

Geauga Metropolitan Housing Newsletter

Winter 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 your new issue of GMHA Community News!

Newsletter Content

- *A Note from the Director*
- *Reminders and Updates*
- *R.A.D. Information*
- *John Murray Clubhouse Information*
- *Local Events and Fun*

Holidays and Special Days

- GMHA will be closed these days
- **February 17th 2025** - President's Day

"Winter is the time for comfort, for good food and warmth, for the touch of a friendly hand and for a talk beside the fire: it is the time for home."

-Edith Sitwell

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

Maintenance Manager

Mike Cook

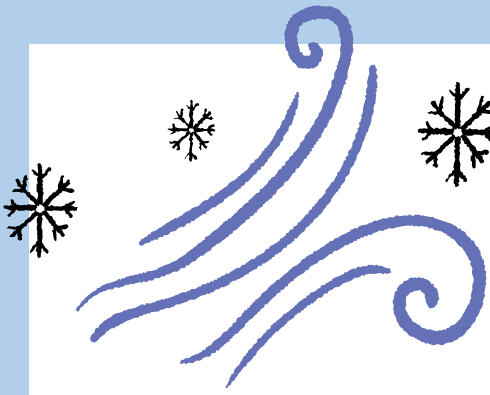
Maintenance

John Hollo

Rosanne

Ben Reed





A Note from the Director...



Dawn Farrell

Happy Winter!!

Well, this one is certainly shaping up to be a good, old-fashioned one! When you were a child, what fun winter activities do you remember? Or maybe some not so fun things, like the Wonder Bread bags in your boots to go with the big snowsuit. Yes, I'm giving away my age!

A snow day meant some sledding down the barn hill, making snow angels, and Mom would make some wonderful hot chocolate or warm soup. There were even a few times the driveway iced over and it became a perfect ice-skating rink. I was certain that I could jump just as high or skate as smoothly as the skaters for the Olympics. Those were the days! As time has gone by, it seems the days are more filled with must and need to's than want to's. If you find yourself in the same spot, hopefully one of the self-care tips below will help. There really are some good suggestions that don't cost anything extra – my favorites.







Wishing everyone a warm and healthy winter season!

January




REMINDERS AND UPDATES

General Reminders

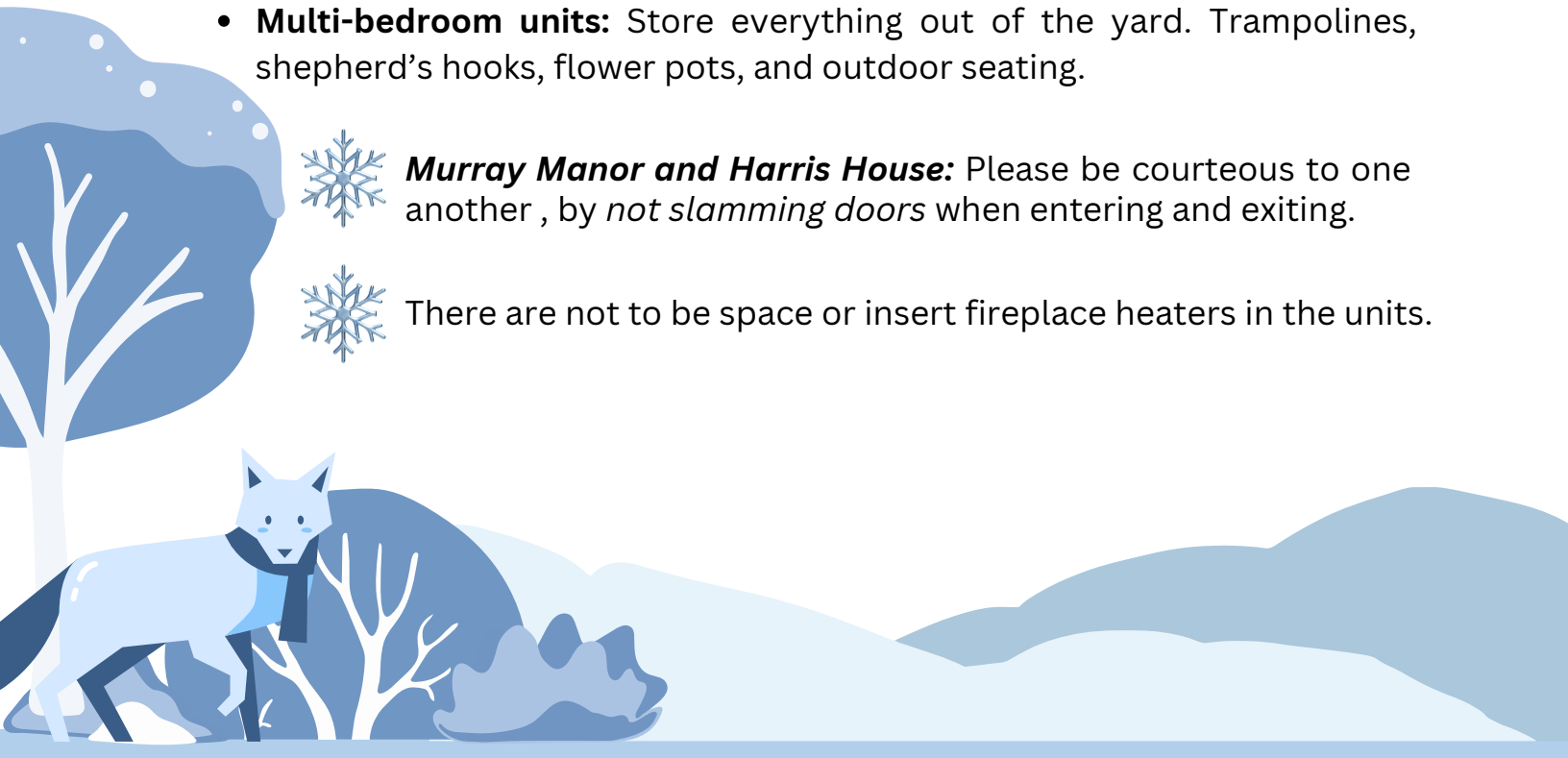
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- When placing rent payments in the rent boxes at Murray Manor, Harris House or the office vestibule, be sure they are not in an envelopes.
- 
- If you need to dispose of a bulk item, please contact Kristine Sheets to schedule a pick-up time, 440-286-7413 ext 107 or ksheets@geaugamha.org.
- 
- If you are going to be out of town for any period exceeding one calendar week, you are *REQUIRED* to alert your Housing Manager.
- 
- Pet waste disposal during snowy days can be tricky, please plan according to the anticipated weather. Please be responsible to clean up any pet waste.
- 
- 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.
- 
- Please be considerate when using the carts at Murray Manor and Harris House. Return in a timely manner.
- 
- 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 outside of your units.
 - **Multi-bedroom units:** Store everything out of the yard. Trampolines, shepherd's hooks, flower pots, and outdoor seating.



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



There are not to be space or insert fireplace heaters in the units.



Family Self-Sufficiency

The **Family Self-Sufficiency Program (FSS)** is available to all 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 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 on the FSS Program or are ready to begin, please reach out to our **FSS Coordinator, Genesis Perez-Padilla at 440-286-7413 x102.**

#WinterReady

During this winter season, being prepared for winter weather is key.

Here are a few tips as to how to be best prepped for this time of year.

Pay attention to weather reports and warnings of freezing weather and winter storms.

Listen for emergency information and alerts. Sign up for your community's warning system. Listen to the weather advisory and know the weather terms

Winter Storm Warning

- Issued when hazardous winter weather in the form of heavy snow, heavy freezing rain, or heavy sleet is imminent or occurring. Winter Storm Warnings are usually issued 12 to 24 hours before the event is expected to begin.

Winter Storm Watch

- Alerts the public to the possibility of a blizzard, heavy snow, heavy freezing rain, or heavy sleet. Winter Storm Watches are usually issued 12 to 48 hours before the beginning of a Winter Storm.

Winter Weather Advisory

- Issued for accumulations of snow, freezing rain, freezing drizzle, and sleet which will cause significant inconveniences and, if caution is not exercised, could lead to life-threatening situations.

Prepare *In Case if an Emergency Kit* for your home, car and work.

- Create an emergency supply kit for your car. Include jumper cables, sand, flashlight, flares, warm clothes, blankets, bottled water and non-perishable snacks. Keep a full tank of gas. Home and work kits should include bottled water, first aid kit, warm blankets, extra clothing, ice scraper, cell phone charger, extra batteries, can opener and non-perishable food.



Special community spotlight....

Ravenwood Health's
John Murray Clubhouse

Looking for a place where you can rebuild, grow, and thrive?

The John Murray Clubhouse is here for you! Located in Geauga County, we're dedicated to supporting individuals who are navigating life's challenges and ready to embrace new opportunities.

At the heart of what we do is the Clubhouse Model—a welcoming, team-focused approach to growth and transformation. Together, we create a supportive environment where members can connect, learn new skills, explore education and job opportunities, and focus on wellness.

We believe everyone has something unique to offer, and we're here to help you discover it. The Clubhouse is a place to regain confidence, make friends, and break free from the barriers of social and economic isolation.

Join us and become part of a community that lifts each other up. Let's build something amazing—together!

John Murray Clubhouse is open

Monday—Friday 10 a.m. to 3 p.m.

Contact us: 440-214-9124 Ext. 1

Email: CLUBHOUSE@RAVENWOODHEALTH.ORG





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 & 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



ACH PAYMENT

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*

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.

What is R.A.D. ? (RENTAL ASSISTANCE DEMONSTRATION)

Frequently Asked Questions



Since we introduced the possibility of a conversion to the program called R.A.D., we have some of the basic information to share.

Although there is not a guarantee that we will be converting, we would like to keep you informed as we consider the possibility.

What is a RAD Conversion? A RAD Conversion is **the process of changing how the rent subsidy is delivered** to a property from the Public Housing program to a form of Section 8 Housing including multi-family.

How will this affect my rent? Most residents **will not have rent increases because of RAD.** Like in most public housing, Section 8 residents pay 30% of their income towards rent and utilities. As in public housing, your rent will increase if your income increases and decrease if your income decreases. Under RAD, you will never pay more than 30% of your household's adjusted income towards rent.

Will I have to move? **Most repairs made as part of RAD allow you to stay in your home during construction.** However, some apartments and buildings need more extensive repairs that require residents to move out during construction. In these cases, the PHA will pay for temporary relocation and you will be protected by RAD relocation rules. You will have the right to return to the property once construction is completed. If construction at your property takes longer, the PHA may offer you other housing options, such as another public housing unit or a tenant-based voucher that you can use to rent a qualifying home you choose and continue paying 30% of your income towards rent.



Event Focus: *Public Libraries*

Public Libraries are a great resource for free, interactive and diverse activities for any age! Here is a sampling of activities available throughout Geauga County.



Burton Public Library

Geek Game Night : **Feb 2nd @ 5:00pm**
Interplay, A Project: Kindness Activity: **Feb 18th @6:00pm**
Watercolor Taster Sessions: **Feb 25th @ 3:00pm**

Geauga County Public Library- Chardon Branch

Mellow Mondays **Feb 3rd @ 3:30pm**
Intro to Anthropology **Feb 8th @ 3:00pm**
Adult Coloring Club **Feb. 24th @ 7:00pm**

Geauga County Public Library - Middlefield Branch

Decorate A Valentine-Themed Mug **Feb 4th @ 6:30pm**
Making and Shaping Pasta from Scratch with Chef Lori **Feb. 11th @ 6:30pm**
Pajama Storytime **Feb 24th @ 7:00pm**

Cuyahoga County Public Library - Chagrin Falls Branch

Kindergarten Countdown – **Saturdays @ 10:00am**
Family Storytime- All Ages with caregivers **Wednesdays @ 10:00am**
Crankie Workshop **Feb 24th @4:00pm**



A WONDERFUL AND WARM WINTER RECIPE!

Minestrone Soup!

Instructions

1. Heat the oil in a large pot over medium heat. Add the onion, carrots, celery, salt, and several grinds of black pepper, and cook, stirring occasionally, for 8 minutes, until the vegetables begin to soften.
2. Add the garlic, tomatoes, beans, green beans, broth, bay leaves, oregano, and thyme. Cover and simmer for 20 minutes.
3. Stir in the pasta and cook, uncovered, for 10 more minutes, until the pasta is cooked through.
4. Season to taste and serve with parsley, red pepper flakes, and parmesan, if desired.



Ingredients

- Onion
- Carrot
- Celery
- Garlic
- Diced tomatoes
- Green beans
- White or kidney beans
- Vegetable broth
- Bay leaves
- Oregano
- Thyme
- Small pasta
- Fresh parsley
- Red pepper flakes
- Parmesan cheese

Recipe from:

[https://www.loveandlemons.com/
minestrone-soup/](https://www.loveandlemons.com/minestrone-soup/)

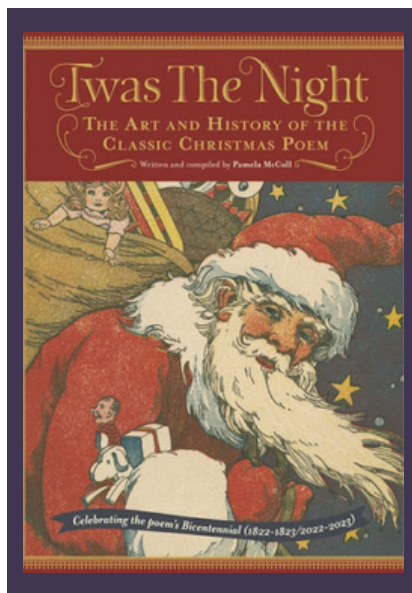
staff media recommendations...

Movie : Home Alone



Kristine's Picks!

Book: Twas the Night Before Christmas

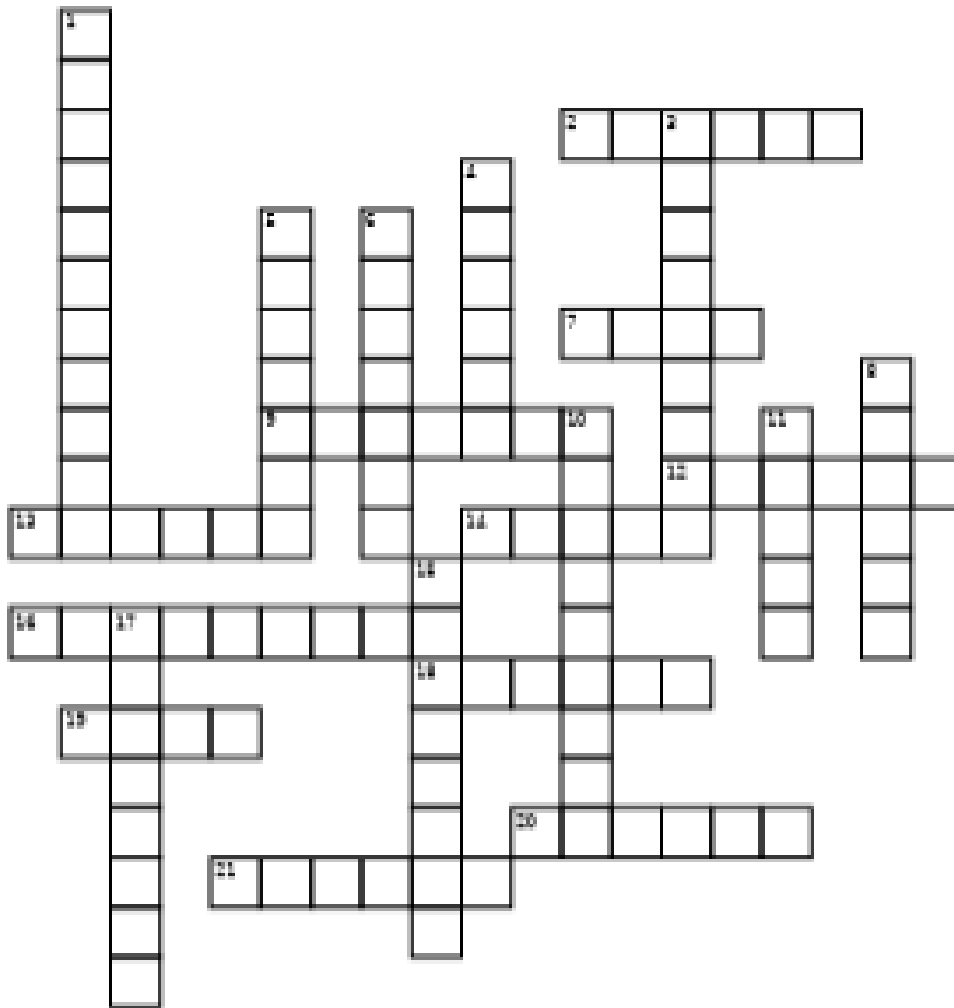


Activity :
Baking Christmas Cookies





WINTER WONDERLAND CROSSWORD PUZZLE

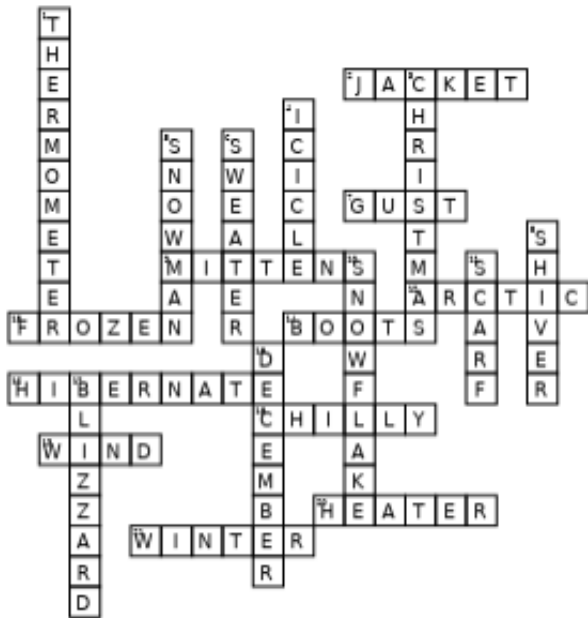


Down:

- 1. instrument for measuring and indicating temperature
- 3. annual holiday on the 25th of December
- 4. tapering piece of ice formed by freezing dripping water
- 5. representation of a human figure created with compressed snow
- 6. knitted garment typically with long sleeves worn over the body
- 8. momentary trembling movement
- 10. flake of snow typically displaying delicate sixfold symmetry
- 11. length or square of fabric worn around the neck or head
- 15. 12th month of the calendar year
- 17. severe snowstorm with high winds and low

Across:

- 2. outer garment for warmth
- 7. strong rush of wind
- 9. a glove with two sections one for the thumb and the other for all four fingers
- 12. northernmost region of Earth, centered on the North pole
- 13. frigid or very cold
- 14. fitted covering for the foot that usually reaches above the ankle
- 16. inactive for an extended period
- 18. uncomfortably cool or cold
- 19. perceptible natural movement of the air
- 20. device for warming the air or water
- 21. coldest season of the year



WINTER WONDERLAND CROSSWORD PUZZLE
Answer Key



385 Center St
Chardon, Oh io44024