



Hagerstown Housing Authority NEWSLETTER

March 2025

Recent Family Self Sufficiency Graduate



L-R Pamela Schnebly- FSS Coordinator, Dianne Rudisill- Director of Resident Svcs, Aracelis DeJesus Cordero- Graduate, Sean Griffith- HHA Executive Director

Please join The Hagerstown Housing Authority in celebrating **Aracelis DeJesus Cordero**.

Aracelis began the FSS program during a challenging period in her life, driven by a strong determination to enhance the lives of herself and her family.

She has successfully obtained her driver's license, bought a vehicle, improved her credit score by over 100 points, and has recently been promoted to a full-time position at Washington County Public Schools!

Her future goal is to achieve homeownership for her family! If you happen to see Aracelis, be sure to congratulate her! We are incredibly proud of her and all that she has accomplished!



The Family Self-Sufficiency (FSS) Program is a program designed to help families in public housing and those receiving Housing Choice Vouchers (HCV) achieve economic independence. Here are some key points about the program:

Objective: The main goal of the FSS program is to enable families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies

Participation in the FSS program is voluntary. Families work with a coordinator to set and achieve specific goals, such as obtaining education, job training, and employment.

Contract of Participation: Participants sign a Contract of Participation, which outlines their goals and the steps they will take to achieve them. This contract typically lasts up to five years, and has no affect on the participant's lease.

Escrow Account: As participants' earned income increases, and the rent increases, the increased portion of their rent is deposited into an escrow account when the participant pays their rent. This account can be used by the family upon successful.

- Reduce Dependency on Assistance
- Increase Your Earnings
- Build Financial Stability
- Pursue Education and Skills Development

Gain confidence, improve life skills, and take control of your future, Join the FSS Program today! .

More information - to obtain more information about the FSS Program, or to be contacted by a FSS Coordinator, complete the form at <https://www.hagerstownha.com/family-self-sufficiency>



Nutrition & Taking Care of Your Health:



Learn ways to eat nutritiously and have a healthy lifestyle.

Nutrition & Taking Care of Your Health:

**McCleary Hill:
3/13 2:30 pm**

**Frederick Manor:
03/27 11:30 am**

BROUGHT TO YOU BY THE HAGERSTOWN HOUSING AUTHORITY

VALOREXCEL Training Workshops

MONEY MANAGEMENT FOR THE REAL WORLD



Instructor: Mark Appenzellar

Feeling overwhelmed by finances? You're not alone! In this workshop, we'll break things down and give you simple, practical strategies to take control of your money, including how you can make checking and savings accounts work best for you.

You'll also learn how to strike the right balance with credit and how to prepare for times when your income might change or temporarily dip. If you're expecting a tax refund this year, we'll share tips on how to make sure it doesn't just "slip through the cracks." Plus, we'll explore effective, real-world strategies for tackling outstanding debts.

Join us to make your finances less stressful and more manageable!

- **Money Management for the Real World:** Friday, March 7th, 2025 - 12:00 pm - 1:30 pm



Mark Appenzellar

**ValorExcel
Trainer**

LOCATION

**Elgin Station
40 Elgin Blvd
Hagerstown, MD 21740**

REGISTER TODAY!

**By contacting
Tacy Myers at
301.739.1852 or
tmyersehagerstownha.com**

Workshops Facilitated By: VALOREXCEL

Numbers To Know

- Hagerstown Housing Main** 301.733.6911
- Security**..... 301.730.2096
- Maintenance (24 hours)**..... 301.733.6916
- Maintenance- Pest Control**.....301.733-6911 ext. 124

Resident Services Department

- Dianne Rudisill**301.733.6911 ext. 125
- Deena Holder**.....301.733.6911ext. 163
- Heather Nutter**.....301.733.6911 ext. 170
- Tacy Myers** 301.733.6911 ext. 157
- Pam Schnebly**.....301.733.6911 ext. 167
- Jaime Mayo**..... 301.733.6911 ext. 158

- Gateway Crossing** 301.766.7968
- Housing Choice Voucher (HCV)** 301.733.6911

Resident Advisory Board Vacancies

- Are you a resident of Noland Village ? Are you interested in representing your community on the Resident Advisory Board?
- There are open spaces on the board for a representative from Noland Village.
- If you are interested in learning more about serving on this board, please get in touch with Deena Holder at 301-733-6911 x163 or via email at dholder@hagerstownha.com, or Dianne Rudisill at 301-733-6911 x 125 or via email at drudisill@hagerstownha.com.

C.W.Brooks- Contact Heather Nutter Ext. 170

Mondays	6:00 pm	Tenant Bingo
Wednesdays	2:00 - 4:00 pm	Craft Group (Bring your Own Craft)
Thursdays (every other)	2:00 - 3:00 pm	Coloring in Library
Thursday, March 20th	1:00 - 3:00 pm	Diabetes & Blood Pressure Screening (every 3rd Thursday)
Thursday, March 13th	5:00 pm	Tenant Association Meeting (2nd Thursday every month)

Frederick Manor

Tuesdays	6:00 pm	Girl Scouts (Community Building)
Thursday, March 27th	11:00 am	Resident Meeting (4th Thursday every month)
Thursday, March 27th	11:30 am	Priority Partners: Nutrition & Taking Care of Your Health Presentation

Gateway Crossing

Resident Meeting (2nd Thursday of every Quarter- Jan, April, Oct)

McCleary Hill

Thursday, March 13th	2:30 pm	Priority Partners: Nutrition & Taking Care of Your Health Presentation
Thursday, March 20th	5:30 pm	Resident Meeting (3rd Thursday every month)

Noland Village

Wednesday, March 19th	10:00 am	Resident Meeting (3rd Wednesday every month)
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Parkside & Douglass & Scattered Sites

Sundays	3:30 - 4:30 pm	End of the Road N/A (Narcotics Anonymous)
Mon - Thurs.	4:30 - 6:30 pm	After School Program, (K-3rd grade)
Tuesdays	7:00 - 8:15 pm	(MEN) End of the Road N/A
Wednesdays	7:00 - 8:15 pm	(WOMEN) End of the Road N/A
Thursdays	7:00 - 8:30 pm	Girl Scouts (ages 13-18)
Fridays	5:00 - 7:00 pm	Girl Scouts, (all ages)
Sunday	3:30 - 6:00 pm	End of the Road N/A - (Last Sunday of the month Special Mtg.)
Thursday, March 20th	2:00 pm	Resident Meeting (3rd Thursday every month)

Potomac Towers- Contact Heather Nutter Ext. 170

Tuesdays and Wednesdays	10:30 - 11:30 am	Narcotics Anonymous (Community Room)
Wednesdays	5:00 pm	BINGO Food/Cards for sale starting at 5 pm, Bingo starts at 6pm
Thursdays	10:00 am	Stop Smoking Program (3rd Thursday)
Thursdays	4:00 pm	Exercise w/ Lisa Bennett (Roof Top Sky Lounge)
Monday, March 10th	5:30 pm	Tenant Association Meeting (2nd Monday every month)

Walnut Towers- Contact Heather Nutter Ext. 170

Tuesdays	4:00 pm	Tenant Bingo
Thursdays	6:00- 8:00 pm	Game Night
Monday, March 3rd	5:00 pm	Tenant Association Meeting (1st Monday every month- unless a holiday)

**HSWC Meals for Paws Food Distribution
Friday, March 28, 2025**

**Potomac Towers/C.W.Brooks @ 9 am
Walnut Towers @ 9:30 am**



**The Hagerstown Housing Authority
will close early for Staff Training
Wednesday, March 5, 2025 @ 11:45 am**



**Sign up to receive the Newsletter via email:
www.hagerstownha.com/monthlynews**

**FYI: our newsletter can also be found at
hagerstownha.com and on our Facebook page**

Please set your items out **after 8:00 pm the night before** your scheduled day and have them on the curb **prior to 8:30 am on your scheduled pickup day**. This schedule will be strictly followed. Any bulk items set on the curb on days other than those listed for your community will result in a charge (\$60.00) to the resident. **Scattered Sites, Gateway Crossing, and Housing Choice Voucher locations will be expected to observe the bulk pickup days published by the City of Hagerstown. Check the newspaper or call the City for dates. Yard Waste Collection started Sunday, February 23, 2025, and will run through Friday, December 19, 2025.**



You may have your bulk items picked up on the following days of each month:

- 1st Thursday: McCleary Hill**
- 2nd Thursday: Parkside Homes & Douglass Court**
- 3rd Thursday: Noland Village**
- 4th Thursday: Frederick Manor**

HEATING SEASON

Heating levels that will be maintained in the family communities are from 66 degrees to 68 degrees. Your thermostat has a built-in thermometer that will tell you if the proper heating levels are being maintained in your home. Before you call Maintenance for service on your heating system, take a minute to look at your thermostat. The bottom portion is the thermometer. **If the temperature in your home is 66 degrees or above and you call for service, you will be charged for the call. Overtime callouts are very expensive, and you can avoid these charges (\$100.44) by checking the temperature before you call.** Do not force the thermostat beyond the limit on the dial. Broken thermostats are charged to the resident. Keep your windows locked as this provides a much better seal and reduces air leakage. Remember, using your oven or stove as a source of heat is a lease violation. It poses a serious health risk to you. This misuse may also result in damage to your stove (melted knobs) for which you will be charged. **If a medical condition exists within your family that requires you to be provided increased heat levels within your unit, this information must be addressed to the Director of Housing.**

DO NOT USE STOVE FOR HEAT

DO NOT USE YOUR STOVE AS A HEATER! This is extremely dangerous and is also a lease violation. Violators will be reported to Housing. If your unit's heat is not working, contact the Maintenance Department for repair.



Improper Storage Causing Fire Hazard

During a recent inspection we found that it is a fire hazard to store items in your oven. According to fire code, pots and pans are not allowed to be stored in your oven because they can catch fire. Most recently a fire occurred because someone stored a pizza/box in their oven and the oven temperature control was accidentally turned on and it resulted in an oven fire.

SLIPPERY WHEN COLD

Please be cautious when traveling outside your unit during the extreme cold days of winter. Periods of the sun cause the snow/ice to melt and then refreeze, creating instant ice patches. Take extra time to avoid such areas for your safety.



SNOW AND ICE REMOVAL

A major concern during the winter is the clearing of ice and snow. Residents in the Family Communities are responsible for promptly clearing ice and snow from the front and rear sidewalks leading to their units. Residents who fail to promptly clear their walks will be charged when the Maintenance Department must perform the work. The maintenance crews get to the public walks as soon as possible. **Residents are responsible to remove snow and ice from walks, steps, and porches leading to the unit.** This means any and all sidewalks to your unit except for the front public sidewalk, which is the sidewalk that runs parallel to the front streets, is the responsibility of each resident. **The Hagerstown Housing Authority does NOT remove snow and/or ice or treat for snow and/or ice on any walkways in the rear of the units and do NOT remove snow and/or ice or treat for snow and/or ice in the front of your unit except for the public sidewalk that runs parallel to the front streets.** Ice scrapers are a much cheaper method of removing ice from walks than chemicals are. In addition, the extensive use of chemicals such as salt may damage the concrete making repairs necessary. Salt will damage next spring's grass and flowers as the melting ice carries it to the root systems. If you must use salt, clean it up once it has done its job. Residents should exercise good judgement in placing the snow that they remove from the walks. Never throw it out into the streets or courts. Never place it where your neighbors or the Maintenance Department will have to move it again. Please do not allow your children to cover up cleared walkways. The better you fulfill your responsibilities, the better we will be able to perform ours.

PEST CONTROL SCHEDULE

Gateway Crossing

03/04/2025: 931-990 Ross St

03/11/2025: 1017-1037 Westport Dr, 901/903/907/909 Ross St,
801-845 Main Ave

03/18/2025: 265/267/271/273 South Burhans Blvd, 701-812
Lanvale St

03/25/2025: 103-181 Summer St, 25-53 Elgin Blvd

Noland Village

03/05/2025: Court 3 (1020-1032), Court 5 (1036-1044),
Community Building

03/12/2025: Court 7 (1052-1068), Court 8 (1053-1057)

03/19/2025: Court 8 (1061)

McCleary Hill

03/19/2025: Granite Drive, Fluorite Drive

03/26/2025: Insurance Way, Calcite Drive

Potomac Towers

03/05/2025: 401-432, Trash Rooms,
Laundry Room, Compactor Rooms

03/12/2025: 501-531, Trash Rooms

03/19/2025: 601-632, Trash Rooms

03/26/2025: 701-731, Trash Rooms

Walnut Towers "A" Building

03/06/2025: 505-516

03/13/2025: 601-616

03/20/2025: 701-710

03/27/2025: 711-716, 810-816



NOTICE TO RESIDENTS OF POTOMAC AND WALNUT TOWERS

Ehrlich, your dedicated pest control service, kindly requests that all tenants in Potomac and Walnut Towers clear out the areas beneath their beds in preparation for the upcoming quarterly pest control treatments. The Housing Authority offers this preventative service to help maintain a pest-free environment and ensure that our communities remain clean, safe, and desirable. Your cooperation in this matter is greatly appreciated.

MAINTENANCE INSPECTIONS

POSSIBLE INSPECTION RESCHEDULES COULD OCCUR

Gateway Crossing

Week Of March 3rd: 902, 908, 916, 924, 926, 932, 934, 940, 942, 950 Main Avenue

Week of March 10th: 151, 161, 181, 201, 231, 241, 251, 261, 281 Ross Street; 902, 903, 915 Lanvale Street

Week of March 17th: 909, 921, 923, 931, 937, 939, 945, 947 Lanvale Street; 958 Main Avenue

Week of March 24th: 953, 955, 961, 963, 969, 971, 977, 985, 991 Lanvale Street; 952 Main Avenue

Week of March 31st: 932, 934, 936, 938, 942 Lanvale Street; 210, 230, 240, 250, 260, 280 Buena Vista Avenue

Potomac Towers

CHANGES MADE FROM LAST NEWSLETTER

Monday, March 3: G16-G29

Tuesday, March 4: 114-127

Monday, March 10: 219-232

Tuesday, March 11: 318-331

Monday, March 17: 419-432

Tuesday, March 18: 518-531

Monday, March 24: 619-632

Tuesday, March 25: 718-731

Monday, March 31: 819-832

C.W. Brooks

Tuesday, April 1: 100-202

Monday, April 7: 203-221

Tuesday, April 8: 222-315

To prevent the need for follow up housekeeping inspections, please ensure that your apartment is clean and tidy for your maintenance inspection. The inspector will report any resident with poor housekeeping for a follow-up inspection. Failure to keep your apartment in a decent, safe and sanitary condition could result in the termination of your lease. For any questions about how to get your apartment ready for inspection, please contact the Maintenance Department.



I pity the fool that thinks smoking is cool!

Make April 1st the day you kick the habit and say no to cigarettes and vaping!

We hope that you will join us as we collaborate with the Washington County Health Department and other vendors for fun activities, food trucks, and stop smoking and vaping information.

**Mark you calendar for April 1, 2025 5-7 pm
More information to follow!**



The Washington County Career Expo and HCC Open House will be held simultaneously in the ARCC.

The Washington County Career Expo at Hagerstown Community College will be held on Friday, March 28, from 10 a.m. to 2 p.m. in the Athletic, Recreation, & Community Center (ARCC) on the HCC campus. The event is free for job seekers and attendees.

The event will allow participants to discover job opportunities and pathways to employment in Washington County, explore community employment resources and support services, and meet many of Washington County's leading companies and organizations.

The Washington County Career Expo is hosted by HCC in partnership with Washington County Business and Economic Development; Washington County Chamber of Commerce; and, Washington County Public Schools. This event is FREE for job seekers. To learn more about this event and register as an organization or an attendee, visit www.hagerstowncc.edu/careerexpo.



Important Notice: Failure to Pay Rent and Foreclosure on Right of Redemption

If you are a tenant with the Hagerstown Housing Authority, it is crucial to pay close attention to any Failure to Pay Rent Notice you receive. Maryland Housing Laws allow landlords to request a Foreclosure on the Right of Redemption if they receive four judgments against a tenant within a 12-month period. This period is not based on the calendar year but is a rolling 365-day look-back.

How It Works:

Judgments: If a landlord goes to court three times in a 12-month period and receives a judgment each time (meaning the tenant has not paid by the court date), the landlord can file for Foreclosure on the Right of Redemption if the next Failure to Pay Rent court case (fourth judgment) is within the same 12-month timeframe.

Eviction: When the court grants this Foreclosure on the Right of Redemption for the fourth judgment, the landlord can evict the tenant, regardless of whether the tenant pays the owed rent or not.

Example Scenario:

March: Susie Que was behind in rent, and the landlord got a judgment for rent. Susie Que pays the rent before her set-out date, so she keeps her apartment.


May: Susie Que was behind in rent again, and the landlord got another judgment. She pays the rent before her set-out date and keeps her apartment.

August: Susie Que was behind in rent once more, and the landlord got a third judgment. She pays the rent before her set-out date and keeps her apartment.

October: Susie Que was behind in rent yet again, and the landlord got a fourth judgment. This time, the landlord also requested the court to Foreclose on the Right of Redemption. Even though Susie Que pays her rent, she is still evicted because she received four judgments within a 12-month period.

Key Takeaway: To avoid eviction, ensure you pay your rent on time and avoid accumulating multiple judgments within a 12-month period. *Don't be a Susie Que!*

The portion of the Failure to Pay Rent form that pertains to this is #9 [highlighted]. If this has three case numbers listed please know that your Foreclosure on Right of Redemption will occur if you do not pay rent prior to the court date:

 **DISTRICT COURT OF MARYLAND FOR WASHINGTON / HAGERSTOWN**
 Located at 36 W ANTIETAM ST

Landlord: _____ Affixed on Premises
 35 W BALTIMORE ST
 Address: _____ Date: _____
 HAGERSTOWN MD 21740
 City State Zip Mailed to Tenant

① Tenant _____ ② Tenant _____
 ③ Tenant _____ ④ Tenant _____
 Constable/Sheriff _____
 Address: _____ Served on Party: _____
 HAGERSTOWN MD 21740
 City State Zip

Date 10/23/2024 Date _____

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY § 8-401)
 HAGERSTOWN MD 21740 Maryland.

1. The property is described as: _____
 Property Name Number Street Apt. City

2. Is the property required to be licensed in order to operate as a rental property?
 No Yes, provide License number and expiration date _____
 Yes, but unlicensed because: exempt; of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); other: _____

3. The property: is not affected property under §6-801, Environment Article; is affected property, MDE registration is current, its registration has been renewed as required; MDE inspection certificate number, _____, is valid for the current tenancy; or owner is unable to state Certificate No. because: exempt tenant non-cooperation during remedial work.

4. The tenant rents from the landlord who asks for possession of the property based on the amount of rent and costs determined to be due.
 Landlord requests a money judgment (requires personal service).

5. This is not is a government subsidized tenancy § 8 other. Tenant is responsible to pay the following amount of rent: \$ _____
 due on the FIRST _____ of the week month, which has not been paid or reduced to judgment.
 As of today, rent is due for the weeks months of _____ in the total amount of \$ _____ less tenant
 payments of \$ (_____) for utility bills, fees, and security deposits under PU §7-309 / RP § 8-212.3. \$ _____ Net Rent
 Late for the weeks months of _____ are due in the amount of \$ _____

6. _____ SUBTOTAL \$ _____
 7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$ _____
 8. _____ TOTAL \$ _____

9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments: prior case numbers and judgment dates within the past 12 months: _____

Staying Connected with the Hagerstown Housing Authority

Report a Concern
[www.hagerstownha.com/
 reportaconcern](http://www.hagerstownha.com/reportaconcern)
 or you can also scan the
 QR code



The Housing Authority has a text message system that will keep you up to date on programming and urgent messages. If you wish to receive text alerts or need to update your phone number in the system, please contact Deena Holder at 301-733-6911 x163 or via email at dholder@hagerstownha.com.

To access the Rent Café Portal via cell phone, please download the RentCafé

Resident app

**Have you signed up for our
 online Resident Portal?**

Save time when you are on
 the go with the Resident
 Portal app through Rent Café!

Submit routine
 service requests

Pay your
 rent online

Complete
 resident forms

We have a
FREE app
 for that



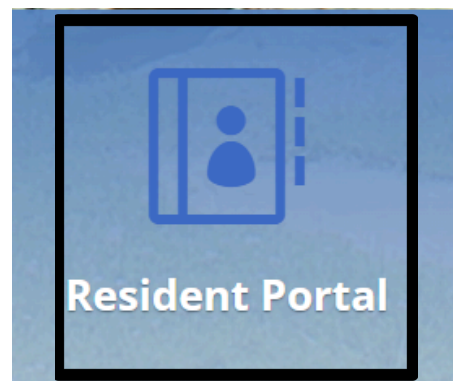
Right from your phone!

JOIN TODAY!

Download the Rent Café
 Resident App at:



To access the Rent Café Portal via
 computer, please visit
www.hagerstownha.com and scroll to
 the bottom. Then click “Resident
 Portal”



FREE ONLINE CLASSES

March 26, 2025 at 6:00 pm

“Pump Up Your Piggy Bank”

To Register for Online Classes

Contact:

301.733.2371 ext. 105

Financial Education Partnership-Washington County
 offers FREE monthly online classes to help members of our
 community take charge of their finances.

Financial Education Partnership-Washington County is a collaboration of:



St. Patrick's Day Bingo!

• *Friday, March 14, 2025 @ 2 pm*

- *Potomac Towers, Walnut Towers, C. W. Brooks-Held onsite in each buildings
 Community Room*

• *Monday, March 17, 2025 @ 2 pm*

- *Family Communities- Held on ZOOM (link will be provided when you sign up)*

Please contact Heather Nutter @ 301.733.6911 ext. 170 to sign up