenance charge on your account will alert your Property Manager to send you a warning or termination notice

depending on if there are any violations of the lease already in your file.

Your assistance in following these guidelines will be greatly appreciated.

Sincerely,
Penny McPeck, Manager of Housing

Resident Eviction and Lease Terminations January 2019 thru April 2019

Hanson Drive
1 (Failed Inspections)

Cherokee Street
1 (Criminal Activity)

+++++



Mark Your Calendar

>> UPCOMING EVENTS

WHAT: SUMMER READING PALS 2019
WHEN: June 3rd – June 27th
WHO: 1st and 2nd Graders
WHERE: John C. Anderson Community Bldg.

WHAT: SENIOR PROM
WHEN: July 23rd (Tuesday)
WHO: Seniors age 55+
WHERE: John C. Anderson Community Bldg.

WHAT: COMMUNITY RESOURCE FAIR
WHEN: August 21st (Wednesday)
WHO: Public Housing Residents
WHERE: John C. Anderson Community Bldg.

For more information, please contact:
Diana Roberts @ 924-3386, Ext. 240

PRSRT STD
U.S. POSTAGE PAID
AMERICUS, GEORGIA 31709
PERMIT #447

Our corner is a quarterly publication of the:
Housing Authority of Americus
825 North Mayo Street
Americus, Georgia 31709

CEO..... George F. Edge
Managing Editor, Writer,
Photographer..... Diana H. Roberts

Board of Commissioners:

Bobby L. Fuse Jr.	G, Bardin Hooks, Jr.
Ricky Arnold	Dwight Chavis
Jessica Wright	Bill Krenson

CURRENT RESIDENT OR



School ends Thursday, **May 23rd!!!**

Please **watch out for us** during the summer!!