

# Tenant Newsletter

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**We have 118 senior/  
disabled apartments in  
Ellinwood, Larned, Hois-  
ington and Great Bend as  
well as 10 single family  
homes in Larned and 6 in  
Lyons.**

### Ellinwood—

The Oaks, LP

### Great Bend—

Creekside Place, LLC

North Glenn Apts, LLC

Walnut Creek, LLC

Walnut Glenn Apts, LLC

### Lyons—

Hampton West, LLC

### Larned—

Hearthstone, LLC

Prairie Villas, LP

Street of Dreams, LLC

### Hoisington—

Cheyenne Ridge, LLC

Wheatridge Apts, LLC

## Ark River North in Sterling, KS

In May, Housing Opportunities, Inc. was awarded a grant to begin building a senior and disabled property in Sterling, Kansas. This new property is Ark River North.

Ark River North will be income-based housing for those 55 or older or the disabled.

It will be HOI's 13th property and consist of 6 duplex units providing 12 new apartments

for rent.

We plan on breaking ground on this property sometime in September towards the completion of Bedford Place here in Great Bend and hope to be close to completing the project in the Spring of 2014.

Look for our rent rates and other information in the coming Newsletters as we approach the completion of this project.



## Tree Care

It has come to our attention that residents have taken it upon themselves to water and prune the trees that have been planted on the properties. We wanted to make everyone aware that we have a drip system setup to water the trees when the sprinklers are on. Also, we will prune and care for the trees ourselves. The tenants need not worry about taking care of the trees. We have it covered.



## Storm Shelter Concerns

We've received questions from tenants concerned about threatening weather and the need for a storm shelter. In 2001 a tornado damaged my house and I fully appreciate your concerns. Only 4 out of our 12 properties have shelters. When each property received state and federal funding the government approved the plans without shelters. In the last 4 years they have suggested installing shelters and an elongated garage now houses the shelters in our newer properties. We are unable to retro fit a shelter into properties already built and any other solution we've investigated is either not safe, or the property does not have the funds needed to purchase and install them. This is very frustrating but your shower, an inside closet or a neighbor with a shelter is still your safest place to wait out the storm.

Vicky



## New Employees

**On June 3, Michelle Zook joined the HOI team stepping into the position of book keeper as Vicki Berryman decided to retire.**

**Also new to the HOI team is Colby Jack. Colby will be helping Joe with repairs and maintenance during the summer months.**



## Just A Friendly Reminder

1. Tenant damages will be charged to tenant, i.e. running into garage doors.
2. Please make checks payable to the property, **not HOI**. Also, write what the check is for in the memo, i.e. "June Rent" or "R & M" (repairs and maintenance).
3. Please report any maintenance problems promptly!
4. Please check furnace closet for moisture during A/C season.
5. Make sure to have AA or AAA batteries on hand for thermostat.
6. Make sure to keep 9V batteries on hand for the smoke detector and garage door key pads.
7. Is your Air Conditioner not working? If we are unable to fix it the same day, we have a window unit that we will install to keep you cool.
8. Please clean up after your pets promptly.
9. Clean your dryer vent regularly to avoid overheating and other maintenance issues.
10. Keep light bulbs and water softener salt on-hand so that we do not have to charge you for these items if we replace them.
11. Please call the office prior to installing satellite or internet services.
12. Keep your garage doors closed. Having them open invites all types of critters to come in and get cool!
13. Any unused flower pots or containers that are left out need to be turned over so that water doesn't sit in them for a period of time. Sitting water is a breeding place for mosquitoes and other pests.

**Please make checks payable to the property, not HOI.**

**Also, write what the check is for in the memo, i.e.**

**"June Rent" or "R & M" (repairs and maintenance)**

## Maintenance and Work Order Requests

We want to remind all of our tenants that if they have a maintenance problem, to call into the office first. Please do not call Joe or Eddie directly. If it is an emergency, we will contact them immediately and it will be taken care of.



Once a maintenance work order has been created, Joe will then schedule when the work will be done.

If you have children, we require that there be at least one person 18 years or older at the residence when we are there to work inside of the property.

Something also to keep in mind, is that if we cannot get a hold of you to complete the maintenance work, by Kansas Law we have the authority to access the property without granted access, once we give at least 24 hour notice, before entering .

## Bedford Place is Almost Finished!

In our last newsletter, we introduced Bedford Place to you and the ground breaking event that took place. Since then, there has been a lot of progress made! By the end of June the project was at least 50% complete and well ahead of schedule!

We expect to have all units completed by the end of September and hope to begin the rent-up process in October and finish in March 2014.

The new Community Building will be available beginning January 1, 2014, for our Great Bend residents to begin use. More information will be sent in the next newsletter about the Community Building. If you have any questions, please call our office at 620-792-3299.

## Rent Rates for Bedford Place

# of Units	% of Median Income	Rent Rate	Income Limits for # in Household
5	40%	\$310	One person \$15,480 max Two person \$17,680 max
5	50%	\$395	One person \$19,350 max Two person \$22,100 max
12	60%	\$395	One person \$23,300 max Two person \$26,520 max

## Good For You Cooking

Here is a recipe to spice up your summer. Enjoy!

### Blackened Tuna

*Original recipe makes 6 servings*

1 1/2 pounds tuna steaks, 1 inch thick  
2 Tbsp Cajun seasoning  
2 Tbsp olive oil  
2 Tbsp butter

Generously coat tuna with Cajun seasoning. Heat oil and butter in a large skillet over high heat. When oil is nearly smoking, place steaks in pan. Cook on one side for 3 to 4 minutes, or until blackened. Turn steaks, and cook for 3 to 4 minutes, or to desired doneness.



Recipe from [allrecipes.com](http://allrecipes.com)

# Upcoming Events

## The Great Bend Community

### JULY

- 4—Community Fireworks Display at Great Bend Expo Complex at 9:30 pm
- 10-14—Barton County Fair at Great Bend Expo Complex
- 12—Shine & Show 6-9 p.m. at the Wal-Mart parking lot
- 18—8th Annual Gary Gore Memorial Golf Tournament at StoneRidge
- 27—Summer Sidewalk Sale downtown

### AUGUST

- 10—Back-to-School NO TAX Sale
- 17—Sail Away with United Way-Campaign Kick-Off Fundraiser at the Knights of Columbus at 6 p.m.

### SEPTEMBER

- 5—Business After Hours: K-96 Block Party 5-7 p.m. at Waters True Value
- 12—Golden Belt Community Concert-Exile
- 14—KWECC "Mad About Monarchs" Event 9-Noon at the Kansas Wetlands Education Center

**Tenant Association Meetings will be held this Fall. We will be sending out more information regarding those as the time approaches.**

Throughout the summer, Great Bend will be having Summer Street Stroll every Thursday night from 5 to 8 p.m. with every 3rd Thursday of each month having a free outdoor movie in Jack Kilby Square. Also on Thursdays in Great Bend is the Farmers Market.

## The Lyons Community

### Annual Back-to-School

Always the Friday after school starts for a free will offering meal.

### ANNUAL FAIR ON THE SQUARE

The 4th Saturday in September held outdoors around the Historic Courthouse Square.

### ANNUAL CARS ON THE LOT

Also held on the 4th Saturday in September around the Courthouse.



## The Hoisington Community

August 29-September 2—117th Annual Labor Day Celebration

## The Ellinwood Community

July 18-20—After Harvest Festival

August 24—Barton County College Foundation Auction at Knights of

Be watching for our next Tennant Newsletter coming out in October! We will also begin putting together a website with information about all our properties. Stay tuned...

## The Larned Community

### JULY

- 8—Free Blood Pressure Check 11:30pm at Welcome Inn Senior Center (WISC)
- 10—Free Hearing Aid Check 1pm at WISC
- 11—Diabetes Support Group 7pm at WISC
- 14—Carry-In Dinner 12:30pm at WISC
- 16—Tea 3:00pm at WISC
- 18—Birthday/Anniversary Celebration 12:00pm at WISC
- 28—Ice Cream Social 4:00pm at WISC

### AUGUST

- 8—Diabetes Support Group 7pm at WISC
- 11—Carry-In Dinner 12:30pm at WISC
- 12—Free Blood Pressure Check 11:30pm at WISC
- 14—Free Hearing Aid Check 1pm at WISC
- 15—Birthday/Anniversary Celebration 12:00pm at WISC
- 20—Tea 3:00pm at WISC
- 25—Ice Cream Social 4:00pm at WISC

### SEPTEMBER

- 8—Carry-In Dinner 12:30pm at WISC
- 9—Free Blood Pressure Check 11:30pm at WISC
- 11—Free Hearing Aid Check 1pm at WISC
- 12—Diabetes Support Group 7pm at WISC
- 17—Tea 3:00pm at WISC
- 19—Birthday/Anniversary Celebration 12:00pm at WISC
- 29—Ice Cream Social 4:00pm at WISC