



### 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.

Cedar Walk  
Regency Place

# NEWS & NOTES

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



For several months, rent payments have been accepted through RentCafé so most of you should already have an account. We are moving forward with continuing our goal of having a paperless contact system. Effective April 1, 2022, we will be going solely through RentCafé for all of your administrative needs! You can submit your recertification, changes in household members, changes in household income, rental payments, etc. This will make organizing, updating, and communicating your information convenient and quicker. If you have not registered with RentCafé, please do so now. You can have a family member or friend to assist you with the process. Also, if you need assistance, call (912) 368-3466 and we will gladly assist you.

# PROPERTY MANAGEMENT & MAINTENANCE

## HOUSEKEEPING TIP

Microwave your cloths and sponges! Put the wet sponge or cloth in the microwave for 30 seconds to remove any bacteria. Wait a minute or two before pulling it out as it will be hot. If you don't have a microwave, you can also put your cleaning cloths in the washing machine and your sponges into your dishwasher, although this will take longer. Try to clean your sponges and cloths after each use to prevent the build-up of unwanted bacteria on the surface. Depending on how often you use them, you should replace your cleaning sponges on a weekly basis just to ensure there is no build-up of unwanted bacteria.

## MAINTENANCE NOTICE

We will conduct maintenance repairs from now until March 31, 2022 on issues found during the HUD REAC inspection. Please consider this as your formal notice.

**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 office hours, call (912) 368-3466 and select Option #3 for Maintenance so an agent can provide 24-hour security and emergency maintenance services.

## PLEASE REMEMBER...

- Utility allowances/payments will be made payable directly to you via check at the end of each month. If there here have been changes made to your certification, it will be processed the following month.
- Do not park on the grass. No exceptions. Please consider this as a final warning. The vehicle will be towed at the owner's expense.
- We are not responsible for any packages that you receive from Amazon, UPS, USPS, etc. It is your responsibility to communicate with the carrier and find your package. Please be advised and make sure that all of your mail has your apartment number on it. If your apartment number is not on your mail, your letter will be returned back to sender.

## RESIDENT ROUNDTABLE

Residents can now join in a Quarterly Zoom Round Table with Ms. Melanie Thompson, CEO of the 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](mailto: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 concerning Common Areas and Grounds. Please read this entire section carefully to adhere to house rules agreed upon when signing your lease.***

- a. The common areas and grounds are for the use and enjoyment of all residents. The walkways, corridors, hallways and stairways are not to be obstructed, encumbered, or used for any purpose other than entering or leaving the apartment premises. The lobby, laundry room, community room, courtyards, playgrounds, parking lots, swimming pool and lawns are only to be used for their intended purposes.
- b. Residents and/or guests may not linger or congregate in the walkways, hallways, corridors, stairways, property roadway, or parking areas. The storage of trash, household or personal items in the common areas is prohibited. Stored and/or abandoned items will be removed from the property with or without notice.
- c. All occupants are responsible for the cleanliness and upkeep of their apartments and the common areas, so that they can be clean and pleasant for the enjoyment of all. Any areas that are damaged or in need of repair should be reported to management immediately.
- d. Any activities on the grounds that cause damage to the landscaping or common area, or can create a disturbance, are prohibited. Residents will be charged for any damages to common areas by household members or by their guests. (Persons under the age of 18 unsupervised at the Regency sign are destroying our flowers and the lights at the sign. There will be a fine of at least \$150.00 to replace the flowers and the lights (starting at \$200.00 (which includes labor) at the sign. This mostly happens during the time the kids are standing/waiting on the bus to come in the mornings).
- e. Littering, including disposal of cigarette butts (at the front of Regency do not throw your cigarette Butts on the ground), candy wrappers, soda cans, etc., is prohibited. Defecating and/or urinating in common areas of the property are prohibited. These activities will result in a lease violation notice.



## COMMON AREAS AND GROUNDS CONTINUED

f. If there is a community room there will be a sign-up list for its use, and your request must be approved by management at a fee of \$225.00. Fire and safety regulations regarding the number of people (65) in the room and permitted activities must be followed. You are responsible for the cleanup of the Community Room immediately following your activity's end. A non-refundable deposit of \$75.00 will be required 7 days prior to the event. The community center will not be used for commercial events including but not limited to the sale of alcohol and drugs.

g. Portable water toys such as slip and slides, twirling water sprinklers, wading/swimming pools, saunas, spas, etc. are not allowed anywhere on the property.

h. Trampolines, Swing sets, play gyms, moon bounce, and bounce houses are not allowed. Toys must be kept inside the units (which includes bicycles; even if the bicycles are locked on the porches the locks will be cut and the bicycles will be taken away for a \$25.00 fee per bicycle; you will have 10 days to pay the fee to receive the bicycles. If they are not claimed or the fee is not paid within the 10 days of receipt; they will be disposed of ) when not being used.

i. Residents will be charged a fee of \$25.00 for leaving trash, waste, dumping food or household items outside of their apartment to be paid with the next month's rent.

j. Residents will be charged a fee of \$25.00 for a replacement gate key replacement and a \$20.00 fee for allowing access with the assistance of the HPMMS staff to the property due to forgetting the gate key and/or changing resident information in the system.

k. The first failed housekeeping will result in mandatory participation in a housekeeping workshop. The second failed housekeeping will result in a termination of tenancy with a 30-days notice.

l. Removal or tampering with a smoke detector will result in termination of tenancy and a 30-days notice.

**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.**

# 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](http://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](http://www.rentcafe.com)**



RentCafe will be used for all  
administrative documents  
beginning April 1, 2022.





**Today only  
happens ONCE.  
Make it AMAZING!!!**

**COVID Vaccines will be available for Regency Park Residents  
March 31, 2022 at 12 p.m. - 4:30 p.m.**

100 Regency Place in the Community Room

Someone will be in the Community Room on Monday, March 28, 2022  
to assist residents with signing up to receive the COVID vaccine.

**COVID Vaccines will be available for Cedar Walk Residents  
April 7, 2022 at 12 p.m. - 4:30 p.m.**

Gause Street near the Gazebo

Someone will be in the Community Room at Regency Park on Monday,  
April 4, 2022 to assist Cedar Walk residents with signing up to receive  
the COVID vaccine.

If you need assistance for future vaccination dates, someone will be  
in the Community Room at Regency Park on the following dates:

Monday, April 11, 2022

Monday, April 18, 2022

Monday, April 25, 2022

Monday, May 2, 2022



**We're  
hiring!**

**Sanitation Truck Driver - CDL**  
Solid Waste Authority | Fleming, GA  
Solid Waste Collection / 4520  
Open Until: March 9, 2022 at 11:59 PM EST  
Rate of Pay: \$36,566 - \$36,566

**Truck Driver - CDL HAZMAT**  
Road Department | Midway, GA  
Road Department / 4220  
Open Until: February 28, 2022 at 12:00 AM EST  
Rate of Pay: \$34,840 - \$35,526  
Status: Until Filled

**Firefighter (Full-time)**  
Public Safety Building | Hinesville, GA  
Fire Services / 3500  
Open Until: June 30, 2022 at 11:59 PM EST  
Rate of Pay: 40,724 - 40,724

**Recruit Firefighter**  
Public Safety Building | Hinesville, GA  
Fire Services / 3500  
Open Until: March 18, 2022 at 05:00 PM EST

**Recreation Specialist**  
Recreation Office | Hinesville, GA  
Recreation / 6110  
Open Until: February 27, 2022 at 11:59 PM EST  
Rate of Pay: \$38,376 - \$38,376

**Recreation Aide (Part-time)**  
Recreation Office | Hinesville, GA  
Recreation / 6110  
Open Until: June 30, 2022 at 11:59 PM EST

**Visit**

**<https://www.libertycountyga.com>  
for more details on job openings.**



# March Birthdays



## Cedar Walk

Aponte-Santiago, Iann  
Heard, Stefanie  
Joseph, Halleatt  
Oldham, Jessica  
Pickens, Jacqueline  
Robertson, Reginald  
Smith, Erin  
Smith, Jacob  
Stevens, Georgia  
White, Patricia

## Regency Place

Dewitt, King-Nasir  
Fultz, Jaden  
Gore, Ke'Shaun  
Harvey, Louvonda  
Jones, Keyosha  
Moon, Kaelyn  
Phipps, Jasmine  
Porter, Justyce  
Rivera, Jeamy  
Rivera-Acevedo, Yavel  
Santos, Kimora  
Turner, Trinity  
Walthour, Louis  
Wilson, Kaiden

Call us about any concerns  
or services.

(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](http://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.

MARCH 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	11	12
13	14	15	16 Food Distribution	17 Food Distribution St. Patrick's Day	18	19
20	21	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