



LCO Housing Newsletter

*BINAAKWII GIIZIS Falling Leaves Moon
October 2025*



FALL PREPARATIONS

Where did summer go?! Here we are, already in October! Time to start preparing for the transition from warm weather to the colder months ahead.

- Check smoke/carbon monoxide detectors—change batteries
- Check windows and doors for drafts, seal with weatherstripping
- Wrap indoor pipes—insulate water lines that run along exterior walls.
- **VERY IMPORTANT FOR THE HEATING SEASON:** Make sure your furnace is clean and your filter is changed. If you need a filter just stop by the office to pick one up. A clogged filter will make your furnace work harder and you

will go through more gas.

- Check your propane tank to make sure you have an adequate supply. There could be fees associated if you totally run out—and they have to test and re-light everything.
- Turn off outdoor water supply, remove and drain water hoses
- Clean gutters, remove debris and dead vegetation from your yard.
- It's also a great time to get your yard cleaned up - put away all those things you otherwise might not see again till spring. Clean and cover outdoor furniture, BBQ grills, etc.
- Lastly, make sure you test all your winter equipment to make sure it is in good working condition.

Once your home is ready, you can sit back and enjoy the beauty of the fall colors and relax knowing that you are ready for the long winter months ahead.

Electric Bill Sales Tax Exemption Begins Oct. 1

Wisconsinites will no longer pay sales tax on residential electricity and natural gas, effective October 1. Under previous state law the utility tax was exempt during the winter months, but the latest budget signed into law by Governor Tony Evers extends the exemption to the whole year. The change is expected to save Wisconsin residents nearly \$180 million over two years. The exemption does not include transient accommodations, motor homes, travel trailers, or other recreational vehicles.

The Housing Authority offices will be closed on Monday, October 13th for Indigenous Day.

CHECK YOUR BLUE RENT STATEMENTS: If you have a big credit, you can stop your deduction for a while, we do not issue any refunds. If you have a large balance, please call the office at 715-634-2147 to make payment arrangements. Miigwech!

RECERTIFICATIONS: Recertifications are done every two years on the anniversary of your move in date. **LIHTC (Low Income Housing Tax Credit) Program** requires all households residing in LIHTC units to complete recertification paperwork on an annual basis. Paperwork for your recertification can begin **120 days prior to** your due date. This helps to ensure that all paperwork is completed in a timely manner. **Effective**



Date: All increases in rent or other payments shall take effect on the 1st day of the second month following the date of the recertification. Decreases in rent will take effect immediately on the 1st day of the next month.

INTERIM RECERTIFICATIONS: If there is a change in your income before your recertification is due, (i.e. loss of job, medical leave, leave of absence, maternity leave, etc.) you need to come into the Housing Office to fill out the necessary paperwork **as soon as** your income situation changes so that we can re-adjust your rental payments. We can only make changes effective the date you bring in the paperwork for the change. We cannot go back to make adjustments retroactive. It is important for you to notify us immediately of any changes. If this isn't done then you tend to fall behind, and we don't like to see this happen.

We appreciate all our tenants that respond promptly to their notices. Chi Miigwetch for your cooperation!

October Birthdays

Andie Quaderer	10/8
Arianna Jones	10/8
Edward Jones	10/8
Brian Kingfisher	10/10
TJ Quaderer	10/11
Rihanna Reede	10/12
Vivian Belille	10/11
Gary Belille	10/14
John Kingfisher Jr	10/17
Gary Belille Jr.	10/21
William Taylor Jr.	10/22
Charlie Jo Chino	10/23
Vernon Martin	10/26
Heather Hove	10/26
Nathan Thomas	10/27
James Winrich	10/27
Dave Quaderer	10/31



ATTENTION ALL SSI/SS RECIPIENTS

It is that time of year when you get your award letters from the Social Security Administration office. Just a reminder-if you are due for a recertification with housing this year we will need a **copy of your 2026 Award letter from the Social Security Administration**. We no longer accept bank statements or check stubs. You can bring in your award letters when you receive them. We will make a copy and keep them on file until recertification time. Your cooperation is greatly appreciated.

ON-CALL MAINTENANCE:

The Maintenance Department has a pager for tenants to be able 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, Mon - Fri 8:00 to 4:30.

PEST CONTROL

Fall is here and winter is right behind it. Mice and critters will be looking for a nice warm place for winter. Wil-kil is a free pest control service for our rental unit tenants. Please call LCO Housing if you need pest control for; mice, ants, spiders, etc.

HALLOWEEN SAFETY TIPS

1. Stay in well lighted areas.
2. Never go out trick or treating alone.
3. Have your parents check your treats.
4. Wear light colored clothing.
5. Carry a flashlight or glow stick.
6. Use reflective treat bags.
7. Plan your route in advance with your parents.



"The Staff at the Housing office would like to wish you a Safe and Happy Halloween!"