

# Geauga Metropolitan Housing Authority Newsletter

Spring/Summer Edition 2025

## Welcome to GMHA's Newsletter

It is our goal to provide you with information regarding our agency, it's 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 our latest issue of GMHA Community News!

### Newsletter Content

- Note from the Director
- Reminders and Updates
- FSS ,Tips, and Community Resources
- RAD Info
- Resource Highlight
- Spring Recipe
- Staff Recommendation

### Holidays and Special Days

GMHA will be closed these days

- Memorial Day, May 26<sup>th</sup>
- Juneteenth, June 19<sup>th</sup>
- Independence Day, July 4<sup>th</sup>
- Labor Day, September 1<sup>st</sup>

**Board Meetings are held at  
Murray Manor, every third Tuesday of the  
month, at 4:00 PM.**

Next meeting moved to  
05/22/2025 at 4:00pm

## GMHA STAFF

Executive Director

Dawn Farrell  
CFO /HR/Modernization

Carrie Carlson  
Housing Manager

Lisa Price  
Housing Manager

Tracy Richardson  
FSS Coordinator

Genesis Perez-Padilla  
Assistant Housing Manager

Kristine Sheets  
Administrative Assistant

Skylar Thorsen  
Verification Specialist

DeRein Jackson  
Assistant Maintenance Manager

John Hollo  
Maintenance

Rosanne Skitzki  
Ben Reed  
Charles Bailey  
Isaiah Cad

"There are always flowers for those who  
want to see them."

-Henri Matisse



# *A Note from the Director...*

**Dawn Farrell**



*Happy Spring!*

I hope you had a chance to enjoy the Maple Festival and are appreciating these warmer days. We've certainly seen our share of April showers, but it's been wonderful to have more daylight in the mornings and evenings – it really does lift the spirits!

We're happy to announce that the generator project for Murray Manor is now complete. It's reassuring to know that we have a place to offer tenants should we experience a prolonged power outage. Looking ahead, we're also planning some important infrastructure improvements for the summer, including resurfacing and repairs to the Murray Manor and office parking lot, as well as the restructuring and repair of the Harris House driveway. These projects should be put out for solicitation soon, and we're hopeful that our budget will allow us to complete both, given how essential they are.

In the coming weeks and months, you will receive notices regarding our annual capital fund and policy meeting, proposed projects, and upcoming inspections. One of these inspections may be under HUD's new NSPIRE protocol. It's important to be aware that the NSPIRE standards place a greater emphasis on the condition of individual tenant units. Therefore, please ensure your unit is in good repair and that good housekeeping practices are consistently followed. If you have any questions, please don't hesitate to contact your housing manager. Thank you all for your understanding and patience.

*Wishing you a wonderful Spring and Summer!*






# GENERAL REMINDERS




## General Reminders




When placing rent payments in the rent boxes at Murray Manor, Harris House or the office vestibule, be sure *they are not in envelopes*.




Please be responsible to properly dispose of your pet's waste.



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




Keep common areas free of clutter. No free items are to be placed in the common areas of property, if so they will be disposed of.



**Murray Manor and Harris House:** Please be courteous to one another by *not slamming doors* when entering and exiting.



Please keep all items inside your garage rather than along the outside of unit. Fire Pits & Swimming Pools are prohibited on GMHA property.



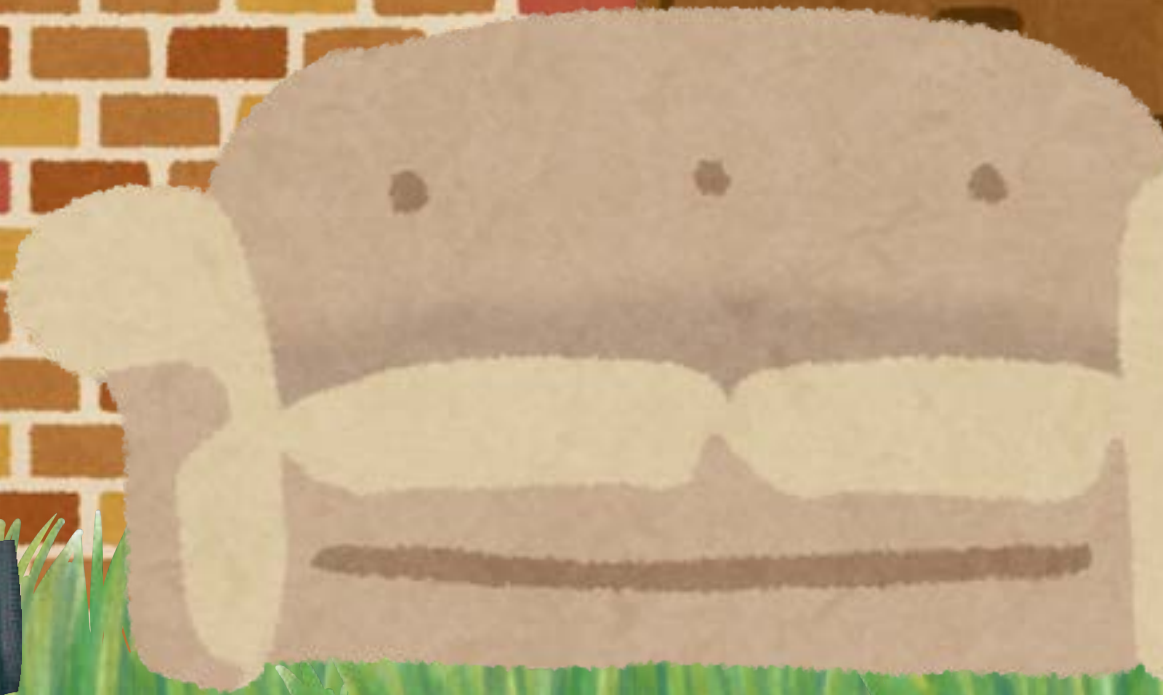
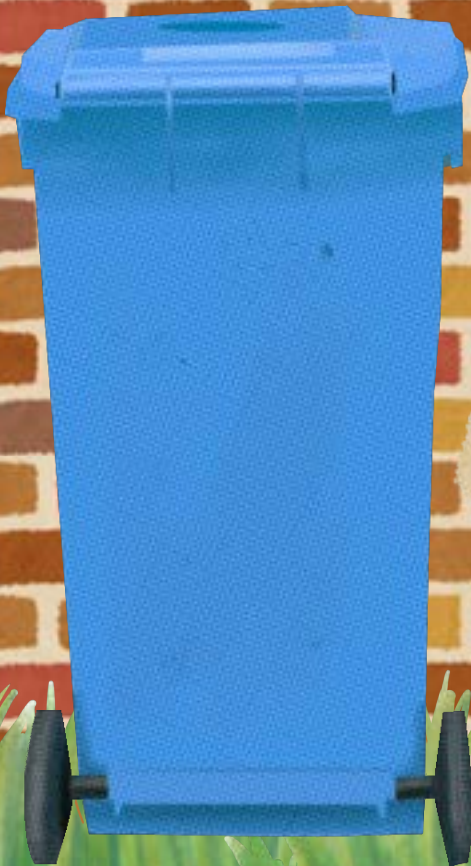
Tenants with lawns are responsible for lawn maintenance. If your grass is at 6 inches tall, a lease violation referral notice may be given. If lawn remains uncut after 48 hours of notice, maintenance will cut the grass and a minimum of a \$50 fee will be charged.



# BULK ITEM PICK UP 101

**When you have trash that does not fit in the provided blue bin, it is important to follow this process to insure proper disposal!**

1. Contact the office at [ksheets@geaugamha.org](mailto:ksheets@geaugamha.org) or 440-286-7413 ext. 107, ask for Kristine.
2. Provide your name, address, email address/phone number and detailed description of the item(s) needed for pick up.
3. Kristine will set up the pick up date with the disposal company and email/call you to advise what date it is scheduled for.
4. Place the item(s) at the curb the night prior to the scheduled pick-up
5. Any item(s) with cloth, ex: mattress, furniture, etc, must be completely wrapped in plastic and sealed with duct tape.
6. The cost for pick-up is determined by the disposal company, usually between *\$15.00-\$35.00 per item*.
7. You will receive a bill from GMHA with total & due date.



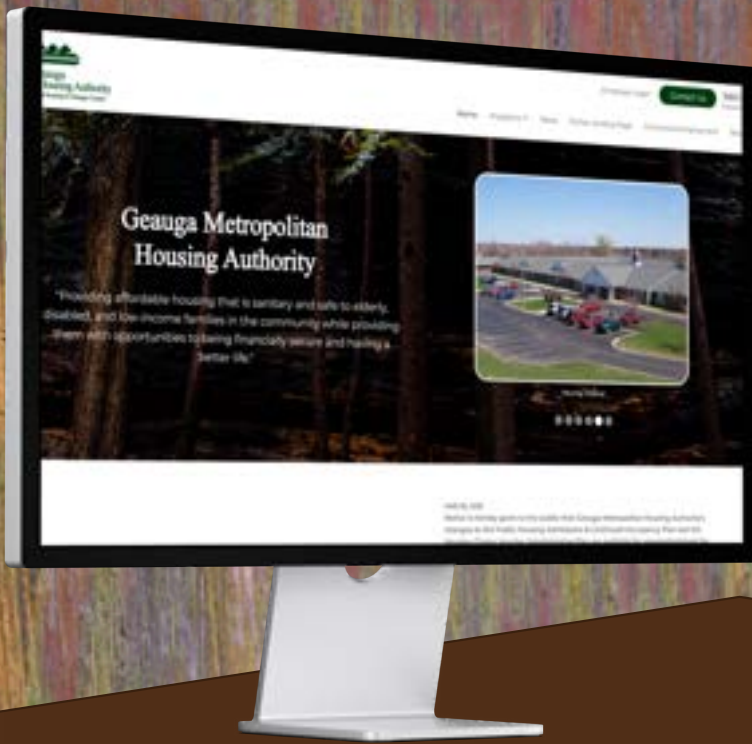


Have you seen  
our new look?!

Visit

[www.geaugamha.org](http://www.geaugamha.org)

to check out our  
refreshed website!



## Family Self-Sufficiency

The **Family Self-Sufficiency Program (FSS)** is available to all GMHA Tenants! This **employment based escrow savings account** is completely voluntary and is a great benefit to those who are ready to commit to a positive change in their lives. Many FSS graduates earn great savings, which are distributed at the end of their contract with many goals accomplished!

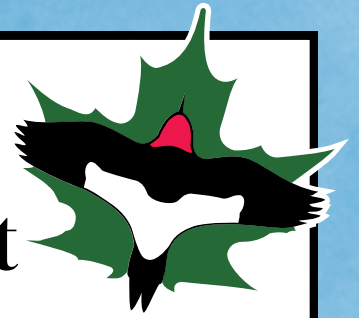
Are you expecting to *earn more income*? Do you want to *begin a self-sufficiency journey*? There is no better time than now!

If you are interested in learning more about the FSS Program or are ready to begin, please reach out to our **FSS Coordinator, Genesis Perez-Padilla at 440-286-7413 x 102.**



**Special community spotlight....**

## **Geauga Park District**



Geauga County is home to an abundant park district. Take advantage of these free, fun and beautiful nature opportunities that Geauga County has to offer. Best of all, many of these parks are accessible year-long with different activities to take partake in.

### **Parks & Trails**

Geauga County Park District includes 28 parks.

Here are some of the many!

- Bass Lake Preserve
- Big Creek Park
- Woodin Road Park
- Claridon Woodlands
- Observatory Park
- Headwaters Park
- Veteran Legacy Woods
- The West Woods
- Burton Wetlands
- Swine Creek Reservation
- Frohring Meadows
- Troy Wetlands

### **Activities & Programs**

Some of the many activities offered!

- Camping
- Trails
- Fishing
- Biking
- Picnicking
- Horseback Riding
- Nature/Science Centers
- Birdwatching







# Stay Informed: Topic: RAD



## What is RAD?

RAD stands for Rental Assistance Demonstration. RAD is a tool developed by the U.S Department of Housing and Urban development (HUD) to address living conditions in public housing properties. RAD allows public housing authorities to "convert" public housing subsidy into a Section 8 subsidy that is tied to the property.

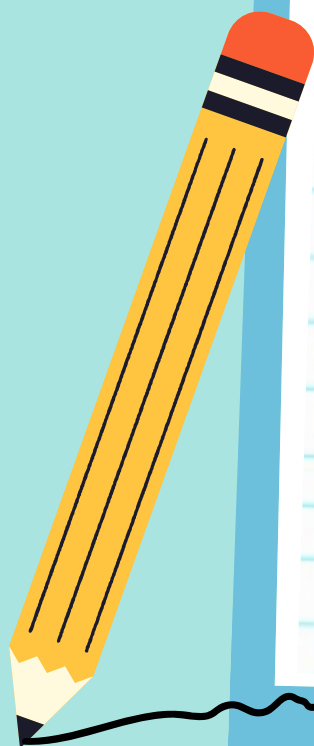
## Why was RAD created?



RAD was created to allow PHAs to access additional sources of funding to maintain, repair, and replace public housing properties. After a RAD conversion, the federal government continues to provide rental assistance through a Section 8 contract.

## Who can I talk to if I have questions?

You should talk with a PHA representative if you have specific questions about the RAD conversion process and the specific plans for your property. You can also directly contact HUD at [rad@hud.gov](mailto:rad@hud.gov).





Ravenwood Case Management services are available to all GMHA Tenants. If you are interested in requesting their services please contact Winnie or Taqiya at 440-286-7413 ext. 109.



## 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 and save preferred payment methods making future payments easier and more seamless!

Below are the online payment options that Geauga MHA has 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\*



## 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](mailto: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 processed *Friday, the 4th*.
- If the 5th falls on a Sunday, they will be processed *Monday, the 6th*

### 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.**





## Savory & Sweet Spring/Summer Recipe!

### **Summer Strawberry Chicken Salad by: Sarah Schlichter**

This Summer Strawberry Chicken Salad is the perfect blend of fruity, sweet and savory. Topped with strawberry marinated chicken, it's the perfect way to eat a strawberry summer salad, topped with a cool, refreshing honey lime dressing.

Serves 4. <https://www.bucketlisttummy.com/summer-strawberry-chicken-salad/#recipe>

#### **For the Dressing**

- 1 Tbsp olive oil
- 2 Tbsp lemon juice
- 1 Tbsp lime juice
- 2 Tbsp honey
- 1/2 cup Whole Milk Greek Yogurt
- For the Strawberry Marinade
- 1 pound strawberries, sliced about 2 cups
- 2 Tbsp coconut sugar
- 2 Tbsp water
- 1 Tbsp lemon juice

#### **Ingredients For the Chicken Strawberry Salad**

- 16 oz chicken, cut and grilled
- 4-6 cups salad greens
- 1 avocado, sliced
- 1/4 cup goat cheese
- 1/2 cup strawberries, sliced

#### **Instructions**

Preheat oven to 400 degrees.

Season chicken with olive oil and favorite spices.

Place chicken in baking pan and bake for 10 minutes, before turning over and baking for 15-20 more minutes, or until cooked throughout.

While chicken is baking, start your marinade. Mix strawberries, coconut sugar, water and lemon juice in a small pot and bring to boil. Reduce the heat and simmer, until the sauce begins to thicken (about 10 minutes). Continue simmering until it gets syrupy.

Lastly, prepare your salad greens. Top with avocado, goat cheese and diced strawberries. Prepare ingredients for your dressing and mix. Once chicken is done, cut chicken up and let it soak in strawberry marinade for 5-10 minutes, before decorating on salad. Top with dressing and enjoy!

# Local Events!

## May

- May 24th-25th  
Taste of Chagrin at  
Chagrin Falls Village-  
Triangle Park

## June

- June 1<sup>st</sup>  
Kids Fest & Flea  
Market  
at Chardon Square

## July

- July 4th  
Old Glory Day at  
Chardon Square

## August

- August 19<sup>th</sup> - Sept 2nd  
The Great Geauga County Fair at  
Gauga County Fairground,  
Burton

## September

- August 19<sup>th</sup> - Sept 2nd  
The Great Geauga County Fair at  
Gauga County Fairground,  
Burton



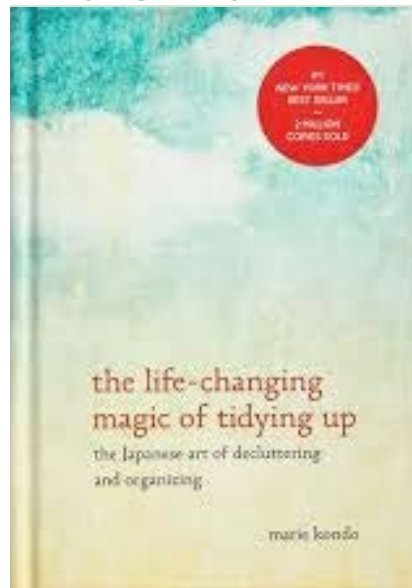
*staff recommends... Lisa's recs*



**Movie :** Any movie with  
Dwayne "The Rock" Johnson



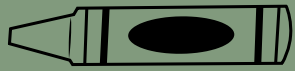
**Book:** The Life-Changing Magic  
of Tidying Up by Marie Kondo



**Activity :** Farmer's Markets,  
Antiquing & Creating Art!







*TAKE A MOMENT TO RELAX...*





385 Center St  
Chardon, Oh 44024