



4TH OF JULY

Kingstree Housing Development
Company Inc.

July 2019

Kingstree Housing Development Company Newsletter

July 1, 2019



Attention all residents: The Office will be closed on Thursday, July 4th in observance of Independence Day.

July the 4th is closely approaching.

Many residents will be grilling for the 4th or attending an event in celebration of the 4th. One of the highest insurance claims comes from cooking fires according to U.S. Fire Administration and July 4th is one of the biggest days for grilling during the summer. Please pay attention to some important tips to keep you and your family safe while grilling.

1. Keep a three-foot safe zone around your grill. This means keeping your grill at least three feet away from your deck, home, landscaping, or outdoor equipment that could catch fire quickly.
2. If you have a gas grill, check the grill hose for cracks, holes, and leaks before using it.
3. Never grill indoors, in the garage, or in an enclosed area.
4. Keep children and away from your grill.
5. Avoid loose clothing that can catch fire while cooking.
6. Open your gas grill before you light it.
7. Remove grease and fat build-up on a regular basis so it cannot be ignited.

Pool Safety Tips

1. Monitor young children closely. Never assume someone else is watching the children.

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2. Do not allow children to enter the water without proper flotation devices.
3. Set water safety rules for your family.
4. Keep a first aid kit near your [pool deck](#).
5. Never swim alone.
6. Swim sober. Research has shown that alcohol consumption increases the risk of accidental drowning.
7. Apply sunscreen frequently to avoid painful sunburn, sunstroke, or heatstroke.
8. Remember to drink plenty of water to avoid dehydration.

Additional Safety Tips

Here are some additional tips to help you experience a safe, fun, and memorable fourth of July.

1. Don't skip out on applying insect repellent.
2. Check you and your family members' prescriptions to [make sure](#) you will not experience a sun-sensitizing drug reaction.
3. Cover your food and beverages while outdoors to prevent bees and wasps from accidentally being swallowed.
4. Use alcohol responsibly.
5. Report any illegal explosives to your local police department.

Staff Contact

Here is a list of staff members:

You can reach staff members by calling the main line 843-355-7516 and transfer to their extension directly:

Irene Swinton: Property Manager (Handles all resident concerns) ext. 102

Delandrea Kale: Housing Assistant ext. 100

Keith Smith: Lead Maintenance ext. 103

Willard Evans: Maintenance Mechanic ext. 103

Robert Burgess Maintenance Mechanic ext. 103

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Debra Williams: Executive Director ext. 101

All resident concerns will be addressed by the property manager Irene Swinton, first before contacting the Executive Director.

Resident Services staff:

Joe Castle ext. 105

Suenetta Tisdale ext. 105

April Williams ext. 105

Grace Cooper ext. 105

Darius Cooper ext. 105

Home Buyers program coming soon

Our homebuyers' program will start soon with real estate agents and lenders to answer any questions you may have. The office will send out flyers on the date. We look forward to seeing you there.

KiDs GyM and Summer Camp

Its not too late to sign your child up for KiDs GyM and summer camp. Please see Suenetta Tisdale for more details. Ms. Tisdale is usually in the office around 3pm Monday-Thursday.

Community Yard sale

Have you ever heard the statement, "another man's junk is another man's treasure?" Well, please join the community-wide yard at Mcfarlin, Frierson and Lanue on July 26, 2019 to participate in a yard sale. Residents will have an opportunity to clean out the closets and make some money! The Development will provide lemonade stands on all properties. This can be a

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fun event for everyone. We will need to know how many residents will need tables and chairs to place their items to sell. All residents that are going to participate must register at the office by July 9th, 2019. Staff will be on-hand to assist you.

Living here may be rewarding

Everyone that come in to pay their rent or other charges this month will have a chance to pull a number out of the hat. The person that receives the lucky star 🌟 inside will win a \$100 gift certificate. Once you come in to make your payment in full, you will have that lucky chance. Remember in order to receive a number, payments must be made before the 5th of the month.

No partial payments

Kingstree Housing Development will no longer receive partial payments. The rent and other charges must be paid in full on or before the 5th of the month. If the office is closed please place in the night drop located to the right of the front door or you can pay online by going to www.kingstreehousing.org and follow the pay online option.

Learn how your rent is calculated according to the HUD 4350 guidelines

Rent is based on 30% of your income but sometimes it can be confusing when your income is not the same all the time. It is important that you learn how your rent is calculated and what deductions you are allowed. Please make an appointment with the office to schedule a time to discuss to meet.

Unit inspections

Unit inspections will start this month with Frierson Homes. The fire department may be on hand to walk with the staff to make sure your units are safe. You will be sent a letter when the agency will be coming out to inspect. August will be Ianue Floyd and September to be McFarlin.

Please review the checklist attached for tips on preparing for the unit inspections

Maintenance Issues

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Now that the renovations are over the agency will be addressing maintenance repairs that are needed. Drake builders, the contractors, will be addressing the issues with the tubs continuously until all the tubs are address. Please stop by the office to generate a work order for all issues that is going on in your apartment. You can also generate a work order through our website portal by going to www.kingstreehousing.org. You may receive a call from the staff to make sure your work order was completed.

Ceiling Fans

Residents that did not receive ceiling fans and new toilets will soon receive both starting in September 2019. We will start with one property at a time to complete this work. Thanks for your corporation in this matter.

No Smoking

Smoking in the units has a possibility of traveling to another unit. Smoke from your unit can cause a problem for other tenants, their health and reasonable enjoyment of their unit, especially if the tenant is allergic to smoke. There will be no smoking in the units. Kingstree Housing Development has a no smoking policy that started back in 2017 which clearly means there will be no smoking in the apartments and 25 ft away from the building under any circumstances. Anyone found to be smoking in the apartment will first be fined. If the violation continues, termination of tenancy will be given to the resident and they have 30 days to vacate the unit. This goes for all properties.

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Ingredients

Six 3-ounce packages chicken-flavored ramen noodles (1 flavor packet reserved; the remaining discarded)

One 8-ounce container scallion cream cheese

4 cups whole milk

2 cups shredded rotisserie chicken (skin and bones discarded)

One 10.8-ounce bag frozen broccoli florets

8 ounces shredded Cheddar

Directions

1. Preheat the oven to 400 degrees F.
2. Put the ramen squares in a single layer covering the bottom of a 13-by-9-inch baking dish. Whisk together the cream cheese, milk and the 1 reserved flavor packet from the ramen in a medium bowl. Pour the mixture over the ramen. Scatter the

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chicken over the sauce and noodles and then scatter the broccoli. Sprinkle with Cheddar, making sure to distribute it evenly across the whole casserole.

3. Bake until the noodles are cooked through, the cream sauce is bubbly and the cheese melts, 30 to 35 minutes. (This recipe can be found on the food network)