



Resident Newsletter Vol. I Park City News

Park City Communities
www.parkcitycommunities.org

November 2018

If everyone is moving forward together, then success takes care of itself. —Henry Ford



Believe you can and you're halfway there.

- Theodore Roosevelt



Smoke-Free Policy

HUD Final Ruling 24 CFR 965 & 966 requires each public housing agency administering public housing to implement a smoke free policy. Due to the increased risk of fire, increased maintenance costs, and the health effects of secondhand smoke, Park City Communities has adopted the following:

No-Smoking Policy

Prohibits smoking in any interior common areas, including but not limited to community rooms, community bathrooms, lobbies, hallways, laundry rooms, stairways, offices and elevator, within all living units, and within [25 feet] of building(s) including entry ways, porches, balconies and patios.

This policy applies to all residents, guests, visitors, service personnel and employees. Failure to adhere to this policy will be a violation of your lease agreement.

**WORK
ORDER
NUMBER**



203-337-8821
24 Hours Daily

**Only you can
determine your destiny.
Take action today to create
a brighter future.**



Air Conditioner Removal

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ALL RESIDENTS!! ALL SITES!!

Air Conditioners must be removed from windows by 11/09/2018. Failure to adhere to this policy may result in a fine.

Thank you for your anticipated cooperation!



What is REAC?

The Real Estate Assessment Center's (REAC) mission is to provide and promote the effective use of accurate, timely and reliable information assessing the condition of HUD's portfolio; to provide information to help ensure safe decent affordable housing; and to restore the public trust by identifying fraud, abuse and waste of HUD resources.

REAC inspection is coming up for Park City Communities so you will see a lot of maintenance work going on in the common areas of your development as well as your unit.

Please call in work orders if you have any issues going on in your unit. The work order number is located in the top right corner of this newsletter.

Famous Quotes

1. "Life is what happens when you're busy making other plans." - John Lennon
2. "Life may not be the party we hoped for but while we are here we might as well dance!" - Anonymous

Interim Reexaminations/Changes Affecting Income

When a family reports a change, PCC may take different actions depending on whether the family reported the change voluntarily, or because it was required to do so.



Required reporting

Families are required to report all increases in earned income, including new employment, within 10 business days of the date the change takes effect.

Optional reporting

If a family reports a change that it was not required to report and that would result in a decrease in the tenant rent, PCC will conduct an interim reexamination.

Method of Reporting

The family may notify PCC of changes either orally or in writing. If the family provides oral notice, PCC may also require the family to submit the changes in writing.

If the tenant rent is to **increase**:

The increase will generally be effective on the first of the month following 30 days notice to the family.

If the tenant rent is to **decrease**:

The decrease will be effective on the first day of the month following the month in which the change was reported. In cases where the change cannot be verified until after the date the change would have become effective, the change will be made retroactively.

For more information, please see PCCs Admissions and Continued Occupancy Plan (ACOP). A copy is located at all site offices for your review.



No propane tanks charcoal or gas grills

on Park City Community
property!!

This is a violation of your
lease!! Please remove these
items **immediately** to avoid
fines and lease violations!

**Please do not store
these items in your unit!**

Who's hiring?

WEBSITES for serious job hunters

- www.indeed.com
- www.fairfieldcountyjobs.com
- www.ctdol.state.ct.us
- www.monster.com
- www.careerbuilder.com
- www.bestjobsusa.com
- www.careerbuilder.com
- www.careerjournal.com
- www.careernet.com
- www.collegegrad.com
- www.ct.gov/dol
- www.connecticutjobs.com
- www.ctjobfinder.com
- www.newhavencountyjobs.com
- www.newhavenhelpwanted.com
- www.hotjobs.com



Outside Housekeeping

According to your lease the following standards apply to family and scattered site developments only!!

1. Yards and Parking lots: should be free of debris, trash, and abandoned cars. Exterior walls should be free of graffiti.
2. Porches (front and rear): Should be clean and free of hazards. Any items stored on the porch shall not impede access to the unit.
3. Steps and sidewalks (front and rear): should be clean and in tact.
4. Storm doors where applicable: should be clean and free of hazards.
5. Hallways and Stairwells: should be clean and free of hazards.
6. Laundry areas: should be clean and neat. Remove lint from dryers after use.
7. Utility Room: should be free of debris and flammable materials.

**Failure to adhere to these standards will be a violation
of your lease agreement!**

Court Stipulations

Beginning December 1,
2018 any resident who has
entered a court stipulation
agreement must make
payment for the court
stipulation at the Legal
Department, located at
301 Bostwick Avenue
Bridgeport, CT.

PCC Pet Policy



Park City Communities created a pet policy to provide regulations for our residents to enjoy the benefit of a pet in their community. It is our hope that our residents follow the regulations to insure a safe environment for all.

1. Tenants must register a pet with the Site Manager and obtain approval for the pet.
2. Tenant must provide the vaccination records and a one-time pet deposit of \$200 BEFORE approval.
3. Each household is allowed one pet.
4. Unregistered and free roaming pets may be removed from the premises at the tenant's expense.

**Please review your lease for additional information regarding
site restrictions , pet sizes and limitations.**