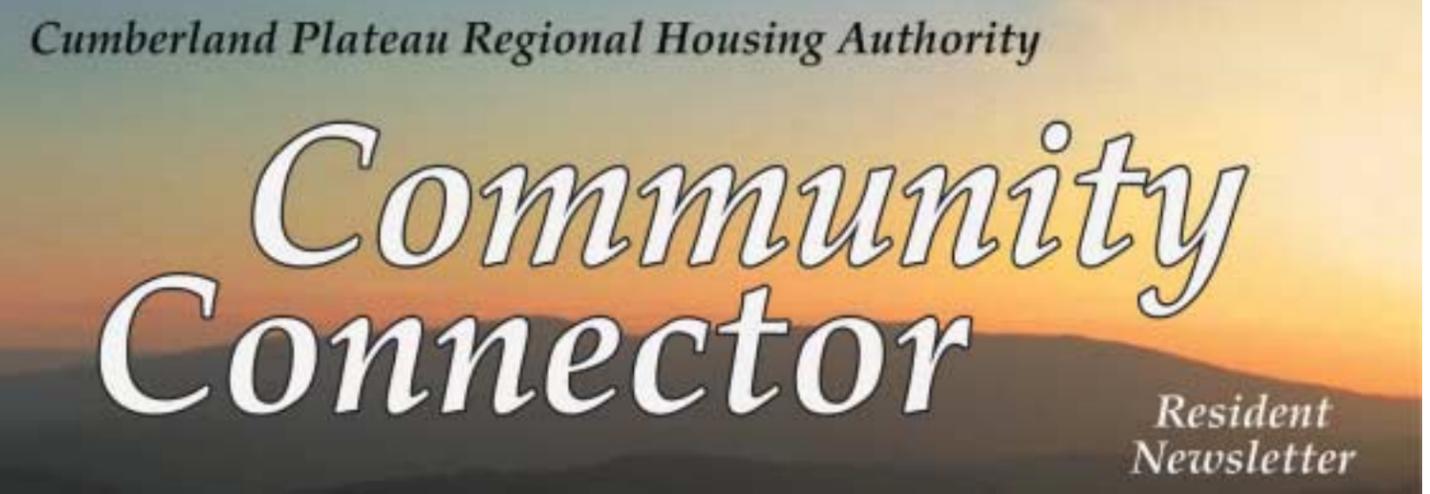


Cumberland Plateau Regional Housing Authority
P.O. Box 1328
Lebanon, VA 24266

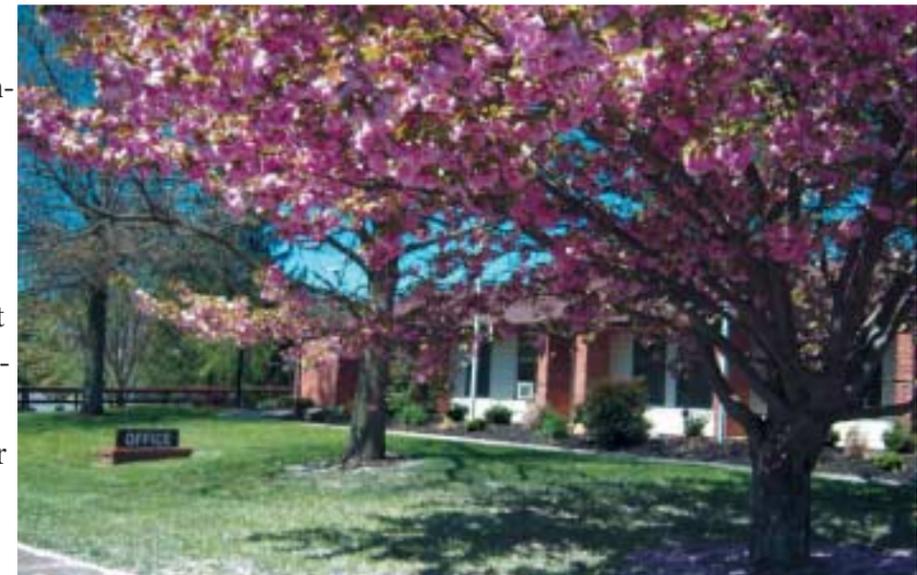
Return Service Requested

PRSRT STD
PERMIT # 65
NORTON, VA



SPRING 2013

On behalf of the Cumberland Plateau Regional Housing Authority and its staff, our annual newsletter will continue to serve as a “connector” to the counties of Buchanan, Dickenson, Russell, and Tazewell for our agency to share with residents, resident organizations, affiliate organizations, and local governments’ annual news from our properties, achievements from the past year, information on upcoming events, federal mandates, resident news, and overall operational updates. It is our intent to provide a comprehensive review of our operations annually and to seek improvement with our newsletter to keep our residents informed.



The CPRHA main office in Lebanon, VA

income citizens free from discrimination in the counties of Buchanan, Dickenson, Russell and Tazewell, Virginia; and will strive to provide opportunities for its residents to achieve a higher standard of living”. It will remain our goal to implement this philosophy on a daily basis to our communities and its residents.

The Cumberland Plateau Regional Housing Authority will continue “to provide decent, safe, sanitary and affordable housing to low-

Keith L. Viers
Executive Director



Residents Holiday Celebrations

The 2012 year ended with holiday event dinners presented by the housing managers to the residents of Graham Manor Apartments, Indian Princess Apartments, Fairfax Court Apartments, and Centennial Heights Apartments. Everyone enjoyed great food and had a good time in fellowship.



Annual Report: APRIL 1, 2012 – MARCH 31, 2013

First and foremost I want to thank the entire staff for the achievements over the past year and a special thank you to our Board of Commissioners and our community partners at the Local, State, and Federal level.

The Cumberland Plateau Regional Housing Authority's funding provided by the Federal Government this past fiscal year was dramatically reduced through the process of "recapturing funds". Numerous housing authorities throughout the nation saw a reduction of funding as implemented by Congress as an overall budgetary reduction within the federal government. The amount of lost revenue in operating capital realized by the CPRHA was approximately 32%. This severe reduction in funding had a real impact on the past year's operating budget, and with Congress forecasting additional spending cuts to domestic programs, uncertainty will remain going forward for the CPRHA and the services provided to our communities. The continuation of budgetary reductions by Congress to our agency will require adjustments to the operating budget that will impact our ability in providing services in addition to capital projects for the improvement of our properties.

Calendar Year 2012 Highlights

The Housing Authority was the grant recipient of \$335,690 for 2012 capital fund improvements to address a backlog of improvements throughout our properties. I am pleased to report that we have met all prior obligation and expenditure requirements established by HUD and the majority of the 2011/2012 grants will be obligated in this calendar year for the renovations of 86 kitchen units at Centennial Heights. Major property improvements that occurred in the last fiscal year included the remodeling of 80 kitchen units at our Fox Meadow location in Lebanon, Virginia. The CPRHA performed various site improvements over the past fiscal year including the purchase and installation of new signs for all our properties. The staff at the CPRHA is excited to announce the development of the agency website in the coming months! The process has begun to create the website that will assist the general public with general updates and access to information regarding the programs, policies, and guidelines of the CPRHA. It is anticipated that the site will "go live" in the later part of this summer.



Activities and events planned for 2013

The Food and Fun Program presented through Feeding America is tentatively set to start Tuesday, June 11, 2013 through Thursday, August 1, 2013 in the Fox Meadow Apartments community room. The program will be open to all Fox Meadow Apartments children ages 3 through 17 on Tuesday and Thursdays from 12:00 p.m. to 1:30 p.m. Patricia Yates will be accepting required registration for Children for the food program in May. If you would like to register your child please call Patricia Yates at 889-4910 starting May 1, 2013.

"Eating and Living Well with Diabetes!!" scheduling for classes is underway.

We at Cumberland Plateau Housing Authority are looking forward to hosting another Father's Day Event at the Fox Meadow Apartments and Centennial Heights Apartments for fathers and their children in observance of the Nationwide HUD Father's Day Initiative Events. The events will be schedule around Father's Day in June. If you have any theme ideas that you would like brought to your location give us some suggestion or if you would like to see some other events at your location call Patricia Yates, Resident Services Coordinator phone # 276-889-4910 Ext. #14.

Contact Information

American Electric Power 1-800-956-4237
State Police 1-800-542-8716

IN CASE OF AN EMERGENCY DIAL 911

Main Office: (276) 889-4910 Fax: (276)889-4615 Web: www.CPRHA.org

Russell County Emergency Numbers

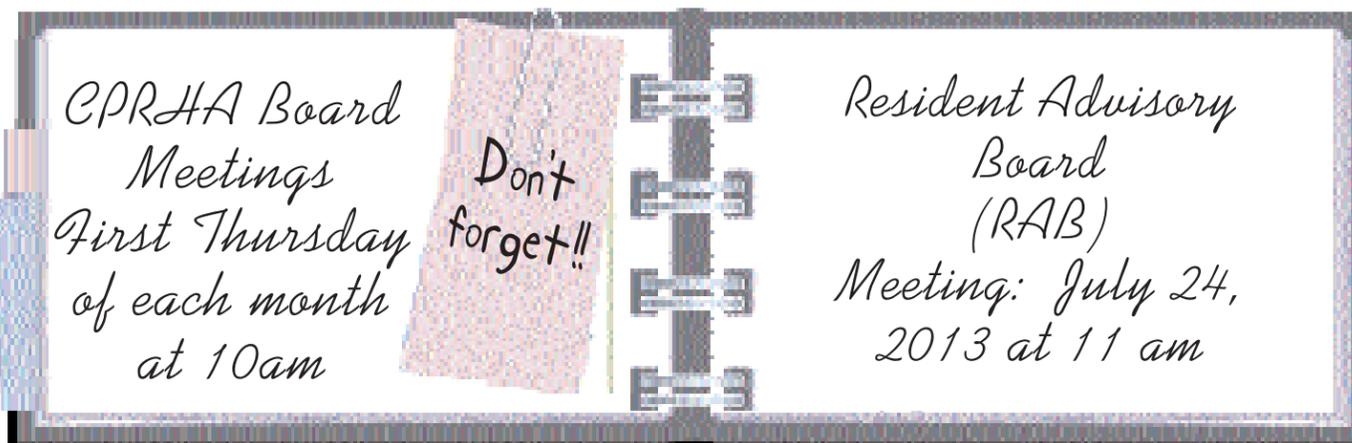
Stephanie Russell, Property Manager
srussell@bvunet.net 276-889-4910
Work Orders 276-889-4910 Ext. 13
Maintenance on-call: 1-877-284-3297
Russell County Sheriff's Dept. 276-889-8033
Town of Lebanon, Police Dept. 276-889-7227
Town of Honaker, Police Dept. 276-873-5297
Utilities-Water
Lebanon Town Hall 276-889-7200
Honaker Town Hall 276-873-6188
Cleveland Town Hall 276-889-4365

Stephanie Owens, Property Manager
scowens@bvunet.net 276-889-4910
Work Orders 276-889-4910 Ext. 25
Maintenance on-call numbers listed below:
Fairfax Court 1-877-284-3297
Indian Princess 276-945-2458
Graham Manor 276-945-2458
Tazewell Co. Sheriff's Dept. 276-988-0902
Town of Richlands 276-964-9134
Town of Bluefield 276-326-2621
Town of Pocahontas 276-945-9522
Utilities-Water
Richlands Town Hall 276-964-2566

Dickenson County Emergency Numbers

Angela Boyd, Property Manager
a Boyd@bvunet.net 276-865-4647
Work Orders 276-865-4647
Maintenance on-call 1-888-838-8761
Dickenson County Sheriff's Dept. 276-926-1600

Tazewell County Emergency Numbers



Property Managers Corner

On behalf of the Authority and all property managers special focus for the upcoming year is enforcement of lease violations that include good housekeeping and adherence to the pet policy. The following are specific reminders for all residents at

Dickenson, Russell, and Tazewell County Properties:

- **Housekeeping will be enforced**
- **Pet Policy will be enforced**
- **Utilize the dumpsters and trash buildings, no trash is permitted outside of units**
- **Hallways/breezeways/porches are to be kept clean and free of debris**
- **All trash must be in a tied bag. No loose trash allowed.**
- **No smoking in hallways**

REMINDERS: Rents are due by the 5th of each month.

Work Orders

All work orders are to be called into housing property managers for properties in Lebanon and Tazewell call (276)889-4910, Dickenson property call (276)865-4647

Work Order Charges

HUD is requiring housing authorities to operate more like private business. Therefore, work order charges are being placed on resident accounts if work is above and beyond normal wear and tear. In the past the Housing Authority has absorbed most of the cost of work done in units. We are no longer able to absorb those costs.

Residents are encouraged to continue calling in work orders so that little problems do not become major problems. If you have questions about the work order charges, or experience financial difficulty in paying your charges, please contact your property manager to discuss the issue. Please do not neglect paying your bills because that could result in eviction. If your rent and other charges are not being paid in a timely manner, you will be taken to court for failure to pay. If you are taken to court, the court costs are added to what you owe, so don't hesitate in calling your property manager if you are having problems.

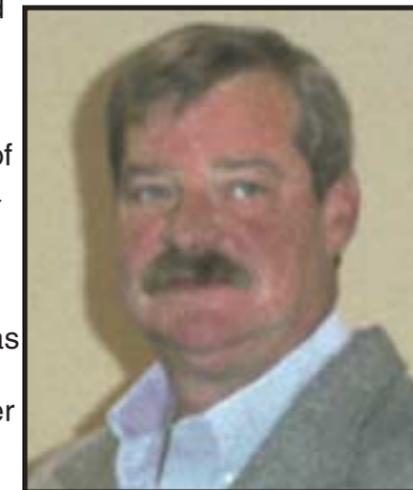
Memorial 2012

It is with great sorrow that our agency reflects on the loss of two dear and valued employees last year. The entire staff of the Cumberland Plateau Regional Housing Authority wants to honor the cherished memories of our friends that passed way too soon. It's with heartfelt condolences to the families that we recognize the honorable service provided to the residents of our communities by these two special individuals. Words could never express the loss of our family and the void that their presence left in this world and our prayers are that of comfort to their family and friends.



Brenda Edwards, our Centennial Heights Property Manager passed away on July 20, 2012. Brenda was a dedicated employee of the Authority for 22 years and her career with the agency began as a volunteer and she worked tirelessly in serving the residents of Centennial Heights as property manager. Brenda cared for the residents needs as if they were her own family. Brenda graced every day with a smile and her unmistakable chuckle was contagious. One of her many shining attributes was a person that had a heart the size of Texas!

Timothy "Tim" Fields, our retired Unit Turnover Specialist with 25 years of service passed away on November 22, 2012. Tim's service to the Authority extended beyond the beginning of the Authority's operations— prior to becoming an employee, Tim worked on the construction of our properties. Additionally, he served as a Maintenance Mechanic, Housing Rehabilitation Specialist, and Clerk of the Works. Tim was a musician that loved getting together with his friends and "pick-ing". A person that was as mild mannered as anyone you would ever meet, Tim knew no strangers.



Resident Services

CPRHA would like to thank Mr. William Hess through Clinch Independent Living Services Inc. for his help in obtaining our residents low cost or no cost hearing aids, hearing impairment equipment, and other supplies for our residents. A special thank you to the "New Eyes for the Needy" agency, for supplying vouchers to help residents with receiving low cost glasses. On numerous occasions free blood pressure and diabetes evaluations were offered to the residents of Centennial Heights Apartments, Town Square Apartments, and Fox Meadow Apartments.

This was the second year for excellent "Eating and Living Well with Diabetes!!" classes conducted by Donna Meade and Alicia Staebner with The Virginia Cooperative Extension Agency serving Russell County and Dickenson County. The events were open to all residents of Town Square Apartments and Fairfax Court Apartments. Everyone that registered and attended the free healthy lunch enjoyed the event. Along with the lunch attendees received healthy recipes, kitchen supplies, and informational facts that were provided for residents to help in maintaining a healthy diet. The above services were provided at the request of residents. Please contact Patricia Yates at 276-889-4910 if you would like more information on these or other services. I hope to be able to meet with all our residents and assist your informational services or needs.

Centennial Heights Summer Program

Along with weekly drug education lessons and activities, this past summer Centennial Heights Youth Group went on field trips to Breaks Splash in the Park, Council Pool, Dickenson County Fair Kid's Night, and the Kingdom Creation Zoo.

A "Back to School" kid's fair was held at the apartments where tenants were treated to hot dogs, nachos, popcorn, snow cones, and pizza. Children played on the inflatable bounce houses and were also given back-packs filled with school supplies for the upcoming school year."

An enormous thank you goes out to Brittney Turner, Dickenson County Behavioral Health Services, and Dickenson County Department of Social Services for all their help in making a difference in the lives of the children and parents at Centennial Heights Apartments.



SUMMER FUN PROGRAM:



In the summer of 2012 Cumberland Plateau Regional Housing Authority along with Feeding America offered a Summer Fun Food Program to the children of Centennial Heights and Fox Meadow Apartments. The program was supplied with a variety of AFD nutritious lunches and snacks to all that registered and

Resident Events

attended the program. The program started June 1-July 31, 2012 alternating dates among two locations. Tuesday and Thursday's the program was offered to the children at Fox Meadows Apartments in their Community Center and



Monday, Wednesday, and Friday's the program was offered to the children at Centennial Heights Apartments

in their Community Center. The program provided a complete lunch along with crafts, games, nutrition information, and other fun activities followed up with healthy snacks. The program feed up to 18 children at the Fox Meadow Apartments and up to 5 children attend the program at Centennial Heights Apartments.



NATIONAL FATHER'S DAY EVENT:



The Cumberland Plateau Regional Housing Authority Office in Lebanon, VA participated for the first time in collaboration with the Department of Housing and Urban Development's National Father's Day Initiative



Event. The Father's Day Event was a combined effort of bonding fathers and their children in conjunction with an effort of connecting fathers to economic development resources. The pirate themed event was offered to fathers and their families at two Apartment locations on Saturday, June 16, 2012. The event was a day filled with Fun, Food, information, and community bonding at both locations. The event was a big success with several local businesses in both areas setting up booths to provide information from the local Department of Social Services, the Work Investment Act Program, and the Adult Education Program with information about GED classes in the area, the local Boys Scouts, local churches, along with other local informational booths. Games, bouncy houses, face painting, photos, cotton candy, snow cones, and prize drawings were offered to all in attendance.



NEW SCHOOL YEAR 2012-2013:



End of summer and a new school year is starting for Children at Fox Meadow Apartments



and Centennial Heights Apartments. Residents and their children were invited to celebrate back to school with food, friends, fun, new book bags, and school supplies.

