

January 2025

Community Newsletter



With the start of the new year, it's the perfect time to get our finances back on track and prepare for tax season. Don't forget about our free monthly Financial Betterment Class! This engaging 1-hour workshop covers budgeting basics, understanding your credit report, tax resources, future planning, and practical tips to help you achieve your financial goals. For more information, check the back of the Calendar section in this Newsletter.



During the winter, disconnect water hoses to prevent freezing. If an outside faucet freezes due to a connected hose, you may be charged for repairs.

To prevent pipes from freezing, let your kitchen faucet trickle slightly, as moving water helps. Open cabinet doors under sinks to allow warm air to circulate.

These simple steps, especially at night, can help protect your pipes during freezing temperatures.

Rent Payment

We want to remind all residents that rent is due on the 1st of each month.

To avoid any inconvenience, please ensure that your payment is made on or before this date.

Remember, rent payments that are not received by the 5th will be considered late starting on the 6th of the month. Late payments will result in additional fees and may constitute a lease violation.



TRESPASS LIST UPDATES

can be viewed online at TVHSTN.org or at the
Main Office – 600 Sulphur Springs Rd.

Porch and Yard Guidelines

Make sure yards are free of trash and toys to allow mowers to do their work. Grills must be kept at least 25 feet from buildings when in use and stored properly when not in use. Toys and other items should be kept inside when not being used and are not allowed to be left on community playgrounds. Please also pick up any trash dropped on the property and dispose of it properly. Additionally, please ensure you clean up after your pets and dispose of waste properly to help keep the community clean and enjoyable for everyone.



DO THESE THINGS IF YOU HAVE...

If you have... 1 MINUTE

GO THROUGH one refrigerator bin, toss spoiled food and wipe up spills.

TAKE your bag of clothing or other store returns out to the car so they're one step closer to going back.

REMOVE outdated items from your bulletin board or fridge.

If you have... 30 MINUTES

SIT in front of your favorite half-hour TV show and shred old documents and sensitive mail. You'll be done by the time the episode is over!

CONTAIN your husband's "pocket dump" zone of loose change, receipts and the like. Place a tray on the nightstand for his wallet, watch and keys.

If you have... 5 MINUTES

CLEAN OFF the living room coffee and end tables, taking mugs or cups back to the kitchen and recycling old newspapers, catalogs and magazines.

MOVE your laundry to the next stage: If it's dirty, wash it. If it's wet, dry it. If it's dry, fold it. If it's folded, put it away.

FREE UP more workable surface area by adjusting a shelf (most kitchen cabinets or bookshelves are movable) to accommodate a larger item that needs to be stored-like a blender that's been sitting out.

If you have... 15 MINUTES

SPEED-CLEAN the car: Toss trash and bring gear and gadgets back into the house; shake out the mats if needed. Wish this only took 5 minutes? Position a trash can near the back door so you can throw things out on your way in each night.

DESIGNATE a spot for incoming paper bills waiting to be paid and gather supplies-your checkbook, a pen, postage stamps, envelopes and return address labels. Even better, go digital: Opt to receive bills via email and pay them online.

EXCAVATE your dining table. Sort what's on top into piles, then move the items to their designated spots: Take clothes and books to their owner's room, hang up bags and coats, put away craft supplies, etc.

If you have... 10 MINUTES

TIDY UP one drawer in your dresser-match single socks, fold T-shirts or PJs. Repeat every few days until all the drawers are done.

UNWRAP warehouse purchases, like paper towels or TP bought in bulk, so they're easier to store and dispense. Bonus: You'll preserve precious room in your shelves or pantry.

STREAMLINE your cleaning supplies by consolidating nearly empty bottles and discarding old ones. It will make dusting or polishing less of a time-drag.



For community safety
concerns, please contact:

Officer Cobb
Liaison/Crime Prevention
Officer Office Number:
423-587-0376





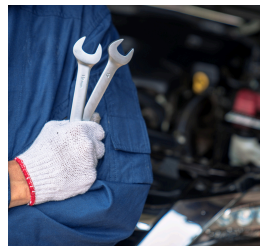
TVHS TRASH TRUCK RUNS every MONDAY

This is a service provided by TVHS to help residents dispose of large items such as televisions, couches, washers & dryers, etc. Lately, small items such as pizza boxes, bags of trash, etc. have been placed at the street. Please be aware that smaller items must be disposed of in the household trash can furnished by the City of Morristown. TVHS will no longer pick-up small items. If small items are placed at the street, you may receive a maintenance charge for pick-up. After the City empties your trash can, please return the trash can to your unit. Do not leave trash cans at the street from week to week.

Large items for TVHS pick-up should be placed at the curb from Sunday afternoon to no later than 7 a.m. on Monday morning. Do not place the large items at the street after 7 a.m. on Mondays. The trash truck will make one pass through each neighborhood and anything placed at the street after this time will result in a maintenance charge to your household.

IF LARGE ITEMS ARE PLACED AT OR NEAR YOUR UNIT AFTER THE DESIGNATED TIMES, YOU WILL BE CHARGED. IF A NEIGHBOR IS PLACING THINGS IN FRONT OF YOUR UNIT, CALL THE OFFICE AND FILL OUT A COMPLAINT FORM TO PREVENT BEING CHARGED.

If a holiday falls on a Monday, the TVHS trash truck will run on Tuesday. Tennessee Valley Housing Services does not furnish or repair the City provided trash cans. If you need a trash can, recycle bin or have one that is in need of repair, please contact: The City of Morristown Public Works Department at 423-585-4658.



What is considered an emergency work order?

AFTER HOURS emergency number
423-273-2489

Hearing impaired residents should call
TN Relay Center at 711

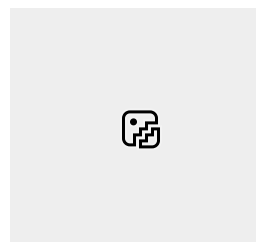
- Refrigerator not working
- Outside door lock torn up
- Broken water lines on TVHS property.
- Gas leak at any appliance or meter.
- Fire in any building in the TVHS
- Range (only if entire range doesn't work)
- Commode stopped up and overflowing.
- Smoke alarm (going off, needs repair, loose or hanging)
- An elderly tenant is thought to be hurt or in difficulty.
- Heating system off (only if outside temperature is below 55 degrees F.)
- Give assistance to the Police Department in case of break in or emergency.
- Any electrical problem which causes a power failure or poses a threat to persons or property.
- Any water heater where the relief valve pops off or develops a hole in the tank where water runs constantly

Pest Control

All TVHS units will receive Pest Control treatments in the months of March & September. These semi - annual treatments will begin on the second Monday of the month and be completed by Friday of the same week. No units will be excluded from the March & September treatment schedule.

Additional Pest Control Services will be on a call-in basis. Call-In treatments will begin on the second Monday of each month and completed by Friday of the same week. Call the office by 12:00 p.m. on Thursday to have your unit scheduled for the following week.

To schedule additional Pest Control at your unit, contact 423-586-5115 X 8002.



**Please remember all
TVHS properties are
smoke free!**



FILTER CHANGES & SMOKE ALARMS

TVHS staff will change filters each month. Filter changing will begin on the second Monday of each month and be completed by Friday of the same week. No personal items may be stored in the mechanical closets. During filter change, smoke alarms will be checked as well as the overall condition of units. Housekeeping and any lease violations will be noted.

— Insights, Updates & News —

FROM THE DESK OF THE EXECUTIVE DIRECTOR

— January

2025 —



Dear Friends,

Happy New Year! I hope you all enjoyed a festive holiday season, filled with lots of new memories and time spent with family and friends.

As we embark on a fresh year, it's the perfect time to reflect on the past and set intentions for the future. At TVHS, we are committed to supporting our residents on their journey toward self-sufficiency. I encourage you to explore the newsletter and calendar for a comprehensive look at the various programs we offer. These free resources are designed to help you create a roadmap to stability, consistency and help enhance the quality of life for you and your loved ones.

If you haven't already, consider making this one of your top goals for 2025!

Together, we can work towards a brighter future.

Wishing you a successful and prosperous New Year!

Warm regards,

Sean Gilbert
Sean Gilbert

"We spend January 1st walking through our lives, room by room, drawing up a list of work to be done, cracks to be patched. Maybe this year, to balance the list, we ought to walk through the rooms of our lives ... not looking for flaws but for potential." – Ellen Goodman