



At the dawn of the Covid Age, the Housing Authority waived late fees for rent paid after the 5th day of the month – or after the first workday when the 5th falls on a holiday or weekend. You guessed it . . . **late fees are back.** Effective this month, if your rent is not paid by the due date, you will be charged \$11 and an additional \$1 per day, up to a \$25 maximum, for every day that the full amount of the rent remains unpaid.

As always, if you are experiencing financial difficulties for whatever reason, talk to your site manager. Let them know what is going on and when you expect to be able to pay your rent. They are still required to send legal notices but life is better for all concerned when you communicate with the office. You can also reach out to the Resident Services center at your site for referrals to local resources that may be able to help you recover from short-term financial problems.

Another big change is the **filter change schedule** for 2022. Instead of changing HVAC air filters every month, we will change them every other month. The schedule for your site is posted at your site office and on our website at this link: <https://smpha.org/air-filter-change-schedule-for-2022/>

The maintenance workers also check the general condition of your unit, smoke alarms, and the ground-fault circuit interrupters. (The GFCI device cuts off electricity to the plug if it detects a problem that could result in equipment damage or possible electrocution.) Beginning this month, if you refuse entry to our maintenance staff when they come to your unit, you will be charged a \$20 **refusal fee** so be prepared for their arrival.



REMINDERS FROM THE MAIN OFFICE

Take Christmas lights and other decorations down no later than January 15.

For residents of Allen Woods, CM Allen, Chapultepec, Porter, and the scattered homes, return your recycling and trash bins to the appropriate area behind your unit by the end of your regular pickup day. If we have to move them, you could be charged a fine.

ALLEN WOODS HOMES — PODER LEARNING CENTER

At the PODER Learning Center, we celebrated Christmas this year with a fun cookie and tree decorating day for the after-school program, and a cookies and cocoa social for the whole neighborhood! Families and friends got to celebrate Christmas together with food, music, and activities for all ages!



We capped off the last day before Christmas with a fun Bingo offered by Juanita from Edward's Home Health, with an extra special final prize!



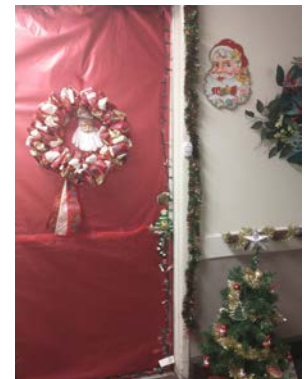
Springtown Villa



Merry
Christmas



and
Happy
New
Year!



1st prize

2nd Prize

3rd Prize

It is safe to say that Bingo is pretty popular here at Springtown Villa. As a matter of fact, it could be called a full-blown addiction. Regular players, like Ramona, Edna, Edward, Gloria, Roland, and JT can always make it fun, even if you go home empty-handed.



LOTERÍA IS SO MUCH FUN!
THE GAMES AND THE PRIZES ARE GREAT. BUT THE TRUTH IS, WITHOUT JUANITA IT JUST WOULDN'T BE THE SAME. SHE IS SOMEONE WHO BRINGS HER FUN WITH HER. COME JOIN US ON FRIDAYS AT 10 AM.

C. M. ALLEN HOMES — KAD KORNER STORE



Bonnie Pecina posed with Eta Sigma Gamma & ESSO members.



Kathy and Jude Prather and friends have been delivering Christmas gifts to families at CM Allen for many years!



Gio was the last in line for gifts but the first in our hearts!

HOLIDAY FOOD

Students from the Department of Health and Human Performance at Texas State University donated over 1,400 food items to CM Allen residents on December 1. Student-members of Eta Sigma Gamma, the Health Education Honorary (ESG), and student-members of the Exercises & Sports Science Organization (ESSO) collected holiday-themed food items from their classmates, faculty, friends, and family. Items like mashed potatoes and gravy packets, green beans and cream of mushroom soup, canned beans and meats, and canned vegetables like corn and sweet potatoes were organized and delivered to the KAD Korner Store, where Bonnie Pecina oversaw distribution to residents. The students of ESG and ESSO wish everyone at CM Allen Happy Holidays.

~ Mary Odom (Assistant Professor/Texas State University)

COOKIES & BOOKS

As a retired P.E. teacher, I love any opportunity to introduce movement activities to the children of the CM Allen Homes. Last month, instead of the reading/movement activity that I usually lead with the children, I decided to have a more festive activity – cookie decorating and a book give-away. So, with holiday music playing, the children decorated snowflake cookies then selected books to take home and read over the holiday break.

The event was made possible with the support of the San Marcos Area Retired Teacher & Staff organization, who donated 75 “gently used” books, and by Teri Carter of Blue Mixer Bakery, who hand-made the cookies. It was a fun, festive event for all.

~Rose Berglund
(Lecturer/Texas State University, SMARTS member)

JANUARY EVENTS

Mondays

Senior Social —11 AM

Tuesdays

Senior Craft Day—1:30 PM

Wednesdays

Home Health presentation and Bingo—1:30 PM

CHAPULTEPEC HOMES & ADULT LEARNING CENTER**Happy New Year!**

Here are some highlights from the Chapultepec Christmas Party! For those who couldn't make it, we missed you! It was a fun evening of cookie decorating and ornament making. We enjoyed celebrating with everyone and we look forward to a wonderful new year full of potential!

Thank you Mellisa for helping plan activities and Erika for taking pictures!

New Year's Goals:

Frustrated with never achieving your new year's resolutions? Start with visualizing who you want to be, think about some of the daily activities this ideal person does and choose one of these habits to begin developing. Join us for the class on the 20th to create a visual for your goals and develop steps to get there.

**Upcoming Classes and Events:**

January 5—After-school Program Starts

January 20—Vision Boards and Daily Intentions at 6 PM

January 27—Food Wise Class at 6 PM

(All scheduled events are subject to changes in COVID restrictions)

JANUARY

2022

Sun

Mon

Tue

Wed

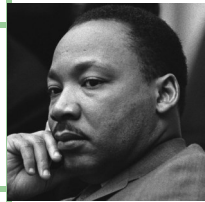

Thu

Fri

Sat

Read about the special days this month by clicking on the images, including the images above. Get an electronic copy from our website at smpha.org.



2	3	4	5	6	7	8
9	10	11	12	13	14	
16	17 OFFICES CLOSED	18	19	20	21	22
23/30	24/31	25	26		28	29

LEADERSHIP

Board of Commissioners

Nina Linda Ramos — Chairperson
Mittie Miller — Vice-Chairperson
Rachel Durrance — Resident Comm.
Richard Cruz — Commissioner
Gloria Salazar — Commissioner

Executive Director

Lana Wagner

*Commissioners meet on the 4th
Tuesday of each month @ 6:30 PM.*

HOUSING OFFICES

Allen Woods Homes (Main Office)

512-353-5059

CM Allen Homes

512-353-1116

Chapultepec Homes

512-396-3364

Housing Choice Voucher

512-353-5061

Springtown Villa

512-396-3363

RESIDENT SERVICES

Chapultepec Adult Learning Center

Family Self-Sufficiency

512-396-3364

CM Allen KAD Korner Store

512-392-6273

Allen Woods PODER

Learning Center

512-396-3367

Springtown Villa

512-353-7343