

Geauga Metropolitan Housing Newsletter

FALL 2024 EDITION

Welcome to GMHA'S Newsletter

It is our goal to provide you with information regarding our agency, its' programs and news relating to you! If you have any suggestions on features you would like to see, please call 440-286-7413; we would love to hear them.

We hope you enjoy your new issue of GMHA Community News.

Newsletter Content

- *Note from the Director*
- *Reminders and Updates*
- *R.A.D Information*
- *Jeanne Bostwick Scholarship*
- *Local Events and Fun*

Holidays and Special Days

GMHA will be closed these days

Columbus Day - October 14th 2024

Veteran's Day - November 11th 2024

Thanksgiving - November 28th 2024

Day after Thanksgiving - November 29th 2024

Christmas Day - December 25th 2024

GMHA STAFF

Dawn Farrell

Executive Director

Carrie Carlson

CFO /HR/Modernization

Lisa Price

Housing Manager

Tracy Richardson

Housing Manager

Genesis Perez-Padilla

FSS Coordinator

Kristine Sheets

Assistant Housing Manager

Skylar Thorsen

Administrative Assistant

DeRein Jackson

Verification Specialist

Mike Cook

Maintenance Manager

John Hollo

Kevin Bandush

Jason Hoffman

Rosanne Skitzi

Maintenance

"Autumn mornings:
sunshine and crisp air,
birds and calmness, year's
end and day's beginnings."

— Terri Guillemets



A Note from the Director...



Dawn Farrell

Happy Fall!

Can you believe the kids are back in school and the weather has begun to turn cooler? It sure didn't take long to notice the shorter days! Bring on the football, sweatshirts and warm apple cider!!

I wanted to thank everyone for your patience and understanding during the large storm we had come through our County on August 6th . I can't remember a time when weather took out the power for all of our locations. A sincere note of thanks to all the first responders and the additional electrical crews that came in to get our area back up so quickly. They had so many challenges to safely navigate – there's still leaning trees and wires in many locations to serve as a reminder of what we went through. A sincere thank you also to our Maintenance staff, their extra efforts helped greatly throughout it all.

To assist our families and to be able to get out timely notifications, we are looking to employ a text notification system. This will allow us to alert everyone at the same time when there are emergencies, technical issues, etc. It could also be something we can use to advise residents of a specific development when we have inspections or other things coming up in that area. Please watch for more information to come.

Wishing everyone all the best.



REMINDERS AND UPDATES

General Reminders

Please write legibly on checks and money orders- Bad handwriting may result in late fees if we cannot credit the correct account.

Rent is to go into the rent boxes at Murray Manor or Harris House without an envelope or mailed to GMHA Office.

Keep common areas free of clutter

Donations or 'free' items are not to be placed in the common areas/at the curb. They will need disposed of by the tenant. Contact Kristine for bulk item pick up.

Multi-bedroom units: Winter clean-up is coming soon – store everything out of the yard. Trampolines, shepherd's hooks, flower pots, and outdoor seating.

Murray Manor and Harris House : Visitor parking is in the front main parking lot. All other lots are for residents only. Please be sure your visitors are parking in the designated area or they may be towed.

Single Bedroom Units: Winter clean up may include removing the shepherds hooks from your units.

If you are going to be out of town for any period exceeding one calendar week, you are *REQUIRED* to alert the Authority.



Smoking Policy

Please remember there is no smoking allowed in your units at any time, even when its cooler out. As per policy, there is no smoking on/in any GMHA Property (*or maintain 25 feet of distance from any building*).

Marijuana remains illegal in all GMHA Property, because we are *federally funded*.



Pet Policy

Pets need to be **approved** prior to bringing them in the unit



Pets are not allowed in common areas.



Bulk Items Policy

Donations or 'free' items are not to be placed in the common areas or on the curb. Items will need disposed of by the tenant.

**Large items that cannot fit in the toters require the tenant to schedule pick up with the office. There will be an extra fee.*

Murray Manor & Harris House : Trash collection is on Tuesday mornings, please try to have all garbage disposed in their appropriate receptacle by Monday evening or early Tuesday morning (6am).

Family Self-Sufficiency

The **Family Self-Sufficiency Program (FSS)** has had some great successes these past couple of months. There were two successful graduations and various new participants join the program! Exciting times ahead for FSS with the orientations being scheduled, workshops being brainstormed, and the launching of the new "exclusive" FSS participant resource site!

If you are interested in learning more on FSS Program, please reach out the our FSS Coordinator, Genesis Perez-Padilla at x102.





Ravenwood Case Management services are available to all GMHA Tenants. If you are interested in requesting their services please contact Winnie or Taqiya.



ACH Payments

SIGN UP FOR MONTHLY AUTOMATIC ACH RENT PAYMENTS

FREE OF CHARGE!

Please contact Carrie J. Carlson at (440) 286-7413, Ext. 103, or ccarlson@geaugamha.org to sign up!

ACH RENT PAYMENTS WILL BE POSTED ON THE 5TH OF EVERY MONTH*

If the 5th falls on a Saturday, they will be handled *Friday, the 4th*.

If the 5th falls on a Sunday, they will be handled *Monday, the 6th*

ONLINE PAYMENTS



Through Tenant Portal



Friendly reminder of the online payment feature through your Tenant Portal. Tenants have more online payment options and are able to add & save preferred payment methods, making future payments easier and more seamless!

Below are the online payment options that Geauga MHA have approved: Please note the different fees associated with certain payment types:

Online Credit Card – 3% Fee

Online Debit Card – \$9.95 Flat Fee

Online ACH/Bank Account - \$2.00 Fee

Online PayPal, PayPal Credit, Venmo: 3% Fee

Locked out?

Pursuant to your lease and GMHA policy, if you are locked out of your unit, you will need to contact a locksmith at your cost.

Other emergencies that require medical assistance and or law enforcement call 9-1-1

Maintenance Emergency Line

For maintenance emergencies only, dial **440-286-7413, ext. 108**. For any routine maintenance work requests, press 2.

Speak loudly and clearly when you leave your message.

Leave your name, telephone number where you can be reached, and a detailed account of your emergency.

Please remain by your phone.



R.A.D

Rental Assistance Demonstration

You may have been hearing about RAD? What is it? What does it mean for me if the Geauga Metropolitan Housing Authority Converts to RAD?

Some may have heard that GMHA is looking into the *possibility* of converting its properties from traditional public housing funding to HUD's RAD (Rental Assistance Demonstration) program. PLEASE KNOW WE ARE JUST IN THE BEGINNING STAGES AND ARE STILL RESEARCHING THE OPTIONS. If our application is accepted, it begins a long conversion process. Residents will be kept informed of any changes/progress as we move forward. Most importantly, **YOU DO NOT HAVE TO PERMANENTLY MOVE FROM YOUR UNIT; YOUR RENT WILL STILL BE BASED ON 30% OF YOUR ADJUSTED ANNUAL INCOME; AND YOU WILL STILL HAVE GRIEVANCE PROCEDURES.**

If you would like to learn more about this program, we have posted the video of the first meeting with tenants and some informational sheets for your reference. You can use the QR codes on this page to access more information.

Please know the GMHA team, including our Board, is taking our time with this decision to make sure it is the best option for the agency and those we serve. Thank you all in advance for your patience as we work through this.

Sincerely,
Dawn Farrell

More information on R.A.D

Resident Fact Sheet



Educational Video for Public Housing Residents on the RAD Process



Youtube Video for Resident Meeting



SCAN ME!

scan me! open the camera app on your smartphone, point it to the QR code and a direct link should pop up on your screen!

Jeanne Bostwick Scholarship

The Jeanne Bostwick Scholarship

was established for the participants of GMHA's Public Housing and Housing Choice Voucher Programs, as well as those members of the community who meet the income requirements of HUD's Section 3 Program. GMHA's Board decides each year who is awarded the scholarship. The scholarship is only available until the funds run out. GMHA try to award two \$1,000 scholarships to the awardees. The awardee of this year's scholarship is tenant and FSS Participant; Jonathan Naticchia. Jonathan works diligently to balance the life of a parent and a full time student. He shares his gratitude.

"I am at the end of a very arduous journey, one that health educators term medical school in two years" due to its intense and rigorous academic and practical training. I would never have been able to do it without the help of my support system (thanks mom!), and Geauga Metropolitan Housing Authority. Through their help with my energy bills, housing costs, and even tuition via the Jeanne Bostwick Scholarship, GMHA has been the life jacket my son and I have desperately needed to finish strong." - Jon

Jeanne Bostwick

Born December 10th 1922, Jeanne Bostwick was a lifetime resident of Chardon, Ohio. She came from a close-knit family being the second youngest of five sisters. When she was 34 years old, she became paraplegic as a result of an automobile accident. She did not let that hinder her from becoming a realtor, an antique appraiser, and even owning and operating Bostwick Antiques for over 50 years. This business being run from out of her home on South Street. Her commitment to her community was demonstrated by her volunteering on the GMHA Board and serving as Board Chair from March 2005 through November 2007. This scholarship serves to honor her legacy.

Local Events & Fun!

October

Burton



Burton Fall Festival

Oct.12th-13th 5:00pm
@ Burton Square

Apple Butter Festival

Oct.12th-13th 5:00pm
@Century Village
Burton



Trick or Treat

Oct.31st 6pm-7pm
@Century Village Burton

Chardon



Wild Maple Music Festival

Oct.12th 11:30am-8:30pm
@Chardon Square

Halloween at Chardon Square

Oct.31st 7:30pm-8pm
@Chardon Square



Chagrin Falls

Farmer's Market

Oct. 6th,13th,20th 9am-12pm
@Chagrin Falls



Trick or Treating

Oct 31st 6:00pm-8:00pm
@Chagrin Falls Square

GEAUGA PARKS



Space Race

Oct.5th 4pm-6pm
@Observatory Park

Horse Drawn Wagon Rides

Oct. 6th,13th,20th @1:00pm-5pm
@LOCATION



November



Holly Days Artisan Boutique & Mistletoe Market

Nov.1st 5:00pm-8:00pm,
Nov.2nd 10:00am-4:00pm
West Wood Nature Center



A FUN, FLAVORFUL, FALL RECIPE

Chili Cheese Stuffed Sweet Potato

Directions

1. Poke each sweet potato a few times and microwave until fork-tender, about 10 minutes, rotating halfway through. Set aside and keep warm.

2. Meanwhile, put the carrots, garlic, tomato and onion in a food processor; add the vinegar, cumin, oregano, cayenne, 1 teaspoon salt and a few grinds of black pepper and pulse until coarsely chopped. Heat the oil in a large nonstick skillet over medium-high heat, add the vegetable mixture and cook, stirring constantly, until dry, 3 to 4 minutes. Add 1/4 cup water and cook, scraping up any brown bits with a wooden spoon, until the water evaporates, about 1 minute. Add the ground beef and cook, stirring and breaking it up into smaller chunks, until browned and cooked through, about 4 minutes. Remove from the heat.

3. Split the potatoes in half, scoop out some of the warm flesh and add it to the beef mixture; stir to combine. Divide the potato halves among 4 plates and generously fill each half with the beef-potato mixture. Top each with sour cream, Cheddar and scallions.



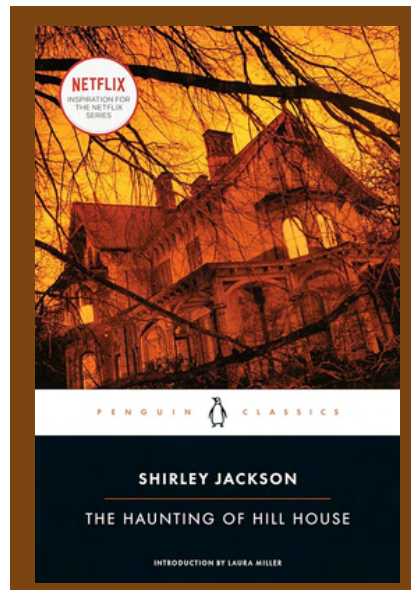
<https://www.foodnetwork.com/recipes/food-network-kitchen/chili-cheese-stuffed-sweet-potato-5496833>

staff media recommendation...*Genesis's Picks!*

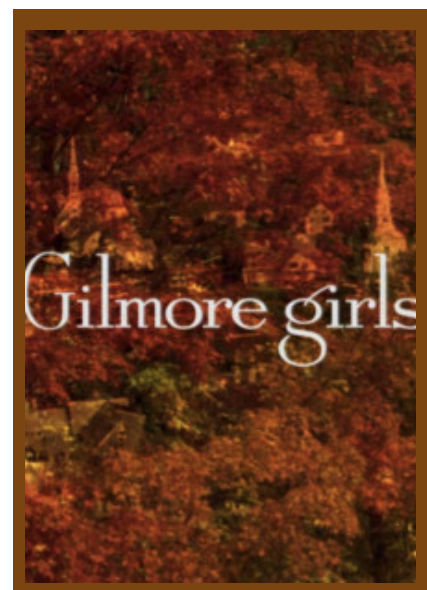
Movie



Book



Tv Show





Gauga
Metropolitan Housing Authority
Your key to affordable housing in Geauga County

**385 Center St
Chardon, Oh**