

February 2025

.HAPPY.  
Valentine's Day

**TAX TIME!**

It's that time of the year! Income Tax time! Now is a great time for those of you who are behind to get caught up on your rent. Many people wait for their taxes to get caught up on their bills. Some of you have already made arrangements to pay past due balances with the Housing Authority. Also, spring is just around the corner and that means utility shut off. This is a good time to get a head start and check on your balance with the utility companies. Remember utility shut off is cause for eviction. Please do not let this happen to you and your family! Miigwetch!

**HOUSING DOES NOT EVICT TENANTS.  
TENANTS CHOOSE TO EVICT THEMSELVES**

Evictions, although regrettable, are primarily the result of a tenants lack of responsibility, i.e., failure to pay rent, failure to keep the home sanitary, failure to allow neighbors their right to peaceful enjoyment of their unit, failure to inform housing authority of financial or family composition changes, criminal or nefarious activity (including drug-related criminal activity), etc. Evictions occur only as a last resort. The only sure way to avoid eviction is to adjust certain behavior with regards to lease requirements and always inform the housing authority when a problem or change in circumstance occurs. Please do not disregard the notices that are sent to you from the Housing Authority, we are only trying to prevent you from being evicted. We are here to help all of our tenants, and while evictions will no doubt continue, our primary purpose is to provide housing, not take it away.

**UNTIL FURTHER NOTICE**

Due to the high number of vacant homes and limited resources, the Housing Authority will be limiting responses to requests for maintenance services to emergency items only. This is defined as those issues that may cause immediate harm to the tenants or the structure if not immediately addressed. Non-emergency requests will be documented and responded to as soon as possible. We appreciate your patience. Thank you.

**"Why did I get bumped on the Waiting List?"**

The LCO Housing Authority implemented an incentive for existing tenants who have been in good standing (paid rent on time, no infractions, etc.) for at least 2 years. Qualifying tenants may be given 5 additional preference points for placement on the waiting list. For more information the following link to our policies can be found on the LCO Tribal Government website's Law Library should help.

[\(Section PRP.7.5.050 | Lac Courte Oreilles Law Library \(lco-nsn.gov\)\)](#)

**Placement on the waiting list is determined by points, and the date and time of application submission.**

Another reason a person may rank higher than you on the Waiting List would be if a family submitted and application before yours, but their family changes in size and they need a bigger or smaller home. For example, a family on the two-bedroom waitlist has a baby, they would be transferred to the three-bedroom waitlist as of the date they applied, which may have been before you.

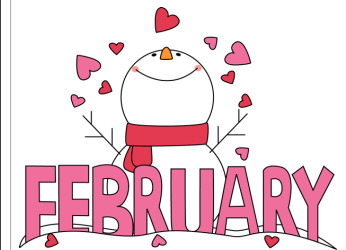
Please, if you have questions about this, we're happy to explain!

## Natural gas is safe when properly used. Follow these tips to prevent accidents:

- Install and maintain at least one carbon monoxide detector on each floor of a home or business.
- Never use your oven or range for heating a home.
- See if gas range flames are crisp, quiet and blue. Yellow flames indicate need for adjustment.
- Clean range tops by washing burners with water and mild detergent.
- Keep an all-purpose fire extinguisher in a kitchen.
- Clean or replace air filters in heating systems monthly.
- Keep chimney flues and appliance vents clean and in good repair.
- Have a qualified contractor inspect furnaces, vents, [appliance connectors](#) and chimneys for corrosion and blockages at least every other year.
- Keep areas around furnaces and water heaters clean and free of clutter and flammable liquids.
- Check water heater air intakes, drain pipes, controls and flue to ensure they are unobstructed.
- Set water heater temperature to 120 degrees F to prevent scalding.
- Never hang things from natural gas piping.
- Follow a space heater's instructions carefully and use with proper ventilation.
- **Keep gas meters free of debris, snow, ice, vegetation and other obstructions.**
- Call [811](#) or the local utility locating service at least three days before you plan to dig.



Tom DeNasha	2/1
Anthony White Jr	2/3
Shantel Schmock	2/7
Ryan Bunker Jr	2/8
Willy Dunlap	2/9
Timmy DeBrot Jr	2/11
Jaxon DeMain	2/13
Jaymz Mustache	2/14
Hondo DeNasha	2/16
Wyatt Thayer	2/18
Lloyd Ledbeter	2/18
Anangoowinini	2/20
Michael Tribble III	2/21
Elaine DeBrot	2/22
Kayla Taylor	2/24
Brennen Potack	2/25



## Annual Inspection Reminder

The LCO Housing Authority would like to remind all tenants of the importance of your Annual Inspection. The purpose of the Annual Inspection is to ensure that **All** units are being properly utilized, maintained, and remain safe (structurally) and sanitary.

Your inspection is every year on your move-in month. Example: Your move-in was July 14, 2010. Your Annual Inspection will always be in July every year. While we try to accommodate all of our tenants and encourage you to call and reschedule if there is a conflict with the scheduled inspection, we do stress the importance of getting the inspection done during your move-in month.

We also encourage our tenants to make a list of things that need to be addressed and have it ready for our inspectors upon arrival. This ensures that nothing has been overlooked and missed. We welcome you to be an active part of your inspection. Walk and talk with your inspectors, you know your unit better than anyone. Thank you for your cooperation.

**The heating season is upon us!** Please make sure you check your tank regularly. ***It is suggested that you call in when your tank is at 30% as there is no emergency deliveries.*** During these colder days, you use more gas than usual. Don't get caught with a low supply of gas. Please check your furnace filter once a month. This also helps with air flow and allergies. If you are in need of furnace filters, please call the office and we will be glad to provide them.



### ON-CALL MAINTENANCE:

The Maintenance Department has a pager for tenants to contact the on-call person after normal working hours. They will only respond to **Emergency** calls during non-working hours. Other calls can be phoned into the Housing Office during regular business hours, Monday through Friday 8:00 to 4:30.

**The On-Call  
Emergency # is  
715-798-1594.**

**The Housing office will be closed on Monday, February 17th in observance of Presidents Day.**