

THE TENANT TIMES

June 2025

KHA Office Hours

Monday through Friday

8:30 a.m.—12:00 p.m.

1:00 p.m.—5:00 p.m.

Laundry Room Hours

Monday through Friday

8:00 a.m. - 4:00 p.m.

Regular work order requests may be made Mon.—Fri. by calling (660)665-8539

Emergency work order requests may be made by calling (660)341-6169

Staff

Patti Preston,
Executive Director

Courtney Blodgett,
Assistant to the Director

Terra Rouse,
Book Keeper

Susan Rogers,
Occupancy Specialist

Dondi Bates,
Occupancy Specialist

James Nicoli,
Maintenance Foreman

Adam Hageman,
Maintenance Technician

Kieth Zoellick,
Maintenance Technician

Brenda Newkirk,
Receptionist

Barbara Greenup,
File Clerk



Equal Housing Opportunity

Attention!

Kirksville Housing Authority - The Kirksville Housing Authority has engaged the services of US Housing Consultants to conduct a Physical Needs Assessment. This will consist of an inspection of both of our properties.

The Inspector will be here on Tuesday and Wednesday, June 3rd and 4th. He will begin at 9:00 a.m. at Village 76 both days and finish with Devlin Place on Wednesday.

Not all units will be inspected. There will be 25% of our total units randomly selected to be inspected. Everyone should be prepared to be included in the inspection in case

your unit is chosen. There will not be any appointments. The Inspector will be accompanied by Kirksville Housing Authority Staff.

This serves as your official notification. If your unit is 25% chosen, they will come in whether you are home or not.



If you have any questions, you may call the office at (660)665-8539

Signature Required

Kirksville Housing Authority - You will find a HUD Form 9886-A inserted in this edition of The Tenant Times. This is an updated form from the Department of Housing And Urban Development (HUD) and is required to be in each tenant's file.



Please have all adults in each household sign and date the back of the form. You may then return the form to our office.

This is the only time you will be required to sign this particular form.

We appreciate your cooperation.



From the Staff of the
Kirksville Housing Authority!

Pest Control

Kirksville Housing Authority - Pest Control for June will take place on Thursday, June 12th for apartments #165 through #200 and all of Devlin Place

July Pest Control will be Thursday, July 10th for apartments #101 through #132 and all of Devlin Place.

Please remember that Pest Control is mandatory. You may not refuse. If you have a medical condition that is affected by the chemicals, contact our office in order to make other arrangements. Refusing pest control is considered a lease violation.

All areas must be accessible, including bedrooms

and bathrooms, and remember that pest control also serves as housekeeping inspections.

As always, do not use over the counter pest control chemicals that interfere with our treatments.



We will be using a "bait" for the next few months as opposed to a spray.

This will look like a gooey substance that will be applied around cabinet door hinges. Please DO NOT wipe or wash it off. It must remain there in order for it to work.



Be sure to visit and "like" the Kirksville Housing Authority Facebook page!



Ch Ch Ch Changes!

Kirksville Housing Authority - The Housing Opportunity Through Modernization Act (HOTMA) was signed into law on July 29, 2016. HOTMA brings many changes in how Public Housing Agency's must administer HUD-funded programs. As of July 1, 2025, changes will take effect for income exclusions, new and/or revised definitions, and De Minimis Errors (minimal or insignificant), as well as optional changes involving verifications. Other program areas will change at a later date, but this date has not yet been established. For more information, please visit www.hud.gov.



Reminder

Village 76 - Please remember that for the months of June, July, August and September, Village 76 tenants are required to pay an additional fee for air conditioning.

Those rates are:

Zero Bedroom: \$12.00

One Bedroom: \$15.00

Two Bedroom: \$24.00



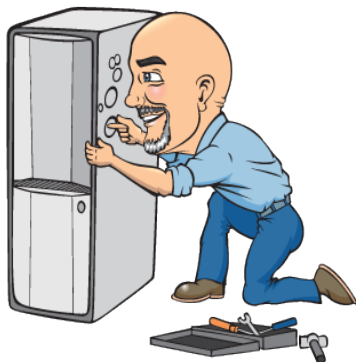
Furnace Filters

Kirksville Housing Authority - Staff will be changing furnace filters at both Devlin Place and Village 76 on Tuesday, June 17th.

This routine maintenance of your furnace is mandatory and you do not have to be home while they are there. No appointments will be made.

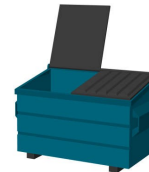
Remember, anytime staff enter your apartment, they will be checking house-keeping.

As always, please make sure all areas are accessible.



Remember.....

Trash must go INSIDE the dumpster not BE-SIDE the dumpster.
Should Maintenance Staff have to pick it up, you will be charged a fee.



SENIOR FOOD BOXES

Senior Food Boxes will be available for pick up on Friday, June 20th. Please call ahead so that we can have it ready for you.

Most participants have done a great job picking up their boxes on time. However, those not picking them up by the end of each month will be considered a "no show". Two "no shows" will cause you to be dropped from the program.

Notes from Maintenance

- You MUST request a work order if you hear your smoke detector "chirping" as it needs a battery replacement.



- If a dumpster is too full for your trash, please place it in another one on the property.

For after hours maintenance emergencies call
341-6169

- Please make sure all trash and debris is picked up out of the yards and common areas.



- DO NOT dispose of baby wipes or paper towels by flushing them down the toilet.
- Please dispose of cigarette butts appropriately. Do not throw them in the yard.

Kirk-Tran

"Kirksville's only Public Transportation System"



Cost: \$3.00 each time you board the bus inside the city limits and \$4.00 each time you board the bus outside the city limits.

Call (800)654-6287 to reserve your ride.

Transportation is available;

Monday through Thursday from 6:00 a.m. to 6:00 p.m.

Friday from 6:00 a.m. to 9:00 pm.

Saturday from 9:00 a.m. to 9:00 p.m.

Events At A Glance

- **Capital Needs Assessment and Energy Audit** - Tues., & Wed., June 3rd and 4th
- **Rent Due** - Tue., June 10th
- **Pest Control** - Thurs., June 12th
- **Furnace Filters** - Tues., June 17th
- **KHA Board of Commissioners Meeting** - Wed., June 18th
- **Juneteenth Freedom Day** - Thurs., June 19th - KHA Offices Closed
- **Senior Food Boxes** - Fri., June 20th



June 2025



Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 International Children's Day 	2	3 Capital Needs Assessment and Energy Audit Inspections	4	5	6 D-DAY NORMANDY 6 JUNE 1944 	7
8	9 Donald Duck Day 	10 Rent Due Date 	11	12 Pest Control 	13	14 Flag Day June 14 
15 HAPPY FATHER'S Day 	16	17 Furnace Filters 	18 KHA Board Meeting	19 Juneteenth CELEBRATE FREEDOM 19th June 	20 Senior Food Boxes	21
22	23 Pink Flamingo Day 	24	25 National Day of Joy 	26	27 National Sunglasses Day 	28
29 National Camera Day 	30					