



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.

NEWS & NOTES

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



April is an exciting month filled with significant observances such as National Fair Housing Month, Easter, and Earth Day! In Liberty County, we are blessed to have Keep Liberty Beautiful offer programs and events every day of the year to help us learn about litter prevention, waste reduction, community beautification, and more. Don't miss the largest community event of the year hosted by Keep Liberty Beautiful. The 16th Annual Earth Day Celebration is scheduled for April 22 from 3:30 -6:30 p.m. at Bryant Commons Park in Hinesville. There will be prizes, raffles, giveaways, food, and more. The event is free and open to the public.

For more information, visit <https://keeplibertybeautiful.org/>.

Cedar Walk
Regency Place

PROPERTY MANAGEMENT & MAINTENANCE

HOUSEKEEPING TIP

Dryer sheets can be an effective tool to help keep a clean house – even after they have been used. Running a dryer sheet along your baseboards will help repel dust while making your room smell like fresh laundry.

You can also use the dryer sheets to remove dust from blinds, mirrors, and even chandeliers or delicate light fixtures.

MAINTENANCE NOTICE

For the month of April 2022, we will be performing Pest Control and Unit inspections for Cedar Walk Apartments (April 10 - April 14) and Regency Place Apartments (April 17-21).

We are seeing an increase in plumbing issues due to toilet deodorizers falling into the toilet. Please do not to use these types of deodorizers. However, if you would like to use them, please do not place them in the toilet.



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) 368-3466

Press 1 for the Leasing Office

Press 2 for the Admin Office

Press 3 for the Maintenance
Department

(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.

COVID VACCINES

**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



**Surround yourself with
people who are ONLY
going to lift YOU higher!!!**

IMPORTANT NOTICE - PARKING

We will implement opening and closing of the gates at Regency Place Apartments beginning May 1, 2022. The gate will be open daily from 6 a.m. to 6 p.m. ONLY. We will assign gate tags to all of the residents that have a vehicle(s). This tag will only be registered to residents only. We will no longer be assigning GUEST decals. If you have a guest decal, it is no longer valid.

Your new decal will have to be visible for the camera to scan it; then that will open the gate at that time for you to enter the property. Upon leaving the property, all you will have to do is drive up slowly to the gate and it will automatically open.

Once the tag has been applied to the passenger side of your vehicle, it will not be able to be removed without damaging it. Please be aware that you are responsible for your tag. If for some reason your tag is lost/damaged, there will be a \$25 charge to replace the tag. This charge will have to be paid in advance before you will be able to receive a new one.

Registration for the new tags will be held from April 4, 2022 through April 8, 2022 from 1 p.m. - 4 p.m. daily. Please contact the office in advance to preregister your vehicle(s) if you have not already done so. We will need the following information to complete the preregistration:

- (1) Driver's license (must be valid)
- (2) Car insurance (must be in your name and current)
- (3) Vehicle registration (must be in your name and current)

Please bring your vehicle on the following registration dates:

April 4 - Buildings 1, 2 and 3

April 5 - Buildings 4, 5 and 6

April 6 - Buildings 7, 8 and 9

April 7 - Buildings 10, 11 and 12

April 8 - Buildings 13 and 14

April 20th - Anyone who missed the day for your building must call ahead to make an appointment.

FYI: When parking your vehicle in a parking space your car is not be backed in just driven forward. Thanks for your cooperation in this matter.

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**



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



IMPORTANT NOTICE - GUESTS

The following information is taken from the Hineshouse Property Management & Maintenance Services House Rules concerning Guests.

Please read this entire section carefully to adhere to house rules agreed upon when signing your lease.

GUESTS

a) A resident may have guests visit his/her residence. An “overnight guest” is defined as a person who is sleeping in the unit, staying in the unit for longer than a 10-hour period (regardless of whether that occurs at night or during the daytime) and/or keeping clothing or other belongings in the unit.

A total of 14 days for any overnight guest(s) is the maximum allowed within a calendar year. For example, one person may stay for a total of 14 calendar days, either all at once or in separate stays during the year. Or several different guests may stay overnight as long as the total does not exceed 14 days in the calendar year.

Any individual staying more than 14 days in a calendar year must be eligible to move into the unit, and will be counted as a household member. An appropriate recertification will be completed.

Exceptions for extenuating circumstances documented by a medical professional (i.e. short-term care needed when recovering from a medical condition) may be granted with the written consent of management. If you need someone to stay with you for a medical reason, verification will be required from a licensed medical professional, indicating the tasks that person must perform and the length of time the person will be needed.

b) Management may, at any time, request proof of domicile (current documentation of an overnight guest’s residence address) and may process verification if it is suspected that the guest(s) is/are unauthorized occupants of the household. If the provided information cannot be properly verified the individual(s) must leave immediately.

c) Guests are subject to the terms of the resident’s lease, House Rules, as well as federal, state and local laws. The resident accepts responsibility for the actions of all guests while they are on the property’s premises.

GUEST RULES CONTINUED

- d) Any guest who violates the terms of the resident's lease, House Rules, federal, state or local laws will be presented with a letter of trespass and declared a trespasser. Where applicable, future visits to the property by the guest(s) will result in an arrest by local law enforcement officers for illegal trespass and will be banned from the property. This is a lease violation that will result in an eviction.
- e) Residents must inform management when a guest will be staying more than 3 consecutive nights. If the property utilizes parking permits, the guest's vehicle must be registered at the office in order to receive a parking permit. A vehicle without a parking permit may be tagged and towed according to property policy.
- f) If an individual not listed on the lease has his/her mail sent to the property, and/or his/her belongings are kept in the unit, s/he will be considered as living in the unit. If this occurs without management permission and the completion of resident screening, it is a lease violation and will result in a termination of the lease.
- g) Anyone who wishes to live on the property must successfully complete criminal and credit screening prior to moving in. This screening is exactly the same as that required of members of any new household. This includes, but is not limited to, Live-In Aides (note that credit checks do not apply), security/police officers or additional household members wishing to move in after the household is already living at the property.
- h) Residents are allowed to add household members to their leases under certain conditions, which include but are not limited to, criminal and credit screening, and occupancy standards for unit sizes. Once a household has moved in, any additional residents must be approved by management prior to moving in. Screenings are used to help ensure that individuals admitted to the property will abide by the terms of the lease, pay rent on time, take care of the unit and common property, and allow all other residents to peacefully enjoy their homes.

**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.**

SIMPLIFIED LABOR STAFFING

WE ARE HIRING!

**GENERAL LABOR, CDL DRIVING,
JOCKEY POSITIONS, OPERATORS,
CLERK POSITIONS AND MORE
AVAILABLE**

**OUR JOBS VARY BETWEEN
\$15-\$32 HOURLY**



APPLY NOW!

yourstaffingfirm.com

**Address: 10010 Abercorn
St Suite 7 Savannah, Ga
31406**



**CALL OR
TEXT US!**

912-633-8150

912-707-2111

912-707-2119

"Get Fit with Diversity"

Diversity Health Center
303 Frasier Drive, Hinesville
(meet in front of the building)
Mondays and Wednesdays
6 p.m. - 7 p.m.



DIVERSITY HEALTH CENTER

April Birthdays



Cedar Walk

Davis, T'Kiyah
Lopez, Mildred
Perry, Caison
Rosario, Ismael
Solomon, Eleanor
Staten, Martha
Sukovich, Mary

Regency Place

Arnold, Patricia
Canada, Jayden
Canady, Harmonee
Clark, Kealsie
Defoe, Elizebeth
Denson, Jayda
Dickens, Nyla
Doe, Jadarrius
Gibson , Toynaija
Gibson, Emma
Golden, Indanaisjua
Henry , Zavion
Paulk, Jaleesa
Rivera-Acevedo, Yashira
Sanders, Mandrill
Walthour, Jamari
Walton, Alina
Whittington, Kayla

**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

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.

APRIL 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Follow us on Facebook and Instagram for events, reminders, and community information. @hineshousing #morethanhousing					1 Rent Due	2
3	4 Gate Tag Registration this week	5 Rent Past Due (late fee)	6 Food Distribution	7 Food Distribution Cedar Walk COVID vaccine	8	9
10	11 Cedar Walk Maintenance this week	12	13 Food Distribution	14 Food Distribution	15	16
17 HAPPY EASTER!	18 Regency Place Maintenance this week	19	20 Food Distribution Gate Tag Registration	21 Food Distribution	22 HAPPY EARTH DAY!	23
24	25	26	27 Food Distribution	28 Food Distribution	29	30