

## November 2023 Newsletter

Rent is due and payable on the first (1st) day of each month and shall be considered delinquent after the fifth (5th) business day of the month. Any payment received after 5:00 pm shall be considered to have been made on the following day. If you have not paid rent by the fifth (5th) business day of the month, you will be sent a delinquent rent notice, and you will be charged a late fee of thirty-five dollars (\$35.00). If rent is not paid by the expiration date on the delinquent rent notice, your file will be referred to legal counsel for the purpose of filing an eviction complaint with the courts.

**Property Manager:**  
**Ms. Jasmine Smith**  
**Housing Assistant:**  
**Ms. Erin Abbott**



Please join the Jacksonville Housing team, if you are interested in working for a great company with great benefits, please apply online at [jaxha.org](http://jaxha.org)



**PAY RENT ONLINE** – no more money orders

You can also setup your account to be on **AUTO-PAY**  
– which means if you're registered - no more late fees!

**SUBMIT MAINTENANCE REQUESTS FROM YOUR PHONE** – track your maintenance request online

**SEE YOUR CURRENT RENT AMOUNT**

**COMPLETE RECERTIFICATIONS AND PAPERWORK ONLINE** –soon you will be able to complete recertifications via Rent Café

Visit: [myportals.jaxha.org](http://myportals.jaxha.org)

-Click on Resident Login

-Click here to register

-Enter your registration code

*Carrington Place management will conduct quarterly housekeeping inspections. Please look out for notices, residents will be notified 48-hours in advance.*

**Please make sure your housekeeping is in good standards!!**

**This is your home please take pride in it.**



**All JHA offices will be closed 11/23/23-11/24/23 for Thanksgiving!**



Veterans Day 2023 is a nationally observed holiday in the United States that honors and pays tribute to all military veterans who have served in the U.S. Armed Forces. This day recognizes the bravery, sacrifice, and patriotism of veterans and serves as an opportunity for the nation to express gratitude for their service and dedication.



**All JHA offices will be closed on Friday, 11/10/2023 in observance of Veterans Day!**

### Pest Control

Every 1<sup>st</sup> & 3<sup>rd</sup> Monday of each month.

If you need pest control please contact the office.



Carrington Place Community meeting  
will be held on 11/29/ 2023 5pm-6pm.  
Come out and let your voice be heard!



IF YOU ARE INTERESTED IN THE FSS PROGRAM  
PLEASE REACH OUT TO THE RESIDENT  
SERVICES DEPARTMENT AT 904-366-6097  
SERVICES INCLUDE homeowner assist, GED  
programs, wanting to further your education?  
And many more programs available.



November is National American Indian Heritage Month. The Library of Congress, National Archives and Records Administration, National Endowment for the Humanities, National Gallery of Art, National Park Service, Smithsonian Institution and United States Holocaust Memorial Museum join in paying tribute to the rich ancestry and traditions of Native Americans.

The month is a time to celebrate rich and diverse cultures, traditions, and histories and to acknowledge the important contributions of Native people. Heritage Month is also an opportune time to educate the general public about tribes, to raise a general awareness about the unique challenges Native people have faced both historically and, in the present, and the ways in which tribal citizens have worked to conquer these challenges.



### Why Renter's Insurance?

**My Landlord Covers Me!**  
**WRONG!**  
Cost to Replace Basics  
Even the most open living quarters are prone to setbacks. Here's a quick estimate that is no joke:

- Clothes - \$3,000
- Couch - \$1,000
- TV - \$3,500
- Mattress - \$1,200
- Luggage - \$300
- Computer - \$1,000
- Kitchen items - \$300

This totals \$7,300, and this is a detailed list. Could you afford to pay out of pocket for this?

**I Have No Liability**  
Landlord covers the things that happen in your rental property.  
If you own a dog and he/she bites someone, you are financially responsible. Can you afford to pay for medical bills and/or a lawsuit?  
Likely no, but the liability on your renters policy can!

Or what happens if someone gets food poisoning at your Super Bowl party and sues you for medical and attorney payments?

**Loss Of Use?**  
How will your rental company housing should you suffer a catastrophic event, such as a fire, at your apartment without a renters policy?  
The "loss of use" coverage provides money to be used for temporary housing.



**Citizen's Online Crime Reporting System**

[www.jaxsheriff.org](http://www.jaxsheriff.org)

JSO non-emergency line 904-630-0500

For Emergencies Dial 911

To report the following crimes: theft, theft from a motor vehicle, vehicle burglary and vandalism: go to [www.jaxsheriff.org](http://www.jaxsheriff.org) and click on the "Online Crime Reporting" tab. For a copy of the JSO Victim/Witness Services Guide, go to [www.jaxsheriff.org](http://www.jaxsheriff.org)

# News You Can Use

**Carrington Place**  
11815 Alden Road  
904-232-8313  
904-232-8314

