



PLHA NEWSLETTER

PLHA Mission Statement: The Pyramid Lake Paiute Tribe is committed to providing the opportunity for safe, decent, sanitary, and affordable housing for tribal members and to do so in a way that is consistent with the Tribe's social, cultural and economic values.

Current Board of Commissioners:

Edward Ely III, Chairman
 Irwin Mix, Vice-Chairman
 Judith Davis, Secretary/Treasurer
 Stephanie TwoHearts, Commissioner
 Paula Wright, Commissioner

Staff:

Kathleen Frazier, Executive Director
 Michele Contreras, Administrative Assistant
 Lisa Valdes, Finance Manager
 Shari D. Williams, Resident Services Coordinator
 Skyy Jackson, Housing Services Specialist
 Jackie Mix, Development Coordinator
 David Dalasohya, Maintenance Supervisor
 Steve Mandell, Maintenance Technician
 Cyrus Davis, Maintenance Technician

MEMO

The Pyramid Lake Housing Authority has received Housing Deed, Assignment & Release for the following people:

Cheryl Arrington	James Plympton
Imagene Scott	Monika New Moon
Patricia Lowery Chaney	Gordon L Hunter
Jason D, Davis	
Rosemary Hawley	Timothy McCauley
Sarah K Mandell	Edward F Harry
Michelle McCauley	
Darlene J Imus	

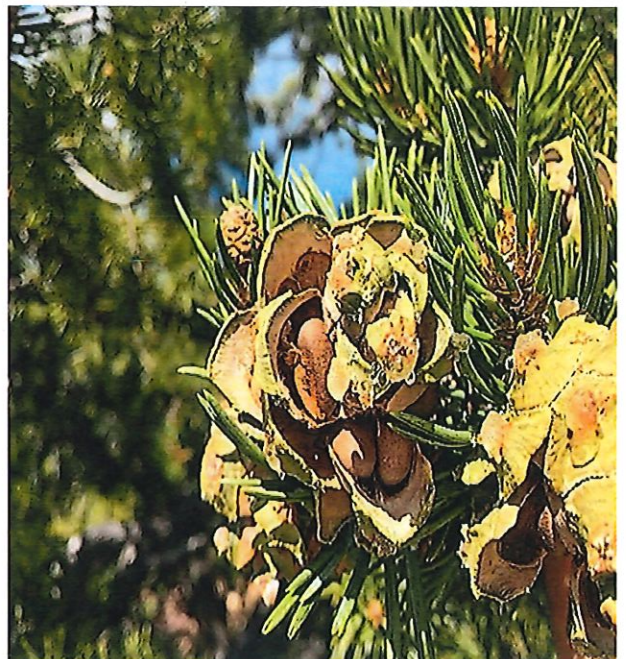
Please contact Michele Contreras @ PLHA 775-574-1026 when you are able to come in to pick up. Thank you

INSIDE THIS ISSUE

Deed's Ready for Pick-up	1
Renter's Responsibilities	2
Recertifications and Updates for Waiting Lists	2
Yard Clean up	3
Wash Houses	3
Emergency Rental Assistance Program	3
Weatherizing Your Home	4

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Pinenut Season

RENTER'S RESPONSIBILITIES

RECERTIFICATION & UPDATES

We have sent out Re-certifications for current Low Rent tenants for continued occupancy and Updates request for the various waiting lists have been completed and finalized. If these documents were not submitted timely you will be removed from the waiting list and or can be held in non-compliance. **Non-Compliance letters have been sent and those who have not returned updates will be purged from the waiting list.**



Also, we find that tenants are not picking up Important Correspondence through Certified Mail from our office and this may jeopardize your tenancy. We find that many people get their mail at a family member address and that many of these requests or correspondence sent are overlooked. You may need to obtain your own mail box at the local post office to ensure you are receiving correspondence. Please ensure that you keep in contact with PLHA office with current address and phone numbers.

WASH HOUSES

Laundry Fee is not included in your rent, however it must be paid monthly in addition to your rent. Also, reminder the Laundry Houses are for tenant use and we want to make sure they stay in working order.

Make sure that you are cleaning out the pockets of your clothes (change, paper, chapstick, etc.) before washing. Do not leave your clothes in the dryer. We notice that young kids are doing laundry. Please make sure an adult accompanies them at all times.

Do not allow the children to play near or around the Wash house as maintenance has noticed the vents being damaged and smashed in. Video surveillance is on and will be used to identify the individual(s) and the person whos name the lease is in will be responsible for the damage.



Nixon Townhome Wash House damage to vents

Yard Clearance

Please help us keep the Town homes yards cleaned. We are noticing and have sent notices regarding the trash that is being left on the ground. Please take time to clean around your area regardless if it is your trash or not. Utilize the trash bins on the back side of the Wash house in Nixon and the two in each area at the Wadsworth site. Please do not overfill the trash bins. The Maintenance will come through when available and pick up the trash and they will also move kids toys on the sidewalks to the trash bins if they are not kept in the yard. This is an ongoing issue and non-compliance letters will be sent.

We appreciate you taking pride in your home!



Emergency Rental Assistance Program

The ERAP assistance has ended **September 30, 2022** Payments were paid through the month of September 2022 **only**.

Remember rent payments are due on the 1st of every month and you must maintain utilities. Budget accordingly and ensure you have money set aside for your bills.

PARKING ISSUES

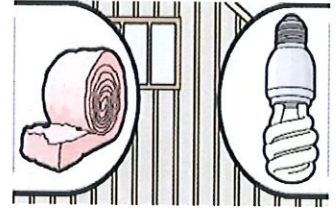
There are parking issues at the Nixon Townhomes. You are allowed two vehicles. One in the designated parking space and you may park the 2nd vehicle behind the first one. We ask that you let Management know of the vehicles that will be parking in these spaces. Also, underage drivers, fast and reckless driving has been noted on the camera's and those drivers shall be turned over to the police department and/or Non-Compliant letters will be

Weatherizing Your Home!!



INSULATION, AIR LEAKS

- Repairing leaks and drafts in your home can reduce energy cost by 5 to 30 percent per year.
- Air leaks can occur at electrical outlets, light switch plates, window frames, baseboards and areas where the ceiling and floor meet; caulk or weatherstripping can typically resolve problems

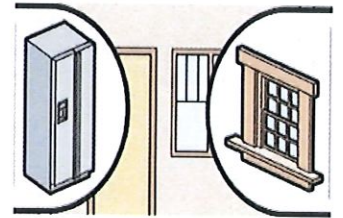


APPLIANCES

- Refrigerators are often the single biggest energy-consuming kitchen appliance and because they are operating constantly purchasing a more efficient unit can save on energy costs.

SPACE HEATING

- One of the easiest ways to save money on heating costs is to turn down your thermostat during the winter.
- Check the air filter on your heating system monthly and have an annual tune-up to improve its efficiency, consider replacing units more than 15 years old.

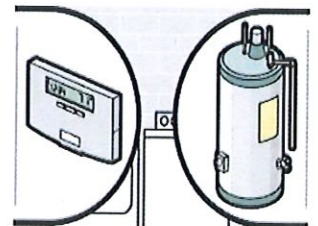


LIGHTING

- Incandescent lightbulbs can be replaced with high-efficiency compact fluorescent lighting (CFL) in high use areas of the home.

REPLACING WINDOWS

- About 20 percent of a home's energy is lost through windows, but adding storm windows or window treatments will help to reduce energy cost.
- Caulking or weatherstripping window frames can also reduce heating and cooling and the materials typically pay for themselves within a year.



WATER HEATING:

- Most of the homes tested have water heaters set at 120 to 140F; set the water heater's temperature low enough to avoid scalding but high enough for washing clothes and dishes; 120f is the typical recommendations.
- Low-flow showerheads can reduce the pressure on water heaters and also help prevent unneeded water consumption.

Renter's Responsibilities

There continues to be non-compliance from the Low Rental Single Dwelling and Townhome Tenants. These are important items to remember from the Low Rental Lease Agreement, however, you may obtain a copy of your signed agreement or go over it with the PLHA Staff if you need to. Staff has also have been monitoring the Town Homes due to extracurricular activities, accidents and destruction as reported by the police, community or other tribal departments. The Town Homes are under 24-hour surveillance and are monitored at all times.

1. Abide by your Lease Agreement that you signed.
2. Rent is due on the 1st of the month. Townhome Residents remember the \$20 Laundry Fee is also due along with the Rent.
3. Utilities: Tenant agrees to furnish sufficient utilities to the dwelling. Electricity and Propane needs to be current. Propane tanks must be filled and cylinders are not allowed. Management will check tanks periodically.
4. Updating and recertifying is required yearly and or as information changes. Please contact the PLHA Office to update.
5. Rental units are for the who signed the lease and the household composition as indicated on the applicants forms as a member of the household. Remember the Head of Household is responsible for guests.
6. Annual Inspections are done once a year and include a yearly testing for Methamphetamines. PLHA Staff may enter if you are not present.
7. Pets: There are **NO PETS** allowed in the Low Rent Program. There has been severe damage to the units, such as biting, claw marks and urine stains on the flooring and subflooring. Tenants are responsible for the damages as they occur.
8. Disposal Service: Single Dwelling rental tenants please take the cans to the curb facing forward, do not over fill and/or leave objects next to the can. Dumpsters are located at the Townhomes. Please do not overfill or dump large items in them such as furniture etc.
9. Vehicles: Town homes are allowed two vehicles and must be on the Low Rental Townhouse Tenant Parking and Vehicle Authorization Form. All vehicles that are not in proper running condition shall be removed from the low rent complex and charged to the tenant (head of household). A \$100 storage fee will be assessed and the vehicle will be towed at the owner's expense.
10. Damage and repairs: Please report to management as soon as possible. If the repairs are done and deemed to be normal wear and tear the tenant will not be charged. If damage is found to be the tenant caused the tenant will be charged for the repairs. Please maintain your unit by ensuring you are cleaning the unit, do not dump oil in the sink or outside your units as they stain the walls and sidewalks, do not flush items such as personal hygiene items (tampons, wipes, etc.) as it backs up the septic system. Make sure you wipe down the walls, counters, cupboards at lease once a month. If it is found damage is being done to the common area's surveillance will be reviewed and the Head of Household will be responsible.
11. Yard Clearance: Please be responsible for your unit and surroundings by picking up trash and dispose of at once. Ensure your children are also aware of this and that they clean up the area's they play in if that's trash, toys, etc. Let's all work together to keep the yards clean.
12. Townhome Wash Houses: are for tenant use and a \$20 use fee is to be paid monthly. Please follow the Wash House rules.