



NEWS & NOTES

Monthly Newsletter of Hineshouse Property
Management & Maintenance Services
(912) 368-3466

Mission

To provide safe income-based housing options that improve the quality of life for all residents of Liberty County Georgia.

Vision

To be a convener of housing solutions in the Southeast Georgia region.



February is known for several important observances and events - Black History Month, Valentine's Day, and National American Heart Month. This month, take some time to learn more about your cardiovascular health. Did you know that hypertension (high blood pressure) is a leading risk factor for heart disease and stroke? Paying attention to your heart can help prevent heart attack, congestive heart failure, and stroke. You can ensure your heart is in good health by 1) learning more about heart health, 2) scheduling an appointment with a doctor, and 3) improving your diet and exercise. Get started with step 1 today by visiting www.heart.org and following us on social media all month for heart health tips.

Cedar Walk Regency Place

PROPERTY MANAGEMENT & MAINTENANCE

HOUSEKEEPING

Housekeeping will be conducted during monthly pest control treatment and completion of work orders. Failure to maintain a well-kept unit that meets housekeeping standards will result in a lease violation and/or eviction. Remember, two (2) failed housekeeping reports will result in eviction. Notices will be placed on your door.

EVICCTIONS

Please abide by house rules and keep payments current to avoid eviction.

RENTAL PAYMENTS

All rental payments must be done via RentCafe. No more payments will be taken in the leasing office. If you need help, please call (912) 368-3466 and we will gladly assist you. If you would like a receipt when dropping off your payment due to online payment issues, you must request an appointment ahead of time so we can give you a receipt to you at that time.

FOOD DISTRIBUTION

is available for elderly and disabled residents.

If you would like to have your name placed on the list for food delivery, please call (912) 255-5078.

When available, food bags will be delivered on Wednesdays and Thursdays from 10:00 a.m. to 4:00 p.m.

TRANSPORTATION SERVICES

For medical transportation needs, please call one day prior to your appointment before Noon.

Coastal Regional Coaches

866-543-6744

LogistiCare

800-580-6860

NUMBERS TO CALL

(912) 321-3651

Maintenance Supervisor

(912) 570-5506

Maintenance Coordinator





AFTER HOURS CONTACT

We now use Real Page answering service to ensure your calls are answered. If you experience problems on the property after work hours, call (912) 368-3466 and select Option #3 for Maintenance so an agent can provide 24-hour security and emergency maintenance services.

HUD MOR INSPECTION NOTICE

A Housing & Urban Development (HUD) Representative will be conducting a Management Occupancy Review (MOR) at Regency Apartments on February 10, 2022, starting at 9 a.m. They will be checking all common areas, grounds, and some units. Any health and safety hazards will be identified during this inspection; this includes smoke detectors that have been tampered with or extension cords along walls leading from room to room. The lease requires that you notify the office promptly, which means as soon as the need occurs, for emergencies and within 24 hours from non-emergencies for repairs. You do not need to be present for this inspection. A representative of the Hinesville Housing Authority will accompany the inspector to complete this inspection.

RESIDENT ROUNDTABLE

Residents can now join in a Quarterly Zoom Round Table with Ms. Melanie Thompson, CEO of Hinesville Housing Authority. This is an opportunity to meet in a small group to discuss our community and concerns.

The 2022 dates are Thursdays on

March 3, June 2, September 1, and December 1.

Only 10 residents are allowed so that every participant can be heard!

RSVP by email to AdminAssistant@hinesvillehousing.org.

Residents' questions and topics must be submitted in the email when registering so we can be prepared to answer your question(s) during the meeting.

IMPORTANT NOTICE

The following information is taken from the Hineshouse Property Management & Maintenance Services House Rules pages 7 and 8. Please read this entire section carefully to adhere to house rules agreed upon when signing your lease.

All residents and their guests should be respectful of others' privacy, property, and general well-being. Residents are responsible for the conduct of their guests at all times, and should do their best to ensure that their behavior is neither offensive or abusive to any neighbor, staff member or vendor, nor damaging to any physical part of the property.

a) Each and every resident listed on the lease and on a 50059 certification is responsible, not only for his/her own actions, but for the conduct of all household members, guests and visitors, while they are in the apartment or on the property. Any violation of these policies, and/or Lease terms is considered noncompliance with the lease.

b) Residents and guests are not permitted to engage in, or participate in, conduct which interferes with the quiet and peaceful enjoyment of the property by other residents. No act of a resident and/or guest which threatens, intimidates, harasses, is physically violent (with or without injury) to another person and/or the property, will not be tolerated. Any such incident will be considered a violation of the House Rules and the lease. When appropriate, such incidents will be reported to local law enforcement.

c) Acts of intimidation, harassment (including sexual harassment), verbal abuse, physical threat or violence, or mischievous misconduct, toward other residents or toward staff members or vendors will not be tolerated. Any such incident(s) will be considered a violation of the House Rules and the lease. When appropriate, such incidents will be reported to local law enforcement.

d) Social gatherings of residents and guests are welcomed, provided such gatherings do not become noisy, offensive, threatening, or generally objectionable to other residents and/or management. Any such gathering is considered in violation of the terms of the House Rules and the lease, when other residents' rights to quiet and peaceful enjoyment of their residences are violated. This policy applies to gatherings inside an apartment as well as in common areas.

e) Children under 16 years of age must be accompanied by an adult when using building facilities.

CODE OF CONDUCT CONTINUED

- f) The consumption of alcoholic beverages, drugs or any intoxicants in any common areas of the property is strictly prohibited.
- g) The hours between 10:00 p.m. and 8:00 a.m. are designated as "Quiet Time" on the property. Households must minimize any noisy or disturbing activity during these hours. Please make your best effort to honor the right of other residents to the quiet and peaceful enjoyment of their apartments during these hours.
- h) The volume of stereos, televisions, radios, etc., in the apartment, in the common areas of the property or in vehicles, is to be kept at a sound level that does not violate the right of neighbors to the quiet and peaceful enjoyment of their residences at all times.
- i) Since all apartments are residential units, residents are not allowed to sell cigarettes, beer, wine, or any other items from their apartment.
- j) Dress: The management office and common areas around the community are considered public places of business. All persons visiting the management office or on or about the community are required to dress appropriately in the common areas. Must have tops, bottoms and shoes for personal safety. The manner of dress, whether specified or not, shall at all times be governed by good taste, and be in keeping with a business environment. Anyone wearing inappropriate attire will be asked to leave the office. Business will not be conducted with anyone not wearing appropriate attire. Clothing that is not acceptable includes, but is not limited to:
1. Robes, pajamas, bedroom slippers, hair bonnets/sleep caps or other sleepwear
 2. Clothing that reveals foundation garments, such as boxer briefs, underwear or bras
 3. Tops that expose an individual's bare mid-section
 4. Bathing suits or other bathing attire
 5. Bare feet
 6. Any form of nudity (topless, bottomless)
 7. Clothing or accessories that shows references to gangs or drugs
 8. Clothing with offensive graphics, including sexual content or inappropriate language

Lease violations will be issued to residents who do not abide by this policy. Multiple lease violations will result in penalties up to and including eviction.

CODE OF CONDUCT CONTINUED

- k) If any law enforcement agency is called to the property because of a disturbance or violation of law, the resident(s) involved may be subject to lease termination. This property is under the jurisdiction of the City of Hinesville Police Department / Liberty County Sheriff's Department.
- l) Do not open the door or allow strangers into the building or your unit. Allow only your guests and/or management representatives to enter. Do not prop open doors, since this may allow strangers (as well as rodents and insects) to enter the building and/or your unit.
- m) Trash and garbage must be placed in trash bags and deposited inside the designated dumpsters/trash cans. If the trash will not fit in the designated dumpster please contact the office.
- n) Bicycles, motor scooters and other recreational transportation items must be kept inside your unit. If there is not a storage area on the property these items must be stored in the unit. No gas powered items are allowed to be stored in the units.
- o) Do not block doorways and windows in the apartment, since that is a safety hazard in case residents must escape a fire or other emergency.
- p) No outdoor grills, fire pits or open fires are permitted on the property.

A MOMENT FOR MENTAL HEALTH

Keep in touch

Talking to other people is good for you! Laughter, fun conversations, or just checking in on someone helps your mind and mood.

There's nothing better than catching up with someone face to face, but that's not always possible.

Try calling, texting, or doing a video chat instead.

Who do you need to talk to this week for good mental health?

COMMUNITY PARTNER SPOTLIGHT

Thank you to Pastor Katrina Deason and Liberty Prayer Chapel in Hinesville for the Christmas Movie and Toy Giveaway!



MAKE RENTAL PAYMENTS ONLINE WITH RENTCAFE



All rental payments **must** be made online. Please sign up for our online portal using the following instructions:

1. Call the leasing office for your Registration Code
2. Scan the QR code below using your smartphone or visit the Resident login section at www.rentcafe.com
3. Select "Click Here to Register" link
4. Search by zip code 31313 or the property name
5. Have your full legal name, phone number, and email address
6. Create a password and select a security question
7. Make sure you verify terms and conditions

Any tenant who is having trouble setting up an account may have a prior RentCafe'. Several factors that may cause a registration issue:

1. Demographics do not match. (ex. email, phone number)
2. A previous account with another community
3. A balance due or credit on account.

If you need assistance setting up your online account or making payments, call (912) 368-3466.

Also, don't forget to download the RentCafe app for easy use using the QR code or visit **www.rentcafe.com**





The federal government has launched a website for free at-home COVID-19 tests. Visit www.COVIDTests.gov or <https://special.usps.com/testkits> to access an order form for free tester to be delivered by the U.S. Postal Service.

Why You Need a COVID-19 Booster Shot



Vaccines are working very well to protect against severe illness, hospitalizations, and death, but effectiveness against infection decreases over time.



Boosters increase your protection from COVID-19, including variants.



The Omicron variant spreads more easily than the original virus.

GET A BOOSTER SHOT 5 MONTHS AFTER YOUR PFIZER-BIONTECH OR MODERNA SERIES, OR 2 MONTHS AFTER YOUR J&J SHOT.



cdc.gov/coronavirus

Coastal



Connecting Talent with Opportunity
A proud partner of the American Job Center network

We have something
for EVERYONE!

**Adults
&
Young Adults**
Ages 16-24

**Dislocated
Workers**
to include
Re-Entry

Veterans
to include
**Transitioning
Military**

**Get
Ready,
Set,
Go!**

ATTENTION!

Are you READY to START your CAREER?

Contact a **WorkSource Coastal Job Center**
We offer the following workforce development services:

- Tuition Assistance*
- Employment & Job Search Assistance
 - GED Instruction/with Stipend*
 - Work Based Learning Opportunities*
 - Job Preparation & Coaching
 - Resume & Cover Letter Development
- Career Guidance & Interest Assessments
 - Veteran Services

*Eligibility Requirements

Connect with an

OPPORTUNITY COACH

FOR QUESTIONS OR ASSISTANCE CALL A JOB CENTER NEAR YOU!

Bulloch County Job Center
305 S. Main Street
912-681-4134

Camden County Job Center
1712 Osborne Road - Suite G
912-439-3720

Chatham County One-Stop Job Center
7216 Skidaway Road - Suite C
912-354-6174

Effingham County Job Center
410 S. Columbia Avenue - Suite B
912-295-2821

Glynn County Job Center
1600 Union Street
912-554-7947

Liberty County Job Center
140 E. MLK, Jr. Drive
912-332-7908

Screven County Job Center
111 N. Main Street
912-451-8250

Visit us at: www.worksourcecoastal.org

An Equal Opportunity Employer/Program - Auxiliary aids and services are available upon request to individuals with disabilities.
Funded by the US Department of Labor's - Employment and Training Administration- Workforce Opportunity and Innovation Act (WIOA)
Coastal Workforce Development Area 19/Region 12

February Birthdays!



Cedar Walk

Aponte-Ross, Mikah
Burchett, Arthur
Caswell, Carrie
Davis II, Joseph
Foster, Anilya
Grant, Terrue
Hall, Quatayvia
Henry, Brooklin
Henry, Tyra
Joseph, Necole
Lacroix, Roger
Parmelee, Landree
Reyes, Ileana
Richardson, Juwanna
Thomas, JaNauge
Thomas, Miranda
Williams, Shanika

Regency Place

Bell, Tiara
Brinson, Belinda
Brown, Brian
Brown, Koneechwa
Brown, Robin
Butler, Eddie
Carter, Kristin
Coleman, Teresa
Durham Jr, Cameron
Gore, Alexander
Hill, Jasmine
Rivera, Raymond
Roberts, Coretta
Skipworth, Cordelia
Stevens, Deborah
Sulton, Kayceon
Walthour, Unique
Yearby, Samadhia

(912) 368-3466 Main Office
(912) 321-3651 Maintenance Supervisor
(912) 570-5506 Maintenance Coordinator

**Hineshouse Property
Management & Maintenance Services**
100 Regency Place Hinesville, GA 31313
www.hinesvillehousingauthority.org

Business Hours (By Appointment)
Monday 8:30 a.m. to 4 p.m.
Tuesday 8:30 a.m. to 4 p.m.
Wednesday 8:30 a.m. to 4 p.m.
Thursday 8:30 a.m. to 4 p.m.
Friday 8:30 a.m. to 4 p.m.

FEBRUARY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Rent Due	2 Food Distribution	3 Food Distribution	4	5
6	7 Rent Past Due (late fee)	8	9 Food Distribution	10 Food Distribution HUD MOR INSPECTION	11	12
13	14 Happy Valentine's Day	15	16 Food Distribution	17 Food Distribution	18	19
20	21 Offices Closed to observe President's Day	22	23 Food Distribution	24 Food Distribution	25	26
27	28	Follow us on Facebook and Instagram for events, reminders, and community information. @hineshousing #morethanhousing				