GREATER DAYTON PREMIER MANAGEMENT

VOLUME 14, ISSUE 14
OCTOBER, 2014

HCV NEWS

SPECIAL POINTS OF INTEREST:

 Effectively immediately, when an initial inspections passes, you will have the ability to call 937/910-5460 to schedule a leasing appointment.

 The next Owners Meeting will be held on Thursday, November 20, 2014. Please mark your calendars.

 From November 2014 through April 2015 we will begin granting weather extensions on ANNUAL INSPECTIONS ONLY. Re-inspections for weather extensions granted will begin in June 2015.

 Our goal is for this newsletter to be a pathway of communication to expand the collaboration between owners, tenants and the agency.

EV eviction is not the only option
Submitted by: Lisa Boydston, Dayton Mediation Center

Have you heard these words? “My rent will be late this month.” “My neighbor plays their music too loud.” Landlords repeat these examples as they talk about issues surrounding their tenants. A great deal of time and energy is put into preparing a property for a tenant and vetting individuals to ensure good people move into the house or apartment. What can be done when issues like these come up?

The Dayton Mediation Center (DMC) can be a resource for these situations. Typically, this service is free in Montgomery County. Mediation helps people talk about their problems that cause stress, anger and frustration. It is about expressing viewpoints, feelings, and experiences. Mediation is a well-established and respected means of conflict management. We help people resolve day-to-day conflicts in a peaceful and respectful manner. We help people avoid other more expensive and aggravating approaches. Mediation can help with conflicts: Neighborhood, Tenant/Landlord, Family Issues (child custody, visitation, child support, parents and teens, elder care, and couch surfing), and Workplace. Mediators are neutral third party who supports the conversation. They are not attorneys or magistrates and cannot give legal advice.

If a tenant is late on the rent, landlords typically want to know if a tenant is going to say and pay or determine a date they will move out and leave the property in good shape. A trained mediation specialist can reach out to the tenant to offer mediation services, conflict coaching, and provide referrals to services in the area. Eviction is not the only option. Don’t wait until the tenants are so far behind in rent they cannot catch up. Call 937/333-2331 to talk about the situation.
HCV FEATURED TEAM MEMBERS

By B. Christman

SPOTLIGHT ON REGINA CALDWELL-SMITH

Birth Date: February 3rd
Birth Place: Dayton, Ohio
Job Title: HCV Specialist
Marital Status: Single (looking to get re-married)
Children: 3 Grown and 3 Grands (2 handsome boys and 1 adorable girl)
My Dream Date To spend one more day with by baby Brother who passed away in 2010.
Hobbies: Reading, baking and listening to music
Favorite Food: Pizza
Who would you like to spend a day with: Bokeem Woodbine
Nobody knows that: I’m skittish with thunderstorms
Best advice I’ve ever received: That no matter what is going on in my life, I am truly blessed every time I open my eyes!!!!!
Favorite TV Show: The Big Bang Theory
Favorite Movie: Life (Would that have something to do with Mr. Woodbine?)
I’d give anything to meet: Jill Scott
If I won the Lottery, I would: Work a little until I get mad, then walk out, drive to the airport and take a plane to Jamaica!!
When I was growing up I wanted to be: Just like my Mom!!
Major Accomplishment: Having a job for 13 years!!!!
Behind my back people say: I have a fly mouth but I’m nice!
If I want people to remember me for one thing it would be: My sense of humor.
MIAMI VALLEY FAIR HOUSING CENTER, INC.

SERVICE ANIMAL POLICY UPDATE 2013

The U.S. Department of Housing and Urban Development (HUD) issued a Notice reaffirming that housing providers must provide reasonable accommodations to person with disabilities who require assistance animals on April 25, 2013. The “Notice on Service Animals and Assistance Animals for People with Disabilities in Housing and HUD-Funded Programs” discusses how the Fair Housing Act and the Americans with Disabilities Act (ADA) intersect regarding the use of service or assistance animals by persons with disabilities.

Pet restrictions cannot be used to deny or limit housing to people with disabilities who require the use of an assistance animal because of their disability. Housing providers must grant reasonable accommodations in such instances, in accordance with the law. The guidance also describes the Department of Justice’s revised definition of “service animal” under the ADA, as well as housing providers’ obligations when multiple nondiscrimination laws apply.

The Americans with Disabilities Act requires equal access for people with disabilities using trained service dogs in public accommodations and government facilities. Under the Fair Housing Act, housing providers have a further obligation to accommodate people with disabilities who, because of their disability, require trained service dogs or other types of assistance animals to perform tasks, provide emotional support, or alleviate the effects of their disabilities.
DAYTON MEDIATION CENTER (cont.)

HOW TO REFER TO THE DAYTON MEDIATION CENTER

Call us directly at (937) 333-2345 and make a referral or visit our website and submit a mediation referral form at www.daytonmediationcenter.org or fill out a mediation referral form and (a) fax (333-2366, or (b) mail the referral form to us at Dayton Mediation Center, 371 West 2nd Street, 3rd Floor, Dayton, Ohio 45402.

HOURS OF OPERATION

Monday thru Friday, 8:00 a.m. – 5:00 pm and Saturday from 8:00 a.m. to 12 Noon.

Dayton Mediation Center’s Vision is to “Provide a peaceful process for responding to conflicts.”

Our Mission “Provide conflict management services through education and empowerment of citizens to create their own solutions.

HCV STAFF CONTACT INFORMATION

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<td>Elaine Letton</td>
<td>910-5480</td>
<td>Betty Robinson</td>
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<td>Derrick Carter</td>
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<td>Nancy Ackley</td>
<td>910-5469</td>
<td>Dequita Simpson</td>
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<td>Mark Hickman</td>
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<td>Bobbi Bailey</td>
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<td>Terri Sola</td>
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<td>Kenny McClodden</td>
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<td>Tasha Boyd</td>
<td>910-5487</td>
<td>Regina Smith</td>
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<td>Tyrone Search</td>
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<td>Beverly Christman</td>
<td>910-5486</td>
<td>Tonya Townsend</td>
<td>910-5463</td>
<td>Charles Stoll</td>
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<td>Debbie Crawford</td>
<td>910-5488</td>
<td>Angelina Vaughan</td>
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<td>Amy Gimmison</td>
<td>910-5416</td>
<td>Kindra Wood</td>
<td>910-5481</td>
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<td>Davon Miller – FSS</td>
<td>910-5423</td>
<td>To schedule an inspection call:</td>
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<td>Customer Service Line:</td>
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INSPECTORS:

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