

# DECEMBER 2017

## DIRECTORS CORNER

### *Special points of interest:*

- BOC Mtg. 12/18/2017 @ 1:15PM
- The Office will be Closed December 25 in observance of Christmas

### May Your Days Be Merry And Bright

We are entering another Christmas season. I have spent the last 9 Christmases here at SHA and have seen a lot of people come and go. During my first Christmas here we experienced a huge snow storm.

One of the things I like the best about Christmas are the old movies and the old songs. My favorite Christmas movie is the 1954 block buster "White Christmas" the cast featured Bing Crosby, Danny Kay, Rosemary Clooney, and Vera-Allen. The story line centered around 2 old Army buddies and 2 vaudeville actresses saving a failing Vermont Inn. Irving Berlin's song "White Christmas" came into prominence because of this movie. I have probably seen that movie no less than 20 times.

December is generally a cold and dark month and has some significant dates. Pearl Harbor Day is December 7, the Winter Solstice is December 21, and Christmas is December 25. December is a busy month in our community and at our Housing Authority. Our staff is always on alert for weather changes and we are preparing reports and financial forecasting. HUD puts out a lot of readings and rule proposals.

Most children get excited about Christmas and there are school programs, church programs, caroling, and community events in most of the cities in the metro area. Human behavior changes during the holiday season. You see a lot of smiling faces and a lot of outreach. Some folks tend to get angry and withdrawn through out the holiday's. We interact with a lot of folks that call or visit the office. When an event takes place we always post it on our office window well in advance. All 106 apartments will receive a Christmas box from some organization in our community. Several of our residents have contacted us asking how they can help their fellow citizens. Christmas is a time for sharing, reflecting, and looking toward the future. We have a wonderful group of people living here that for the most part are pleasant and a joy to be around. It is an honor being your director and we are blessed with wonderful residents, a dedicated staff, and a visionary Board of Commissioners. On behalf of the board ( Carol, Linda, Keith, Linda, and Wayne) and staff (Ken, Sherry, Dutch, and Cannon). We would like to wish you all a Merry Christmas and a prosperous New Year.

Bob

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# Audit, Annual Statement, Scoring

In early November we had our mandated external audit. Virtually every aspect of our operations is scrutinized for several hours. The financial records, bank reconciliations, tenant files, policies, internal controls, and day to day operations are checked utilizing HUD guide lines.

We are funded by an operating subsidy from the government, capital fund grants, and other sources of revenue. Each year we write a Capital Fund Grant. In order to get the funds released an annual statement has to be written, electronically submitted, and approved by the Federal Government. It usually takes a few attempts to get approval, a housing authority has to show how the funds will be allocated.

Each year Housing Authorities throughout the nation are scored by a 100 point scale:

Physical Inspection	40 Points
Audit	25 points
Management	25 points (Tenant Files )
Occupancy	10 points

To be a High performer you must score a 90 or above. We are a high performing agency. Thanks for all of your efforts in helping us maintain a high score.

## Postings

During these busy times please make sure to check the office window for upcoming events, closings, and opportunities.

We try to keep up with all of the things that come our way that could be of benefit to our residents.

## Water Use

We are making an effort to continue paying the water bills for our residents. There has been an increase in our tenant usage which has caused our water and sewer bills to go up dramatically.

Please make an effort to help conserve this valuable resource.

## Plumbing

We have a complex system of water and sewer lines running through our property. We have received work orders to unclog some drains that were caused by tenants running things through their stools. Please avoid putting ice bags, food, grocery bags, paper towels etc. in your toilets.

## DECEMBER BIRTHDAY'S

EGGLESTON,G	12/04	BROWN,B	12/28	WAMSLEY,C	12/14
BLACKWELL,E	12/06	FULTZ,M	12/25		
LEE,D	12/07	GIER,S	12/25		
HOFFMAN,C	12/10	PATTERSON,W	12/25		
MAYOTTE,L	12/28	RIDENOUR,S	12/07		
				<b>HAPPY BIRTHDAY TO EVERYONE!!!</b>	

# Pumpkin Honey Bun Cake

## Ingredients

1 box Super Moist yellow cake mix  
 1/2 cup vegetable oil  
 4 eggs  
 1/2 cup sour cream  
 3/4 cup canned pumpkin (not pumpkin pie mix)  
 2 1/2 tsp. pumpkin pie spice  
 3/4 cup packed brown sugar  
 1/2 cup chopped pecans  
 1 cup powered sugar

2 tbsp. milk

1 tsp. vanilla

## Directions

1. Heat oven to 350 degrees. Spray bottom and sides of 13X9 inch pan with cooking spray.
2. In a large bowl, beat cake mix, oil, eggs, sour cream, pumpkin and 1 1/2 tsp. of the pumpkin pie spice with electric mixer on medium speed for 2 minutes, scraping bowl occasionally. Spread half of the batter in pan

3. In small bowl, stir together brown sugar, pecans and remaining 1 tsp. pumpkin spice; sprinkle evenly over batter in pan. Carefully pour and spread remaining batter evenly over pecan mixture.

4. Bake 38 to 42 minutes or until a toothpick inserted in center comes out clean. Remove from oven to cooling rack. In another small bowl, stir powered sugar, milk and vanilla until thin enough to spread. Prick entire surface of warm cake with fork. Carefully spread powered sugar mixture over warm cake. Cool completely, about 1 hour. Store covered.

## PEST CONTROL

Pest Control for the month of December will be:

**#105 Through #136**

Pest Control is the Second Monday of each month



## Compliance Corner

I went to a couple of trainings recently that focused on compliance issues and subjects that focused on HUD mandates and proposals. The topic that is focused on a lot is tenant compliance regarding income reporting and the timeliness of re-examinations. Our tenants do an above average job of reporting. The auditor went through tenant files and we got some dings on a few of them.

The biggest compliance issue coming up soon is the "HUD No Smoking Rule." As mentioned in several letters and newsletters the law will go into effect here on April 1, 2018. Feel free to contact Bob at any time with questions regarding this HUD final rule.

**SMITHVILLE HOUSING AUTHORITY**

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**DECEMBER 18 — BOC MTG. @ 1:15pm**

**DECEMBER 25 — OFFICE CLOSED**



*BOC Mtg. 12/18/2017 @ 1:15PM*



## JOKE'S

One day a twelve-year old boy was walking down the street when a car pulled up beside him and the driver lowered the window. I'll give you a large bag of M&M's if you get in the car, the driver said.

No way! Get lost! The boy replied.

How about a bag of candy and ten dollars? The driver asked.

I said no way!

What about a bag of M&M's and fifty dollars?

No, I'm not getting in the car, the boy said.

Okay, I'll give you a bag of M&M's and a hundred dollars, the driver offered.

No! the boy replied.

What will it take to get you in the car? The driver asked.

The boy replied, Listen Dad, you bought the purple minivan — you live with it!

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Please, Your Honor, I'd like to be excused from jury duty today, pleaded Leroy, an anxious-looking man.

Why should I excuse you? The judge asked.

You see, I owe a man one hundred dollars, and he's leaving in a few hours for a missionary job overseas, Leroy explained. He'll be in the deep jungle for years, and I want to catch him before he leaves, for it may be my last chance to re-

pay him.

Excused, the judge stated coldly. We don't want anyone on the jury who can lie like that.

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A guy sees a buddy and notices that his car is a total wreck. It's covered with leaves, grass, branches, dirt, and blood. He asks his friend, What happened to your car?

Well, his friend responds, I ran into the lawyer who did my wife's divorce. Okay, the man says, that explains the blood, but what about the leaves, the grass, the branches, and the dirt?

Well, I had to chase him all the way through the park!