

The VOICE

NEWSLETTER

JAN – MAR 2025 ~ Volume 2, Issue 2



LHA



*Celebrating
a
Century
of Life*

Mrs. Mattie Lou Davis

*100
Years
Young*

From the Executive Director's Corner

Greetings, Residents of LHA,

Let's face it! We all encounter those days when nothing seems to go right. Perhaps you're racing against tight deadlines, feeling the pressure of multiple assignments stacked on your desk, or maybe you're trapped in a cycle of making careless mistakes, one after the other. Whatever the situation, work can feel profoundly exhausting during these challenging times. Something must change when you struggle to muster the motivation to head into the office or log into your remote work account. Whether we need better time management, a more supportive work environment, or a break to recharge, recognizing this dissatisfaction is the first step toward a more fulfilling professional life.

We have exciting days ahead and we will, undoubtedly, face significant challenges. It's true that if your dreams don't scare you, you're not aiming high enough. So, let's aim higher and fully embrace the challenge to achieve even more. A big thank you to everyone who has actively participated in our recent projects—your contributions are invaluable!

One key challenge was our Annual Inspection. I am happy to announce that our Agency passed the NSPIRE Inspection with excellent scores: 96% for AMP 1 and 99% for AMP 2, with 100% being a perfect score. This shows our hard work effort and commitment to accomplishing high standards. We are just getting started! We have finished the flooring and ceiling fans installation in several units. Please be patient as we complete the remainder of this work in the next phase. Our goals include painting all units, installing fencing, and more. Remember, the mountain looks high until you reach the top! Aristotle said, "Excellence is not an act, but a habit."

Your cooperation is crucial to handling the challenges ahead. Please take responsibility for keeping your units and the surrounding grounds clean to keep our environment welcoming and safe. We will begin housekeeping inspections soon, and I encourage you to begin making preparations NOW. Together, we can achieve great things.

Thank you for your ongoing dedication and support!

Forever thankful,

Deborah Story

**Deborah Story,
Executive Director**



From the Commissioner's Corner

The Housing Authority of the City of Lanett, Alabama, is governed by a five-member Board of Commissioners. The City's mayor appoints these individuals, who represent a diverse group of people from the community. The Commissioners are responsible for overseeing and monitoring the fiscal management of the Agency and approving all policies. They also appoint an Executive Director, as needed, to administer the housing authority's daily affairs. Board Meetings are held on the second Tuesday of each month at 5:00 p.m. (Meeting dates are subject to change.)

Thank you, Commissioners, for your loyal and dedicated service to LHA!

CURRENT MEMBERS

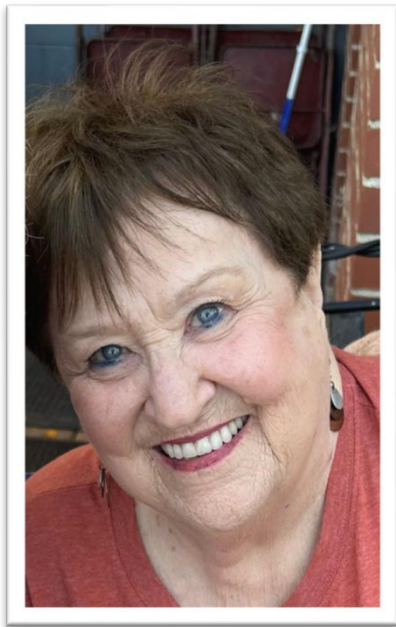
Dr. Rose Wood, Chairperson
Mrs. Phyllis Stiggers, Vice-Chairperson
Mrs. Wanda Allen
Ms. Susan King, Resident

Our Community Team

Deborah Story, Executive Director
dstory@lanetthousing.com
Gary Belyeu, Accountant
gbelyeu@lanetthousing.com
Temekia Carr, Operational Manager
tcarr@lanetthousing.com
Angela Johnson, Senior Property Manager
ajohnson@lanetthousing.com
Anita Ferrell-Bamby, Property Manager
abamby@lanetthousing.com
Deborah Brooks, Receptionist/Office Assistant
dbrooks@lanetthousing.com
Melissa Winston, Resident Activity Coordinator
mwinston@lanetthousing.com
Antonio Butler, Working Foreman
abutler@lanetthousing.com
Kendall Goosby, Maintenance Technician,
Aubrey Hodge, Maintenance Technician Assistant
Delarick Thomas, Maintenance Technician

Tribute to Commissioner Kay Moore

“The Lord is my shepherd; I shall not want. He maketh me to lie down in green pastures: he leadeth me beside still waters. He restores my soul: he leadeth me in the paths of righteousness for his name’s sake.”
Psalms 23:1-3(KJV)



Kay Phippen Moore passed away peacefully on February 21, 2025, in Opelika, Alabama. Born on October 7, 1946, in Langdale, Alabama, Kay's journey commenced with her vibrant spirit and warm heart.

She diligently pursued her education, earning an Associate's Degree in Business, which served as a solid foundation for her diverse professional endeavors. However, it was her personal life, enriched with love and laughter, which truly defined her character.

Kay was known for her unconditional love and wise guidance, fostering a nurturing environment that enabled her family to flourish. She served faithfully with The Housing Authority of the City of Lanett, Alabama's Board of Commissioners for several years, and was instrumental in initiating much-needed changes within the community. Her insightful contributions were shown in her advice and conversations, allowing her to approach the complexities of life with grace.

As we celebrate the life of Mrs. Kay Phippen Moore, we acknowledge her commitment to service and the lasting legacy of love she leaves behind. She will be profoundly missed. Her spirit, exemplifying compassion and wisdom, will continue to inspire her family and all those fortunate enough to have known her.



*In
Loving
Memory*



Meet Our Newest Team Members!



Residents, we are excited to announce that we have two incredible new team members joining us! Please join us in welcoming Mrs. Angela Magby-Johnson and Mrs. Anita Ferrell-Bamby, who are here to work alongside you in making our community stronger and more vibrant.

Mrs. Angela Magby-Johnson, Senior Property Manager, brings years of valuable experience in the affordable housing industry, where she has developed a deep understanding of community needs and the complexities of the housing landscape. Mrs. Johnson has dedicated her career to supporting communities like ours. Mrs. Johnson is a graduate of Troy University.



Property Manager, Mrs. Anita Ferrell-Bamby, having an extensive background in the public arena, brings a wealth of experience in navigating diverse sectors and collaborating across various platforms. Her insight and knowledge will, undoubtedly, be a great asset to the LHA team in its efforts to move forward in reaching set goals, Mrs. Ferrell-Bamby is a graduate of the University of Alabama and the mother of one son.

The existing staff, along with the Board of Commissioners, are delighted to have these individuals share their expertise and help the Agency's initiatives. We are excited about the fresh energy and ideas they bring and are confident that they will be a wonderful resource for the entire housing community. Together, Mrs. Ferrell-Bamby and Mrs. Magby-Johnson are here to listen to your concerns, collaborate on your behalf, and support you as we continue to build a community that is inclusive, thriving, and full of opportunities for all. We encourage you to connect with them, share your thoughts, and cooperate with them to make a lasting difference in our neighborhood.



Let's welcome them with open arms and work together to create positive change.

Resident Spotlight: Meet Your Neighbor

Happy 100th Birthday to Mrs. Mattie Lou Davis!

We are thrilled to celebrate a remarkable milestone in our community: Mrs. Mattie Lou Davis has turned 100 years old. Her children honored this special day with a celebratory dinner.

Reaching this age embodies a lifetime of rich experiences and contributions. Mrs. Davis has witnessed tremendous changes in the world around her.

Born on March 7, 1925, she entered a time when Calvin Coolidge was president and the Roaring Twenties were flourishing, marked by the rise of jazz and groundbreaking innovations like television.

We are grateful to have Mrs. Davis in our family, and her journey inspired us to embrace life's endless possibilities.



Mrs. Davis is flanked by daughters, Mrs. Melinda Morgan and Mrs. Patricia Specks



Mrs. Phyllis Stiggers, Vice-Chairperson, LHA Board of Member, with Mrs. Davis



Mr. & Mrs. Gary Wright and Melissa Winston, LHA Resident Activity Coordinator, guests



Mrs. Mattie Davis' Legacy continues.

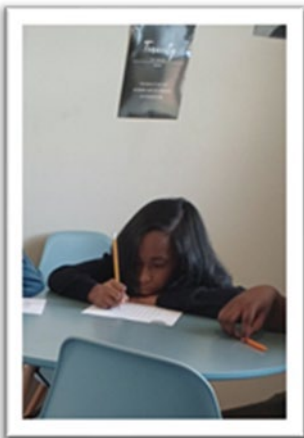


Mrs. Davis and Family



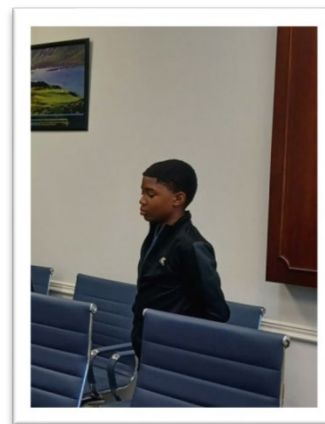
A Blessed Woman of God

Shining a Spotlight on Our Children



Ava Morgan is a bright and thoughtful young girl with a gentle, soft-spoken nature. She excels in Math and Science, her favorite subjects, and consistently earns As and Bs in her classes. In her spare time, she enjoys a variety of activities that allow her to explore her curiosity and creativity. Ava's intelligence and kind demeanor make her a joy to be around. She is the daughter of Miss Megan Young and granddaughter of Ms. Tracy Murry.

Antravious Key is a happy-go-lucky youngster with a heart of gold. He always lends a helping hand without needing to be asked. This generosity extends from his home life, where he's a great support to his mom, Ms. Katrina Satterwhite, and his siblings. Outside of family, Tra, as he's affectionately called, is an avid fisherman, with a true passion for the outdoors, especially when he's out fishing with his dad.



Ava and Tra had the opportunity to address the Board of Commissioners during the last Board Meeting. They discussed their personal experiences from recent trips to various locations commemorating Black History Month. The expressions on the faces of those in attendance was evidence that they were intrigued by the insights shared by these two talented students of LHA's After-School Program. Ava and Tra felt a strong sense of pride for successfully using their public speaking skills in their interaction with the distinguished Board Members.



Celebrating Life: Honoring Our Residents' Birthdays



January Birthdays

Akins, Andrew	Finley, Shirley	Lynch, Bernadette	Simmons, Shakayla
Bailey, Jamiracle	Giddens, Ja'siah	Madden, Jocelyn	Smith, Kieasia
Bailey, Seana	Glaze, Norman	Malone, Fredtavius	Spence, Melanie
Beasley, Charzavess	Grady, Cayden	Marbury, Ji'Kensio	Spence, Sharnika
Brock, Kamazi	Hawkins, Saneiesia	McCoy, Tamarion	Spence, Tyquavian
Brooks, Homer	Haynes, Yahne'	McKenzie, SaRiyah	Stone, Dennis
Brooks, Lyric	Heard, Karter	McLemore, Kase'Lyn	Stone, Kya'nesha
Brooks, Messiah	Hicks, Sylvester	Monroe, Zhaylen	Story, Chavion
Brown, Quintavious	Hopson, Jeorjerious	Moss, Ka'ron	Thompson-Forte, 'Kenn'Yaa
Bush, Christina	Houston, Jayla	Odum, Lakecia	Tolbert, Baylei
Cannon, Dynasty	Howell, Donnie	Patton, Zondrea	Walker, Andrew
Carter, Kiana	Howell, Ja'Darian	Pearson, Sophia	White, Paulina
Carter, Zoey	Hughley, X'Zayvion	Pike, Olivia	Whitlow, Edward
Carruthers, Kimora	Jackson, Latoyta	Pruitt, Blessings	Whitlow, Nashon
Corburn, Damon	Johnson, Terrell	Ray, Jasmin	Whitlow, Nashonika
Cochran, Jay'Ceon	Little, Kashes	Robinson, Me'Lani	Williams, LaRhonda
Dunn, Matthew	Little, Stephanie	Russell, Sequayah	Wilson, JaQuavious
Ellison, Kimberly	Longshore, Amir	Simmons, Makenzie	

February Birthdays

Akins, Rachel	Copeland, Patricia	Huguley, Bianca	Robinson, Jaeda
Alexander, Kim	Crim, Eriunna	Huguley, Kendae	Scott, Tyrus
Bailey, Jamarion	Cumberlander, Lashastris	Lovelace, Larry	Stone, Kadien
Bailey, Moneika	Davidson, Danki	Lynch, Victoria	Strange, Aniyah
Bailey, Righteous	Davidson, Kmyrah	Mackey, Maddisyn	Thompson, Nothrice
Beaty, Calvin	Davis, Christopher	Mackey, Mekhai	Todd, Tyneshia
Blackmon, Malaysia	Fendell, Alayah	Maloney, Michael	Vines, Alivia
Booker, Chasmine	Grandy, Carolyn	McLemore, Camajh	Walker, Deborah
Boyd, Carter	Grant, Amir	Miller, Prescilla	Walker, I'Yunnah
Boyd, Major	Greer, John	Morgan, Taylor	Watts, Ashley
Brooks, Jontaevious	Harper, Jaziya	Murphy, Niasya	Whitlow, Wyshaunda
Brooks, Malia	Harris, Tamyra	Palmer, Aubrey	Williams, Charlotte
Cannon, Disaya	Hill, Larry	Patrick, Kaymora	Williams, Javaris
Cannon, Kristian	Holloway, Yulandria	Patten, Jesenia	Willis, Kwaneisha
Carlise, Charlie	Houston, Montez	Pruitt, Jakira	Wilson, Darnika
Cochran, Angelique	Hudgins, A'Miyah	Riley, Deborah	Wilson, Kynnedi
		Roberts, Vanessa	
		Roberts, Victoria	

Celebrating Life: Honoring Our Residents' Birthdays (cont'd)

March Birthdays

Abner, Travaunta	Jackson, Shaniya
Allen, Rielan	Johnson, Brenda
Askew, Dianna	Johnson, Chloe
Banks, Catherine	Johnson, Shawhitney
Baugh, Qunetta	Johnson III, Larry
Booker, Jasmine	Jones, Donna
Booker, Miami	Jones, London
Brown, Marqueis	Jones, Sailor
Buckhanon, Shaniyah	Lindsey, Braylin
Burton, Lynda	Little, Juanita
Cager, JaMarcus	Long, Jessica
Cammon, Anecia	Longshore, A'Laya
Carlisle, Jimmy	Malone, Fredquaveon
Carter, Melodie	Newton, Tramaine
Coburn, Carl	Orrick, Willow
Cofield, Ma'Zion	Paige, Kiser Jr.
Cullwell, Jocelyn	Peterson, Saryiah
Darden, Barbara	Pike, Maycee
Davis, Mattie	Ray, Kuristy
Dawson, Da'Coryanna	Ridgle, Damonte'
Dowdell, Markeyciana	Rowell, Sandra
Dozier, Makela	Scott, Naqualon
Dunn, Mark	Silmon, Tammy
Dunn, Mikell	Sisson, Charlotte
Eberhart, Coby	Spence, Alayna
Ferrell, Stacie	Staples, Iyah
Floyd, Fredrika	Stevenson, Kyzer
Foster, Tony	Thomas, Carrie
Grady, Nancy	Todd, Twyla
Harper, Skylar	White, Parker
Heard, Za'Niayah	Whitfield, Champion
Herndon, Jay	Whitlow, Katelin
Holloway, Chester Jr.	Williams, Jadarious
Hopson, Notorious	Winston, Lei'lani
Hudgins, Haley	Winston, Melissa
Huguley, A'Zariah	Wright, Richard Jr.
Huguley, Ulysses	Zackery, Jamecia
Huguley, Zyion	



Happy Birthday to
all our wonderful
residents! Wishing
you a year filled
with joy and
happiness.

Black History Month Highlights

History Is Made: First Black Judge and First Black Female District Attorney Appointed in Chambers County, Alabama

It was a remarkable way to celebrate Black History Month by visiting the office of the Honorable



*Honorable
Judge Terrence
Brown*

Judge Terrence Brown, our first African American judge, and Attorney LaTasha Dudley, our first African American female Assistant District Attorney of Chambers County, Alabama. This outing inspired the children in the B&B After-School Program.



*Assistant District
Attorney
LaTasha Dudley*

Judge Brown and Attorney Dudley shared their journeys from diverse backgrounds, highlighting the triumph of hard work, perseverance, and faith in God. They encouraged the children to always have a “plan B” if “plan A” doesn't work out, reminding them that their plan B brought them success.



Black History Month Highlights(cont'd)

Celebrating A Legacy: Goodsell United Methodist Church-The Oldest Black Church in Lanett, Alabama



Senior Pastor Kelsey Barnes conducted the tour of Goodsell United Methodist Church. The church holds the distinction of being the oldest African American church in the community, having been established in 1868, only three years after the signing of the Emancipation Proclamation. The sanctuary, situated in the historic section of the church, displays exquisite architectural elements crafted by individuals who were formerly enslaved.

The stained-glass windows are original to the building and have

been protected by plexiglass coverings to preserve their integrity; unfortunately, these windows are not operable. Furthermore, the mortar utilized in the construction is distinctive, displaying resilience as it does not alter in color during pressure washing.



**Pastor Kelsey Barnes and
LHA After-School
Participants**



Black History Month Highlights (cont'd)

Celebrating Black Excellence: A Special Black History Month Event with Guest Speaker: Actor Jahi Winston



Mr. Jahi Winston

The children from the B & B Youth Development Center After-School Program, part of the Housing Authority of the City of Lanett, had the wonderful opportunity to celebrate Black History Month with the City of West Point, Georgia. The guest speaker for the event was the talented actor, singer, and songwriter, Mr. Jahi Di' Allo Winston.

Jahi has appeared in several top films, including **We Have a Ghost**, **Proud Mary**, **The New Edition Movie**, **Charm City Kings**, **Queen & Slim**, and **The Upside**, among many others. His journey began on Broadway in New York City with **The Lion King**. Jahi has a special connection to West Point, as his father, Pastor Darryl Winston, was born and raised there.

During the event, Jahi took the time to speak with our children, pose for pictures, and sign the certificates they received from the city. Both of his parents (Darryl and Juakena Winston) were present to support him; his mother also serves as his manager, helping to keep him grounded alongside his strong faith in God, which he openly discussed during his speech.

Additionally, four of our children won prizes in a drawing, which included items such as a brand-new laptop and remote-controlled cars. The children had a fantastic time and couldn't stop talking about their experience on the way home.

We would like to extend our gratitude to Mrs. Sandra Thornton for spearheading this event and recognizing our children. We also thank Mrs. Deborah Story for allowing us to participate in this year's program.



March Highlights

Journey to the Past: Exploring the History of the Winston Family Plantation (Woodlawn Estate)



Mrs. Winston-Garland, giving a lecture on the life and times of the Woodlawn Estate-Winston Family



Ava Morgan, reflecting on times of the past, sitting in a “nursing chair”. A nursing chair was used by the enslaved females to feed the slave owner’s babies.



The original dining room is full of rich history and artifacts.

Can you imagine going back in time? Our students had that opportunity on their recent trip to the Woodlawn Estate/Winston Family Plantation. **Mrs. Winston Garland graciously** opened her family home to the students of the B&B Youth Development Center’s After-School Program, allowing them a glimpse into a time that was incredibly difficult for our enslaved ancestors. She shared how



this estate was saved by the bravery of black ancestors who protected it from being burned by soldiers during the Civil War because the family (Winston) came to the aid of a Union soldier. The students were fascinated by the treasured, well-preserved items on display; and they even had the chance to hold cotton plants. They also viewed burial grounds, which have become largely unrecognizable due to a tornado that swept through the area. Winston noted that the large columns had to be replaced due to the storm’s

damage. This trip was organized by another relative, **Mrs. Bridgette Heard-Wilson**, who is always seeking ways to expose our children to a world beyond Lanett, Alabama. Bridgette, along with her sister **Angela**, was raised by their single mother, **Mrs. Drewciller Heard-Hardy**, in **the Old Jackson Heights Community** until she was able to transition into home ownership, which should be the goal of many of our residents. We would like to extend our gratitude to Winston and Bridgette for their support and for highlights of an important historical narrative that is not often discussed but is deeply relevant to the times we live in.



Winston Garland(l) and Bridgette Heard-Wilson(r)

Van Services

**Days/Hours of Operation: Tuesday and Thursday
9:00 a.m. – 11:30 a.m.**



We kindly ask that you schedule your doctor's appointments as early as possible if you will need transportation to and from your visit. To ensure a smooth experience, please call our office at **(334) 644-5330** or **(334) 644-5335** at least one week in advance to arrange a convenient van pick-up from your residence. Your cooperation would be greatly appreciated. Thank you!

Melissa Winston, Driver

Resident Council Meeting

Join us on the **third Thursday** of each month at **5:00 p.m. EST** at either **Crystal Springs or Old Jackson Heights Community Centers**. A notice will be enclosed with your end-of-the-month statement to let you know where the monthly meeting will be held. We can't wait to see you!

Role of a Resident Council

The role of a resident council is to seek ways to improve the quality of life and resident satisfaction of families living in public housing and to participate in self-help initiatives to enable residents to create positive living environments for themselves and their neighbors.

Key Functions of a Resident Council:

- Serve as Representatives of Fellow Residents
- Communicate with Public Housing Authority (PHA) Officials
- Work in Association with outside Organizations
- Serve and Engage with Residents
- Build Leadership Skills



For Your Information

LEE & CHAMBERS COUNTIES

YOUNG ADULT EMPLOYMENT SKILLS

YES! Project

**16-24 YEAR OLDS WHO WANT ASSISTANCE
WITH CAREER & EDUCATION GOAL**

We are eager to help you move forward in your life with excellent training resources and tools to accomplish your goals with support

ALL SERVICES ARE FREE

GED Prep	Technical Training	Employment Readiness
Career Exploration	Post-Secondary Prep	Job Shadowing
Life & Leadership Skills	ASVAB Support-Military	Work-Based Learning
Financial Literacy	Job Assistance	Skills Gains

Earn Cash Incentives While Training

Program is for young adults needing to complete H.S. Diploma (G.E.D.).

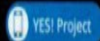
Additional eligibility requirements for H.S. graduates.

Call the numbers below or scan the QR Code to inquire today!

*This project is funded 100% with Federal funds made available to the State of Alabama Department of Commerce by the U.S. Department of Labor/Employment and Training Administration as the Grantor.



Circle of Care Center for Families
14 Medical Park, Valley AL 36854



334-768-4091



Know what's below.
Call before you dig.

The Lanett Housing Authority would like to remind you to always call Alabama 811 before digging.

By locating and marking underground utilities, you protect yourself as well as your utility service. Unintentional damage to underground facilities during excavation is a significant cause of disruption in utility services, as well as other vital service operations. Accidentally breaking a natural gas pipe isn't just an inconvenience, it's a hazard to you, your neighborhood and your community.



REMEMBER : NOTIFY 911 IMMEDIATELY

DO NOT allow open flames or spark producing objects in presence of un-ignited gas

DO NOT extinguish flames of escaping gas unless life is in danger

DO NOT operate any type of machinery

DO NOT operate any valves on the city installations without consulting gas company

DO NOT ring doorbells, operate electrical switches, or use any type of phone where un-ignited combustible natural gas is suspected



SMELL GAS? CALL

334-644-5330

©Lanett Inc.

IMPORTANT SAFETY INFORMATION



It's important that you and your family recognize this odor, whether or not you have natural gas service.



334-644-5330

For Your Information

Dwelling Lease at a Glance

- Rent is due and payable in advance without a notice on the first (1) day of each month and is delinquent after the 10th. On the 11th day of the month, a \$ 25.00 Late Fee is automatically added.
- All Tenants must provide the Landlord with 10 calendar days' advanced notice of Intent to Vacate (moving out).
- Tenants may have guests. However, no tenant shall have a guest for more than 14 days within a calendar year without the prior written consent of the landlord. Guests remaining beyond this period shall be considered unauthorized occupants, and the head of household shall be guilty of a breach of the lease.
- Within ten (10) calendar days after there is a change in family income or family composition, Tenants must provide to the Landlord, in writing, verifiable information Regarding such change.
- Not to illegally discharge any type of firearm and not to possess any illegal and/or unregistered firearm in or near the premises. This includes, but is not limited to, B.B. guns and air-powered rifles.
- Failure to comply with HUD's Community Services Requirements grounds for lease termination.
- The Lanett Housing Authority has a Zero Tolerance Policy when it comes to Illegal Drugs and/or Criminal Activities.
- Tenant agrees that he/she and all members of his/her household, including guests, will not use loud, profane, abusive, or threatening language when speaking to or in the presence of HA Staff or representatives of the HA.
- The Landlord may enter an apartment at any time without advance notification when the Tenant request maintenance services or when there is reason to believe an emergency exists. The HA may also enter the unit for any reasonable purpose, such as pest control, filter change, inspection, preventative maintenance, etc., without any further notice.
- Resident agrees and acknowledges that the Landlord shall have no duty to provide police services or private security to Tenants, Guests, or the apartment community. Tenants shall look solely to the City Police Department for security protection.
- Tenants cannot keep or allow dogs, cats, or any other animals or pets on the premises without the prior written consent of the Landlord and in accordance with the Landlord's Pet Policy.
- The Housing Authority may impose a \$100.00 fine on any tenant who

Dwelling Lease (cont'd)

- removes, alters, or tampers with a Smoke Detector.
- The Landlord shall not be responsible to Tenants for conditions created or caused by the negligent or wrongful acts or omissions by Tenants, members of Tenants' Household, or Guests. The Tenant acknowledges that he/she should consider obtaining Renter's Insurance to cover personal property.
- According to the Lanett Housing Authority "Parking Policy", ALL tenants owning a vehicle must obtain a parking decal from the Administrative Office and must be displayed on the backside of the rear-view mirror.
- Once a year, all tenants agree to furnish a signed statement and certification containing accurate information regarding family income, employment, and family composition.
- Tenants are not allowed to block window with

anything, for example: furniture, a fan, an air conditioner, etc. In case of a fire or some other disaster, there must be a way to exit every room to the outside.

- DO NOT install contact paper, wallpaper, permanent borders, extra locks, or self-sticking floor tile.
- Tenants must certify that no member of the household is subject to the Lifetime registration requirement under the State Sex Offender Registration Program.
- Tenant agrees that the Lease may be terminated if the HA discovers after admission that the Tenant was ineligible for admission.
- Resident agrees to always keep the smoke detector fully operational and will immediately notify Landlord of any smoke detector malfunction.
- Tenants agree to keep the premises, and such other areas as may be assigned (Stove, Refrigerator to the Tenant in a clean and safe condition.
- Under no circumstances shall a Bar-B-Que Grill

be used under a porch/covering or within 10 feet of any overhang.

- A request for reasonable accommodations for anyone with a disability may be made at any time through the Administrative Office.
- A property is considered abandoned if electrical services are terminated for seven (7) consecutive days with no further notification action required by the landlord.
- Tenants are limited to four (4) cure-of-lease infractions in 12 months.
- The Housing Authority will treat a resident's apartment twice free of charge for Bedbugs. If an apartment has to be treated three times or more, the residents shall be required to pay half the cost of each additional treatment.

SERIOUS LEASE VIOLATIONS

Non-Payment of Rent
Drug Activity
Fighting
Registered Sex Offender
Repeated Lease Violations
Threats---Employees & Tenants

Renter's Insurance

If you rent an apartment or house, you need insurance to protect your belongings. While your landlord might have insurance, it only protects the building. Your belonging is not covered under those policies.

Renter's Insurance covers your possessions against losses from fire or smoke, lightning, hail, vandalism, theft, explosion, windstorm, water damage from plumbing (Broken pipes, water heater), and electrical charges.

However, renters' insurance does not cover floods, earthquakes, or routine wear and tear. You can, however, buy separate policies for flood and earthquake damages.

If you are forced out of your home because of a disaster, your additional living expenses will be covered.

Renters insurance pays the reasonable additional costs of temporarily living away from your home if you can't live in it due to a fire, severe storm, or other insured disaster. It covers hotel bills, temporary rentals, restaurant meals, and other living expenses incurred while your home is being repaired. Coverage for additional living expenses differs from company to company.

Renters insurance also covers your responsibility to other people injured at your home or elsewhere by you, a family member, or your pet, and pays legal defense costs if you are taken to court.

Decide how much insurance you need.

Add up the cost of everything you would want to replace if it were damaged or stolen. This could also serve as the basis for an inventory that will make filing a claim easier. Record detailed information: From recent purchases to older possessions, note the price, serial number, make and model, and when/where you bought the item, if possible. Take photographs or make a video of these items and place a copy of the inventory in a safe place away from your home.

Questions to ask an insurance carrier

1. What is the difference between price and protection between Replacement Cost Coverage and Depreciated Cost Coverage?
2. If your building was damaged or destroyed, would you be compensated for interim housing?
3. How much protection would you have if your apartment were damaged or destroyed because of an action by yourself or a guest?
4. What circumstances are covered in your liability or medical coverage for others?
5. Will you be notified before any rate increase because of policy changes or inflation?

Remember, insurance is about your protection against unforeseen circumstances.

NOTE: The landlord strongly encourages the tenant to obtain insurance, although it's not a requirement of the Agency.

Integrated Pest Management

Common pests pose a significant threat to our health:

Cockroaches, spiders, and rodents, along with the chemicals we use to manage them, can not only trigger allergies and asthma, but also compromise the quality of our indoor air. It is essential to stay aware and address these issues for a healthier, safer living environment.

What is IPM?

Integrated Pest Management (IPM) focuses on understanding pests to keep them under control. It starts with safer, non-chemical methods, and if chemicals are needed, choose the less hazardous ones. Always check warning labels before use!

Steps for Integrated Pest Management

1. **Identify Pest:** Determine what pests are present and their entry points using sticky traps.
2. **Eliminate Resources:** Keep living areas clean and organized; store food in sealed containers, manage trash, fix leaks, and seal entry points.
3. **Use Traps and Baits:** Start with traps, baits, and less-toxic options like boric acid. Place bait near pest hiding spots and avoid nearby sprays.
4. **Monitor Progress:** Continuously check for activity and adjust methods as needed, such as rotating bait or treating nearby areas.

By following these simple steps, you can effectively manage and eliminate any pest.

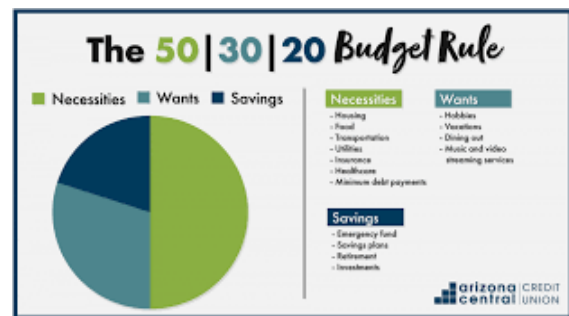


Do you want to save more money, pay off debt, and finally stop stressing about your finances? Budgeting is the key to making that happen! When you tell your money where to go instead of wondering where it went, you take control of your financial future.

And the best part? Budgeting doesn't have to be overwhelming. Here are some simple tips to get you started.

How to create a budget in five easy steps:

1. List your income.
2. List your expenses.
3. Subtract your expenses from your income.
4. Track your expenses throughout the month.
5. Create a new budget before the next month begins.



****Bonus Tips: ****

- ****Sets specific financial goals.**** Whether it's saving for a vacation, building an emergency fund, or paying off credit card debt, having clear objectives will keep you motivated.
- ****Categorize your spending. **** Consider using distinct categories (like necessities vs. luxuries) to help you understand where your money is going. This can also reveal potential areas for savings.
- ****Involve your family. **** If you share finances, make budgeting a family affair. Discuss goals and spending habits to ensure everyone is on the same page.



- ****Stay flexible. **** Life can be unpredictable, so be prepared to adjust your budget as needed. Flexibility will help you manage unexpected expenses without derailing your financial goals.

By taking these steps and maintaining a proactive approach, you'll not only improve your finances.

situation, but also gain peace of mind. Remember, the journey to financial stability takes time, but the rewards are worth it. You got this!

April



2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Rent Due Van Service 9-11:30 am After-School 3-5:30 pm	2 Crafting; Soup for Our Soul 11 am -1 pm After-School 3-5:30 pm	3 Van Service 9-11:30 am After-School 3-5:30 pm	4	5
6	7 After-School 3-5:30 pm	8 Board Meeting 5:00 pm Van Service 9-11:30 am After-School 3-5:30 pm	9 Board & Card Games; Soup for Our Soul 11 am-1 pm After-School 3-5:30 pm	10 Last Day for Rent Before Late Fee Van Service 9-11:30 am After-School 3-5:30 pm	11	12
13	14 Housing Workshop	15 Housing Workshop NoVan Service	16 Housing Workshop	17 After-School 3-5:30 pm EasterEgg Hunt 5-7 pm	18 Good Friday 	19
20 	21 Office Closed for Easter Holiday	22 Van Service 9-11:30 am After-School 3-5:30 pm	23 Bingo; Soup for Our Soul 11 am-1 pm After-School 3-5:30 pm	24 Van Service 9-11:30 am After-School 3-5:30 pm	25	26
27	28 E-Learning Day/No School	29 Van Service 9-11:30 am After-School 3-5:30 pm	30 Crafting; Soup For Our Soul 11 am-1 pm After-School 3-5:30 pm			

May

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Rent Due Van Service 9-11:30 am After-School 3-5:30 pm	2	3
4	5 After-School 3-5:30 pm	6 Van Service 9-11:30 am After-School 3-5:30 pm	7 Board & Card Games; Soup for Our Soul 11 am -1 pm After-School 3 - 5:30 pm	8 Van Service 9-11:30 am After-School 3-5:30 pm	9	10
11  Happy Mother's Day	12 Last Day to Pay Rent Before Fee After-School 3-5:30 pm	13 Board Meeting 5 pm Van Service 9-11:30 am After-School 3-5:30 pm	14 Bingo; Soup for Our Soul 11 am-1 pm After-School 3- 5:30 pm	15 Van Service 9-11:30 am Resident Council Meeting 5 pm After-School 3-5:30 pm	16	17
18	19 After-School 3-5:30 pm	20 Van Service 9-11:30 am After-School 3-5:30 pm	21 Spades; Soup For Our Soul 11 am- 1 pm After-School 3-5:30 pm	22 Van Service 9-11:30 am After-School 3-5:30 pm	23	24
25	26 Office Closed  MEMORIAL DAY 2025	27 Van Service 9-11:30 am After-School 3-5:30 pm	28 Crafting: Soup for Our Soul 11 am-1 pm After-School 3-5:30 pm	29 Van Service 9-11:30 am Last Day of School	30	31

June

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Rent Due First Day of Summer Camp M-Th 9 am-2 pm	3 Summer Camp 9 am-2 pm	4 Summer Camp 9 am - 2 pm Domino; Spades 3-5 pm	5 Summer Camp 9 am-2 pm	6 Van Service 9-11 am	7
8	9 Summer Camp 9 am-2 pm	10 Last Day to Pay Rent Before Fee Summer Camp 9 am -2 pm Board Meeting 5 pm	11 Summer Camp 9 am-2 pm Bingo; Crafts 3-5 pm	12 Summer Camp 9 am-2 pm	13 Van Service 9-11 am	14
15 	16 Summer Camp 9 am -2 pm	17 Summer Camp 9 am-2 pm	18 Summer Camp 9 am-2 pm Juneteenth Celebration	19 	20 Van Service 9-11 am	21
22	23 Summer Camp 9 am-2 pm	24 Summer Camp 9 am-2 pm	25 Summer Camp 9 am-2 pm Checkers; Puzzles 3-5 pm	26 Summer Camp 9 am-2 pm	27 Van Service 9-11 am	28
29	30 Summer Camp 9 am-2 pm					



IMPORTANT NUMBERS TO REMEMBER

- Administrative Office (334) 644-5330
- Maintenance Department (334) 644-5341
- Fax (334) 644-6468
- E-mail dstory@lanetthousing.com
- After Hours Emergency..... (334) 644-5330 (Press #1)

The Lanett Housing Authority does not discriminate against any person for employment or housing because of race, color, national origin, age, sex, religion, disability, or familial status.

