



LCO HOUSING NEWS



Onaabani Giizis - Selecting Moon

March 2025

MARCH

BIRTHDAY GREETINGS

Leslie Ramczyk	3/2
Jayson Tahmalwash Jr	3/2
Melvin White III	3/3
Shaylena Corbine	3/5
Michael J. Fleming	3/6
Brennah Gouge	3/8
Aliah White	3/10
BJ Denomie	3/11
Heather Gouge'	3/16
Kyleigh Barber	3/18
Alicia Cross	3/18
Elaine Dennis	3/20
Stephanie Gouge'	3/24
Darryl Miller	3/24
Rick Quaderer	3/26
Felicia Miller	3/28
Quintin Miller	3/29
Adam Thayer Jr.	3/31

Happy 42nd Wedding Anniversary to Jim & Andie Quaderer on March 11th



ON-CALL MAINTENANCE:

The Maintenance Department has a pager for tenants to contact the on-call person after normal working hours. They will only respond to **Emergency** calls during non-working hours. Other calls can be phoned into the Housing Office during regular business hours, Monday through Friday 8:00 to 4:30.

The Pager # is 715-798-1594.

VACANT UNIT ALARMS

Due to an increase in vandalism to our vacant units, we have installed alarms. If you hear these alarms go off, know that housing authority and the police department have been notified. If you see anything please report it. All reported information is confidential. The high cost of vandalism takes away from our regular maintenance budget and means that unit is vacant that much longer. We have a long waiting list of people waiting for housing and having to re-do units that are close to being finished means they have to wait that much longer.

Check your propane tanks!

Ferrellgas would like to remind people to monitor their tanks! The cold weather has caused our tenants to use more propane than they normally would. In case we receive any more snow, please make sure driveways are plowed and there is a clear path to the tank. Also, check your furnace filter and air exchanger filters. The furnace filter should be changed every 30-days to make sure your furnace is working efficiently.

AIR EXCHANGER—If you have an air exchanger, please make sure they are off during the winter season. The air exchanger will filter the cold air into your rental unit causing you to turn on your heat, thus, using more propane. The filters in your air exchanger are washable. They should be cleaned every 30-days. You could do this when you change your furnace filter every 30-days. Please call the office if you have any questions regarding your air exchanger.

REMINDER OF REQUIRED ANNUAL INSPECTIONS

The Housing Authority is required to perform annual inspections of its rental units to ensure that it is maintained in a decent, safe and sanitary condition pursuant to PRP.7.11.03, PRP.7.11.04, and PRP.7.11.05 of the housing ordinance. If you are having any issues in your unit, you may call the housing office and report it. Also, with spring right around the corner and the melting snow starting to expose yards it's a good time to get rid of unregistered or non-operating motor vehicles, piles of garbage/cans or any other household debris that would put you out of compliance with your lease.

As part of your Residential Lease and the Admission and Occupancy Policies, the tenant is responsible for disposing of any garbage they have acquired. Hoarding / storing garbage in the garage or in/around the rental unit is a violation of your lease and our policies. A collection of garbage will attract vermin and cause an infestation not only in the unit you are renting, but the surrounding community as well. **Section 8, Part E** states it is the tenant's obligation to dispose of all ashes, garbage, rubbish and other waste in a sanitary and safe manner and ensure that such waste is secure from disturbance from animals or natural forces. The provisions of the Lac Courte Oreilles Tribal Solid Waste Ordinance shall apply to all waste disposals. **THANK YOU, STAY SAFE & HEALTHY!**

Remember to Pay your Outstanding Utility Bills by APRIL 15TH!

Just a reminder that the end of the moratorium is fast approaching. April 15th is the deadline for Jump River. Please remember that maintaining your utilities is part of your signed lease agreement.

Don't forget to set your clocks
for-
ward
1 hour
on
March
9th



WATCH FOR NEXT
MONTH'S NEWSLET-
TER TO SEE HOW YOU
CAN WIN A NEW PA-
TIO SET JUST IN TIME
FOR THE WARMER
MONTHS!



Entry locks are not to be changed to your rental unit, unless it is done by housing Maintenance department. If entry locks are changed you are responsible to provide a copy of the key to the Housing Authority. If it is found that a tenant changed the entry locks, the entry locks will be changed by housing, you will be charged and you will need to come to the office to obtain the new key. **Part of the Admission & Occupancy Policies** states no alterations shall be done to the unit by the Tenant without prior approval in writing and at the expense of the tenant. The tenant will not make changes to the locks, locking mechanisms, or any hardware related to the ingress/egress doors in the unit.



REMINDER: If you don't want to go out in the cold or icy conditions, you can pay your rent by phone with your debit/credit card. We would like to send a big shout out to all those tenants that came in and paid their rent with their *Taxes!!* We appreciate you.



Please be mindful of what you are flushing down the toilets and dumping in the drains in your unit.

DO NOT FLUSH

BABY WIPES
CLEANING WIPES
CONDOMS
DISPOSABLE DIAPERS
FACIAL WIPES
GREASE
HAIR
MEDICATIONS
SANITARY PADS
TAMPONS OR
TAMPON APPLICATORS
TRASH
PAPER TOWELS

This will cause damage to the plumbing, water and well systems. Do not drive vehicles or heavy equipment over your tank or drain field. Actually, driving over your tank should be avoided at any time of year, but can cause the most problems in winter months. In the winter **DO NOT PLOW** this area as it will cause the area to freeze and cause problems. Don't drive any vehicles, such as ATVs, snowmobiles or automobiles, over any part of the septic system during the winter **because compacted snow will not insulate nearly as well as undisturbed snow**

If there are any issues with these systems and it is found to be tenant caused you will be charged for the damages. Your Residential Lease states in **Section 8, Part F** – Use in a reasonable manner, all electrical, plumbing, sanitary, heating, ventilation, air conditioning and other systems and appurtenances.

Thank you!