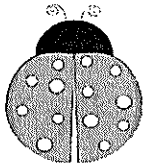
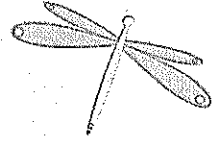


Oshkosh/Winnebago County Housing Authority's
SPRING 2025 NEWSLETTER



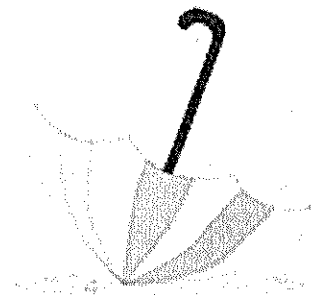
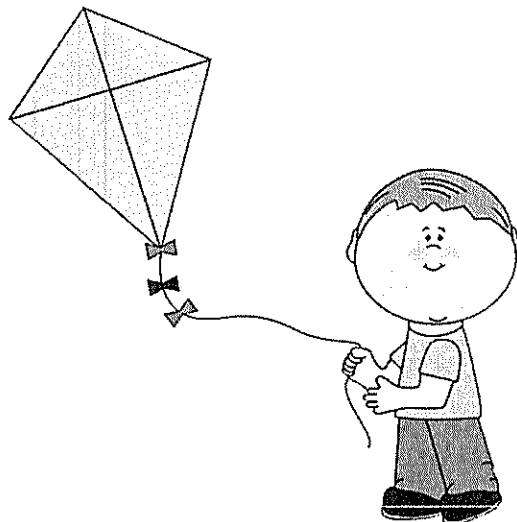
Are you ready for warmer weather??
Are you ready for SPRING cleaning??



In this newsletter;

- What does that letter mean?
 - Spring reminders
- Let me spring a joke on you

Do you have something you would like to see or explained in the Newsletter? Something you think would benefit others as well? Email katier@ohawcha.org and put NEWSLETTER in the subject line.



I received a letter in the mail. What does it even mean???

Recently you received a letter in the mail about HOTMA. These are changes to our policies and procedures which will take effect JULY 1, 2025. Many of you have been wondering how you will be impacted by these new policies and procedures. Specific changes that will affect your household will be discussed with you individually. Please reach out and ask your Property Manager any questions.

These are changes that affect EVERYONE...

- Rent is **DUE ON THE 1ST OF THE MONTH**. You have a 5 day grace period. If your rent is late you will receive a \$15.00 late fee **AND** a 30-day letter to Terminate with the right to cure. This means you have 30 days to pay or set up a payment plan.
- If you default/pay late on a payment plan, **YOU WILL AUTOMATICALLY BE TERMINATED** in 30 days, with out the right to cure it.
- If you are late 3 times in a 12 month period, **YOU WILL AUTOMATICALLY BE TERMINATED** in 30 days, with out the right to cure it.
- Your program has a utility allowance. This amount is set so that you are able to pay your utilities **ON TIME**. If you do not pay your utilities or are late, it is the same as not paying your rent and the above will apply. This is stated in the Dwelling Lease you signed.

Responsibility for dwelling utilities is as follows (O = Owner / R = Resident)

Heat & Water Heating	R	Electricity	R	Water/Sewer	R

- If anyone other than the individuals on your lease are using your address, you will be terminated for unauthorized individuals in your household.
- Former residents who have been evicted are **NOT** permitted as overnight guests.
- If your household is over the allowed income limit for 24 months you will no longer be eligible for the program and will need to vacate.

Spring Reminders

- You are responsible for changing your furnace filter . Check it every 60-90 days to see if replacement is needed.
- **Report any overnight guests to your Property Manager prior to the overnight.**
- Tenants are NOT allowed to do any alterations or major repairs to the unit, including buying/replacing doors. Any damages need to be reported to your Property Manager and maintenance will be sent to do the needed repairs and you will be charged as necessary.
- **All dog waste needs to be picked up/cleared DAILY from your yard.**
- Only patio furniture and outdoor items are allowed outside (no weight benches, fish tanks, vacuum cleaners, etc.)
- **You are responsible for pulling weeds and trimming bushes on your unit.**
- Trampolines are NOT allowed. Large swimming pools are NOT allowed.
- **Take pride in your home and take care of it responsibly !**

Let me spring a joke on you

Time flies like an arrow....fruit flies like a banana

I found a wooden shoe in my toilet...it was clogged

Oshkosh Housing Authority

1100 W. 20th Avenue

PO Box 397

Oshkosh, WI 54903-0397

920-424-1450

M-TH 9:00-4:00pm, Friday by appointment ONLY

Property Manager - Katie Reichenberger

katier@ohawcha.org

920-292-4455

Winnebago County Housing Authority

265 Kaukauna Street

Menasha, WI 54952

920-725-0533

M-TH 9:00-4:00pm, appointments recommended

Property Manager - Jona@ohawcha.org

920-292-4475

After Hours Answering Service

920-735-3707