



# HALSTEAD HOUSING AUTHORITY

## In the Neighborhood Quarterly Newsletter 3<sup>rd</sup> Quarter Edition

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EQUAL HOUSING  
OPPORTUNITY

### Volunteers on Site May & June

Volunteers worked on site in May and June.

#### HMS STUCO YOUTH

The first group of volunteers came from Halstead Middle School. The girls were in 8<sup>th</sup> grade and members of STUCO. They spent a day giving back to the community. They did a fantastic job of painting our signs at Meadowlark and Sunflower Heights. They also managed to re-stain the benches in our parking lot.



HMS Student Volunteers

#### PRAYER IN ACTION YOUTH

The second group was a Catholic Youth team from Wichita Diocese. Their group name was Prayer in Action. This group spent 4 days to help with patio cleanup at Cottonwood and Meadowlark, apartment painting at Sunflower Heights, and they also managed to spend time cleaning the rust off some of our vinyl fencing. They did a tremendous job with wonderful attitudes & even worked hard during rain storms!



### Occupancy – 2nd Quarter

#### Cottonwood Acres:

April – 100% Occupancy  
May – 100% Occupancy  
June – 100% Occupancy

#### Meadowlark:

April – 100% Occupancy  
May – 94% - 1 Vacancy  
June – 94% - 1 Vacancy

#### Sunflower Heights:

April – 100% Occupancy  
May – 100% Occupancy  
June – 85% - 3 Vacancies

### COTTONWOOD REAC PILOT INSPECTON SCORE = 93b

I am extremely pleased with how well the May 19<sup>th</sup> inspection went. No Exigent Health and Safety findings were found!

Good Job Everyone!

**Save the Date!**



Dates not shown  
Will be posted on  
our website &  
through Memos

**Attention Cottonwood  
Acres Tenants:**

Cottonwood HVAC  
Filter Changes will be  
announced via MEMO  
very soon!

*No Inspections in July  
due to May's REAC  
PILOT Inspection.*

**July**

- Fri July 4** Holiday Office Closed for Independence Day
- Wed July 16** Board Meeting - HHA Office 3-4pm
- Mon-Fri July 21-25** Office Closing - 2pm (Nikki Mission Trip)
- Wed-Thurs July 30-31** Housekeeping Inspections-Meadowlark /Sunflower

**August**

- Mon Aug 4** Office Closing - 2pm (Nikki Vacation Day)
- Fri Aug 8** Office Closing - 2pm (Nikki Vacation Day)
- Wed Aug 13** Tenant/Staff Meeting - Community Rm 9-10 a.m.
- Thurs Aug 14** USD 440 – First day of School
- Wed Aug 20** Board Meeting – HHA Office 3-4 p.m.

**September**

- Mon Sept 1** Holiday Office Closed for Labor Day
- Wed Sept 17** Board Meeting - HHA Office 3-4pm
- TBA** Annual HVAC Preventative Maintenance – Fisher's

***Dates not listed in quarterly newsletter will be posted via:  
Memo / Office Door / Website***

**Attention Cottonwood, Meadowlark, & Sunflower:**

**Heads up! Mid-Kansas Construction will be on site to replace roofs project wide.**

- Cottonwood will have 3 to 4 roofs replaced this summer in the order of severity needed.
- All roofs in Meadowlark & Sunflower are scheduled to be replaced this fall.
- Memos will be posted as more information develops.



**Quarterly Quote:**

“The only person you are destined to become is the person you decide to be.”

Ralph Waldo Emerson



## PROPOSED PROJECTS FOR SUNFLOWER HEIGHTS



### Safety & Security Grant...

In an effort to improve the safety & security at Sunflower Heights, the Housing Authority recently applied for an Emergency Safety & Security Grant through the HUD Capital Fund Program. This funding if awarded will go towards the installation of external security cameras. The cameras will be mounted by sidewalks & parking lots.



### Are You Ready?

Housekeeping Inspections for Meadowlark & Sunflower Heights are scheduled for July 30 & 31. Daniel will accompany Nikki to change HVAC Filters. Please make sure apartments are clean & sanitary. We will be focusing primarily on sanitary conditions; however tenants will be notified if hazards or problems are found.

### Possible Eagle Scout Project...

The Housing Authority is working with a local Boy Scout to build a covered picnic table similar to the one shown above as part of his Eagle Scout Service Project. If everything works out, this project will be built at Sunflower Heights just south of the basketball slab. We hope to make this the first addition to a much needed playground area.



## Utility Allowances

Based on the last annual Utility Analysis our current Utility Allowances are as follows:

**Cottonwood Acres = \$47.00**

**Meadowlark & Sunflower Heights:**

**1 BR = \$123**

**2 BR = \$158**

**3 BR = \$229**

The Housing Authority is in the process of conducting the annual utility analysis project wide. Tenants that are income based received an authorization form to sign. The authorization gives the housing authority permission to contact utility companies for annual billing information for each apartment. Once all the billing information is gathered, we take an average for each apartment size and determine whether that amount increased or decreased by more than 10%. If there is any notable increase or decrease, the Utility Allowance will be adjusted accordingly for that bedroom size. Tenants will be given 30 days notification if rent amounts will change.

Tenants paying Flat Rent amounts will not be affected by any changes to utility allowances. If you have any questions contact the office.



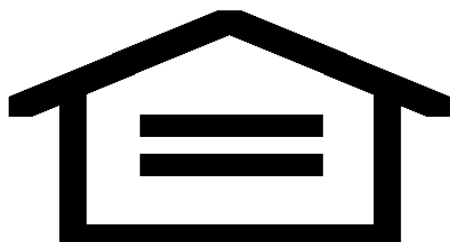
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**EQUAL HOUSING  
OPPORTUNITY**

## Access us on the web!

Tenants can send us messages (privately) on Facebook:

<https://www.facebook.com/HalsteadHousingAuthority>

OR

View upcoming dates/events, place maintenance requests, or get apartment tours on-line:

<https://www.halsteadhousingauthority.com>



### **Oatmeal Banana Cookies**

Recipe By: Norma Suarez

***Thank you Norma!***

#### **Ingredients:**

$\frac{3}{4}$ c	Shortening	<b>1 tsp</b>	Vanilla
<b>1 c</b>	Sugar	<b>1 <math>\frac{3}{4}</math> c</b>	Oats
<b>1</b>	Egg, beaten	<b>1 c</b>	Mashed Bananas
<b>1<math>\frac{1}{2}</math> c</b>	Flour	<b><math>\frac{1}{2}</math> c</b>	Raisins OR Nuts
<b><math>\frac{1}{2}</math> tsp</b>	Baking Soda	<b><math>\frac{1}{2}</math> tsp</b>	Salt
<b>1 tsp</b>	Cinnamon		

#### **Directions:**

Preheat oven to 400°.

Combine all ingredients, beat until thoroughly blended. Drop by rounded teaspoonful about 1  $\frac{1}{2}$ " apart onto greased baking sheet.

Bake 12 – 15 minutes

Makes 4 dozen

*Light brown sugar may be substituted for the sugar.*