

# News & Notes



Monthly Newsletter of Hineshouse Property Management & Maintenance Services



**July 2019**

## Inside this Issue

- Resident Bulletin pg. 2
- Hineshouse Kids pg. 3
- Resident Reminders pg. 4-6
- Calendar of Events pg. 7

## Enjoy the last days of Summer Break!

It's hard to believe that the Summer Break is almost complete. In just a few weeks, the children will return to school and our schedules will adjust to the school calendar. Make the most of the rest of your summer days with these tips:

1. Register for our After School Program now. See page 3 for details.
2. Visit the local recreation department at Liberty Independent Troop Park or James A. Brown Park for swimming, soccer, basketball, weightlifting, tennis, playground fun, or a walk around the trails. Visit [lcrd2.homestead.com](http://lcrd2.homestead.com) or call 912-876-5359 for more information.
3. Attend the Second Saturday Block Party in Bradwell Park at Commerce Street in Hinesville from 6 p.m. to midnight on July 13 for food, karaoke, live music, free games, and fun. Visit [www.hinesvilledowntown.com](http://www.hinesvilledowntown.com) or call 912-877-4332 for more information.
4. Catch a matinee or the Summer Kid Show Series at 10 a.m. every Tuesday and Thursday in June and July for \$1.50 admission, \$1.50 drinks, and \$1.50 popcorn! Visit [www.gtcmovies.com/showtimes/liberty-cinemas](http://www.gtcmovies.com/showtimes/liberty-cinemas) or call 912-408-3456 for more information.
5. Take a ride throughout Liberty County to see some of the historic sites and lovely landmarks. Visit [www.libertycounty.org](http://www.libertycounty.org) or call 912-368-3580 for more information.

Whatever you decide, make sure to share your summer with us by emailing photos to [info@hinesvillehousing.org](mailto:info@hinesvillehousing.org) or posting to social media with #libertycountysummer

## Mission

To provide safe, affordable, market, and senior housing options that improve the quality of life for all residents of Liberty.

## Vision

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

**Cedar Walk**

**Regency Park**

**Hineshouse Way**

## PROPERTY MANAGEMENT & MAINTENANCE

### RECERTIFICATION WORKSHOP

NONE FOR JULY

### PRE-LEASING WORKSHOP

NONE FOR JULY

### HOUSEKEEPING SCHEDULE

July 15-19, 2019 Cedar Walk

### Housekeeping Workshop for New Move-Ins

WILL RESUME AUGUST 2019

### PEST CONTROL

July 2, 2019	Regency Park
July 9, 2019	Gause Street
July 11, 2019	Rebecca Street
July 16, 2019	Olive Street
July 18, 2019	Norwood Street
July 23, 2019	Gassaway Street

## RESIDENT SERVICES

### Hinesville Housing Authority Board Meeting

August 13 at 3 p.m. The location is 115 East M.L. King, Jr. Drive in Hinesville (3rd floor Administration Department at Hinesville City Hall).

**Bingo Night** is typically held the third Thursday of each month from 6:00 p.m. - 7:00 p.m. This month's Bingo Night is CANCELED.

### WorkSource Coastal Courses. Call (912) 332-7908

or visit the WorkSource Coastal Georgia Liberty office at 140 E. MLK Jr. Drive for information on FREE educational and job search courses.

### Community Events: Visit us online at

[www.hinesvillehousingauthority.org](http://www.hinesvillehousingauthority.org) or on Facebook and Instagram for information on free community events and programs.



## FOOD DISTRIBUTION

The food distribution for the month of July 2019 is as follows:

Norwood Street - (Wednesdays)

July 3, 10, 17, 24, 31

Regency Place – (Thursdays)

July 11, 18, 25

Olive Street – July 5

Gause & Welborn – July 12

Rebecca Street – July 19

Gause & Welborn – July 26

## RESIDENT MEETING

July 25, 2019

at 10 a.m.

## AFTER HOURS CONTACT

If you experience problems on the property after work hours, call (912) 977-6004 for 24-hour security and services.

## TRANSPORTATION SERVICES

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

Coastal Regional Coaches

866-543-6744

LogistiCare

800-580-6860

## Hineshouse Kids

**DOES YOUR CHILD NEED  
IMMUNIZATIONS OR A HEALTH  
SCREENING BEFORE SCHOOL  
STARTS?**

# LIBERTY COUNTY HEALTH DEPT

Shots \$21.99 per shot \_\_\_\_\_ Health Screening \$30  
All in One (Vision, Dental, Health)  
(financial assistance is available)

**THURSDAYS**  
**| JULY 18, JULY 25, AUGUST 1**  
**8:00AM - 6:00PM | WALK IN CLINIC**

1113 East Oglethorpe Highway, Hinesville, GA 31313

Please Note: The process will take less time if your child's shot and medical records have been turned in prior to the dates above.

For More Info Call Health Dept 912 - 876 - 2173



## REGISTRATION IS OPEN!

Hineshouse After School Program Begins August 5, 2019  
Hours are 2:30 p.m. – 5:45 p.m. for 2019-2020 School Year  
Snack, Dinner, Field Trips, and Tutoring included  
OPEN TO ALL REGENCY & CEDAR WALK RESIDENTS ONLY  
Call 912-368-3466 for more info.



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

### After School Enrichment Program

Our student enrichment program is a great place for your children to grow their social skills.

**Monday — Friday**  
**2:30 p.m. to 5:45 p.m.**

FREE SNACK  
FREE DINNER  
FREE TRIPS  
FREE TUTORING  
HOMEWORK ASSISTANCE

Open to all  
Regency Park and  
Cedar Walk residents  
Transportation will be  
provided for Cedar Walk  
residents.

For more information,  
please contact  
Talinda Givens  
(912) 368-3466

# Important Reminders

Do not block any airways or windows. This will cause damage to A/C Units and possibly increase utility costs.

Remove inoperable and unregistered cars or they will be towed.

Window blinds will be replaced at the homeowner's expense if the HPMMS maintenance team has to replace them. Please maintain your window blinds or install new blinds when damaged.

Walk-in days for residents are every Wednesday from 1:00 p.m. — 4:00 p.m.  
If you are unable to meet on Wednesdays, please make an appointment.

This is a smoke free property. No smoking permitted in or around units or within twenty five (25) feet of the property.

**Stop by the Quad E Community Wellness Center  
for free health services.**

**They are located at 301 Olive Street.**

**Call (912) 436-3488 for more information.**

**\*\*\*NEW HOURS\*\*\***

**Open Monday – Friday  
9 a.m. to 4 p.m.**

Your rent is due on the first day of the month. Your rent must be paid by the fifth day of the month via check or money order. Residents who pay their rent after the 14th day of the month will be turned over to the courts.

**Observations of several unauthorized guests residing on the properties have been reported. Please be mindful of rules regarding 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.

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.

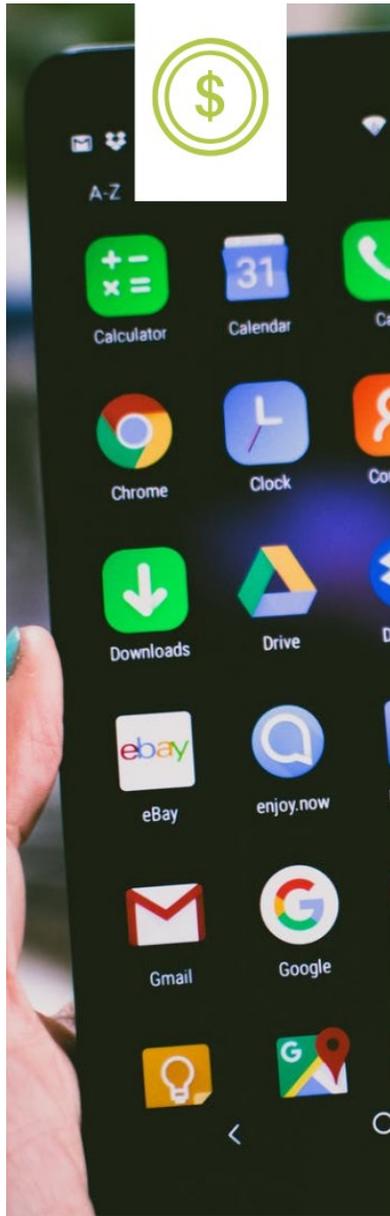
g) Anyone who wishes to live on the property must successfully complete criminal and credit screening prior to moving in. This screening is exactly the same as that required of members of any new household. This includes, but is not limited to, Live-In Aides (note that credit checks do not apply), security/police 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.

For more information, contact:

Felicia Woods,  
Asset Manager

Hineshouse Property Management & Maintenance Services  
912-368-3466 Office



# PAY YOUR RENT ONLINE

*Online payments  
now accepted!*

Hineshouse Property Management & Maintenance Services is happy to offer an online payment option to residents beginning April 1, 2019.

- > Access the payment portal at <https://hinesvillehousingauthority.org/residents/payments/>
- > Register for an User Account with RentCafe
- > Make your first payment!

---

*If you have issues completing the payment, call  
912-368-3466 or email us at  
[info@hinesvillehousing.org](mailto:info@hinesvillehousing.org)*



Please be advised that rent will not be accepted after the 5th of each month. If the full amount of any late fee charges are not included with your rent payment, lease termination letters will be sent out on the 15th of every month.

If you have a repayment agreement, please be sure that this payment is on a separate check from your rent payment. If you are paying your rent after the 5th of the month, make sure your \$5 late fee is added and \$1 per day after the 6th of the month. All payments should be in the form of a check or money order.

If you have any questions or concerns, please contact the business office at

912-368-3466.

Give us a call about any concerns or services.

(912) 368-3466 business hours

(912) 977-6004 after hours



**Business Hours**

Monday 8 a.m. to 4 p.m.

Tuesday 8 a.m. to 4 p.m.

Wednesday 1 p.m. to 5 p.m.

Thursday 8 a.m. to 4 p.m.

Friday 8 a.m. to 4 p.m.

**JULY 2019**

**Hineshouse Property Management & Maintenance Services**

100 Regency Place Hinesville, GA 31313  
[www.hinesvillehousingauthority.org](http://www.hinesvillehousingauthority.org)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Pest Control Re- gency Park	3 Food Distribution 10 a.m. Norwood	4 Food Distribution 10 a.m. Regency	5 Food Distribution 10am Olive	6
7	8	9 Pest Control Gause Street	10 Food Distribution 10 a.m. Norwood .	11 Food Distribution 10 a.m. Regency Pest Control Rebecca Street	12 Food Distribution 10am Gause, Welborn	13
14	15 Housekeeping Cedar Walk	16 Pest Control Olive Street Housekeeping Ce- dar Walk	17 Food Distribution 10 a.m. Norwood Housekeeping Ce- dar Walk	18 Food Distribution 10 a.m. Regency Pest Control Norwood Street Housekeeping Cedar Walk	19 Food Distribution 10 a.m. Rebecca Housekeeping Ce- dar Walk	20
21	22	23 Pest Control Gassaway Street	24 Food Distribution 10 a.m. Norwood	25 Food Distribution 10 a.m. Regency <b>Resident Meeting 10 a.m.</b>	26 Food Distribution 10 a.m. Gause, Welborn	27
28	29	30	31			