

Board of Commissioners Regular Meeting Tuesday, April 23, 2024, 12 pm Pagedale City Hall 1420 Ferguson Avenue Pagedale, Missouri 63133

AGENDA

Item 1. Call to Order	Individual Chairman	Action Informational
2. Roll Call	Terri Acoff-States	Informational
3. Approval of Minutes Regular Meeting February 13, 2024	Chairman	Motion, 2 nd , Vote
4. Public Comments	Chairman	Informational
5. Reports of Commissioners	Chairman	Informational
6. Executive Director's Report	Shannon Koenig	Informational
7. Reports of Officers and Employees A. Financial Reports	Carolyn Riddle	Motion, 2 nd , Vote
B. Pagedale Public Housing Write-Offs Resolution No. 1437	Carolyn Riddle	Motion, 2 nd , Vote
C. Housing Administration Report	Kawanna Tate	Informational
D. Facilities and Maintenance Report	William Barry	Informational
8. Unfinished Business	Chairman	Informational
9. New Business	Chairman	Informational
10. Executive Session	Chairman	Motion, 2 nd , Vote

Subject to an affirmative vote of the Board of Commissioners, an Executive Session may be held to discuss personnel issues, real estate, or litigation matters pursuant to RSMo Sections 610.021 to 610.022.

11. Announcements Next Meeting June 11, 2024	Chairman	Informational
12. Adjournment	Chairman	Motion, 2 nd , Vote

PAGEDALE HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING TUESDAY, FEBRUARY 13, 2024 MEETING MINUTES

ATTENDANCE:

COMMISSIONERS: Dr. Keith Mosby, Sr., Chairman Robert Smith, Jr., Vice Chairman Verna Belton, Commissioner Erica Edwards, Commissioner Lorraine Mosby, Commissioner

STAFF:

Shannon Koenig, Executive Director and CEO Terri Acoff-States, Executive Assistant Judy Ricks, Chief Administrative Officer Katrina Sommer, Chief Operating Officer Kawanna Tate, Director, Housing Administration Anna Holyan, Director, Strategic Initiatives Carrie Odneal, Assistant Property Manager

<u>PUBLIC:</u> Gloria Williams, Alderwoman, Ward 3

Approval of Minutes of Regular Board Meeting Wednesday, December 13, 2023:

Chairman Keith Mosby asked for a motion to approve the minutes of the regular board meeting held Wednesday, December 13, 2023. Commissioner Lorraine Mosby motioned for approval; Vice Chairman Robert Smith seconded the motion. Upon roll call, "Ayes" and "Nays" were as follows:

<u>AYES</u>

K. Mosby

R. Smith E. Edwards L. Mosby NAYS

None

The Chairman declared the motion passed.

PUBLIC COMMENTS:

Alderwoman Williams stated that after watching a news report on the previous management company for Pagedale public housing, she wanted to thank the agency for bringing the management of Pagedale public housing back to the Housing Authority of St. Louis County.

Alderwoman Williams inquired about the lawn maintenance along Pagedale fence lines.

Ms. Koenig responded by stating work had been started. She stated maintenance supervisor is actively checking all Pagedale fence lines and will have the lawncare service finish all work that has not yet been completed.

REPORTS OF COMMISSIONERS:

Commissioner Edwards asked housing authority management to explore the option of providing fire extinguishers for all the units and educate the residents on extinguishing fires in their homes. Chairman Mosby concurred with Commissioner Edwards comment on fire extinguishers. Chairman Mosby and Vice Chairman Smith both suggested some fire extinguishing options to consider.

EXECUTIVE DIRECTOR'S REPORT:

Ms. Koenig greeted everyone and thanked them for attending the meeting.

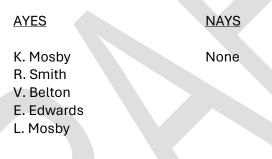
Ms. Koenig updated the board on the new County Housing brand and website launch. She stated a draft version of the website, which includes a page dedicated to the Pagedale Housing Authority, had been sent to Commissioners requesting assistance testing the website and providing feedback. Ms. Koenig said the plan is to launch the site to the public in March.

Ms. Koenig discussed the 2023 customer service survey results, which were part of February's board packet. She stated the results show that overall, resident satisfaction in the public housing and voucher programs was down in 2023. She also stated that landlord satisfaction has remained consistent with last year. Ms. Koenig said the survey results reflect changes that took place in 2023, including the transition to in-house management of public housing and process improvements in HCV. Ms. Koenig informed the board that in 2024, the Agency will incorporate customer feedback into operational decisions, while maintaining the goal of providing excellent customer service as a priority.

REPORTS OF OFFICERS AND EMPLOYEES:

A. Financial Reports:

Ms. Ricks reviewed the Financial Reports for the period ending December 31, 2023. Vice Chairman Robert Smith moved to approve the December 31, 2023 Financial Reports as read and discussed which motion was seconded by Commissioner Lorraine Mosby. Upon roll call, "Ayes" and "Nays" were as follows:



The Chairman declared the motion passed.

B. Housing Authority of the City of Pagedale Write-Offs – Resolution No. 1434

Ms. Riddle presented the board with the quarterly write-offs of uncollectable rents.

After discussion, Chairman Keith Mosby asked for a motion to approve Resolution No. 1434, Housing Authority of the City of Pagedale Write-Offs. Vice Chairman Robert Smith motioned for approval, Commissioner Lorraine Mosby seconded the motion and upon roll call the "Ayes" and "Nays" were as follows:

AYES	<u>NAYS</u>
K. Mosby R. Smith	None
V. Belton	
E. Edwards	
L. Mosby	

The Chairman declared the motion passed.

C. <u>Agency Performance Report:</u>

Ms. Holyan reviewed the Agency Performance Report.

D. Housing Administration Report:

Ms. Tate reviewed the Housing Administration Report.

E. Facilities and Maintenance Report:

Ms. Sommer reviewed the monthly maintenance and supply costs for Pagedale public housing from December 1, 2023 through January 31, 2024.

F. <u>Customer Service Survey Report:</u>

Ms. Holyan presented an overview of the second annual Customer Service Survey Report.

UNFINISHED BUSINESS:

No unfinished business was discussed.

NEW BUSINESS:

No new business was discussed.

EXECUTIVE SESSION:

Chairman Keith Mosby asked for a motioned to end the Regular Session and enter into an Executive Session. Commissioner Lorraine Mosby motioned to enter, Vice Chairman Robert Smith seconded the motion, and upon roll call the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
K. Mosby	None
R. Smith	
V. Belton	
E. Edwards	
L. Mosby	

The Chairman declared the motion passed.

Chairman Keith Mosby asked for a motion to exit Executive Session. Commissioner Lorraine Mosby motioned to exit. Vice Chairman Robert Smith seconded the motion to exit and upon roll call the "Ayes" and "Nays" were as follows:

NAYS

None

AYES	
K. Mosby	
R. Smith	
V. Belton	
E. Edwards	
L. Mosby	

The Chairman thereupon declared said motion passed.

ANNOUNCEMENTS:

The next meeting is scheduled for Tuesday, April 23, 2024.

ADJOURNMENT OF MEETING:

There being no further business to come before the board, Chairman Keith Mosby asked for a motion to adjourn. Vice Chairman Robert Smith moved for adjournment, which motion was seconded by Commissioner Lorraine Mosby. Upon roll call, "Ayes" and "Nays" were as follows:

	AYES	NAYS	
	K. Mosby R. Smith V. Belton E. Edwards L. Mosby	None	
The Chairman there	eupon declared said motion	passed.	
	-	Chairman	
Secretary			
Date			



То:	Pagedale Housing Authority Board of Commissioners
Through:	Shannon Koenig, Executive Director and CEO
Date:	April 23, 2024
Subject:	Executive Director's Report

This memo provides information about select Housing Authority activities.

I. Compliance Monitoring Review

Staff from the U.S. Department of Housing and Urban Development were onsite at the Housing Authority main office January 16-18, 2024. County Housing Board Chairman Nehrt-Flores and staff participated in entrance and exit conferences with HUD staff.

Overall, the visit was very positive, and the HUD team was very enthusiastic about our agency's performance. HUD's report from their visit indicated that we are performing well in the areas of governance, public housing, and certain voucher programs. We also have areas for improvement, which include the Housing Choice Voucher program generally and Section 3.

Staff have already begun working to address specific findings and we reported our progress to HUD in mid-March.

II. Staff Training

In February, the Authority's leadership team attended Crossroads Anti-Racism training. Discussions are underway about how and when to provide this training for the rest of the staff.

Staff have also implemented a process for selecting team members to attend conferences and training courses throughout the year. This is a new activity for the Authority.

III. New Website and Brand Launched March 11

The new County Housing website (countyhousing.org), which includes a page for the Pagedale Housing Authority, launched Monday, March 11. Staff mailed letters and sent emails to residents notifying them of the change. Staff also emailed landlords and partners about the change.



To:Pagedale Housing Authority Board of CommissionersThrough:Shannon Koenig, Executive Director and CEOFrom:Carolyn Riddle, Interim Finance DirectorDate:April 23, 2024Subject:Financial Summary

This memo provides a narrative explanation for the period ending January 31, 2024 financial reports.

I. Recommendation

Staff recommend the Board approve the financial statements and accompanying narrative, as prepared.

II. Highlights

A. Revenue

The total operating income is under budget by 8% which is primarily due to the operating subsidy being under budget. The year-to-date operating subsidy is under the projected amount by 27%.

B. Expense

The total operating expense is under budget by 55% which is mostly due to total salaries and benefits, and contract costs being under budget due to timing.

C. Net Income

The total operating net income is \$24,668.

D. Cash

As of January 31, 2024 the cash balance in the operating bank account was \$365,530. The operating subsidy received for the month was \$18,149 and operating expenses paid were \$103,758. In January 2024, \$47,382 was transferred from the Pagedale bank account to County Housing AP disbursing account for prior month shared expenses.

III. Attachments

A. Budgeted Income StatementB. Cash ReportC. Tenant Rents

Pagedale Housing Authority Budgeted Income Statement As of January 31, 2024

				Pa	agedale HA			
	YTD Actual	YTD Budget	Variance	% Variance	Monthly Actual	Monthly Budget	Variance	% Variance
OPERATING ITEMS								
Total Operating Subsidy	18,149	24,983	(6,835)	-27%	18,149	24,983	(6,835)	
Capital Fund Grants	-	-	-		-	-	-	
Total Tenant Charges	28,996	26,191	2,805	11%	28,996	26,191	2,805	
Total Investment Income	36	56	(20)	-36%	36	56	(20)	
Total Miscellaneous Other Income	-	-	-		-	-	-	
Total Income	47,180	51,230	(4,050)	-8%	47,180	51,230	(4,050)	-8%
Total Rents and Utility Reimbursemer	1,752	1,338	414	31%	1,752	1,338	414	
Total Salaries	4,785	14,391	(9,606)	-67%	4,785	14,391	(9,606)	
Total Benefits and Taxes	1,875	3,610	(1,735)	-48%	1,875	3,610	(1,735)	
Total Training, Seminars, Conference	-	2,291	(2,291)		-	2,291	(2,291)	
Total Admin	8,412	21,630	(13,218)	-61%	8,412	21,630	(13,218)	-61%
Total Utilities	-	4,708	(4,708)		-	4,708	(4,708)	
Total Materials	-	1,919	(1,919)		-	1,919	(1,919)	
Total Contract Costs	198	5,851	(5,653)	-97%	198	5,851	(5,653)	
Total Tenant Services Expense	1,057	228	829	364%	1,057	228	829	
Total Other Maintenance Expenses	-	622	(622)		-	622	(622)	
Total Outside Services	-	-	-		-	-	-	
Total Other Occupancy Expenses	890	2,265	(1,375)	-61%	890	2,265	(1,375)	
Total Occupancy Expense	2,145	15,594	(13,449)	-86%	2,145	15,594	(13,449)	-86%
Total Insurance	5,877	3,990	1,886	47%	5,877	3,990	1,886	
Total Outside Services	-	85	(85)		-	85	(85)	
Total Professional Fees	-	307	(307)		-	307	(307)	
Total Other Fees	4,343	4,324	20	0%	4,343	4,324	20	
Total Telephone and Technology	164	1,633	(1,469)	-90%	164	1,633	(1,469)	
Total Other Administrative Expenses	170	873	(703)	-81%	170	873	(703)	
Total Internal Charges	1,403	1,405	(3)	0%	1,403	1,405	(3)	
Total Other General	11,956	12,617	(661)	-5%	11,956	12,617	(661)	-5%
Total Expenses	22,513	49,840	(27,328)	-55%	22,513	49,840	(27,328)	-55%
Total Net Operating Income	24,668	1,390	23,278		24,668	1,390	23,278	

Pagedale Housing Authority Cash Report January 2024

5411441 y 2024	Page	edale - US Bank
BEGINNING BOOK CASH BALANCE 1/1/2024	\$	474,969.86
ADD:		
Tenant Rent		23,516.15
Security Deposits		-
FSS Deposits		-
Other Deposits		-
Operating Subsidy		18,148.50
Interest		35.81
Transfer		
Other Revenue		-
TOTAL DEPOSITS		41,700.46
LESS:		
Transfers to 4405 for shared expenses		(47,381.99)
Manual Checks		-
Checks		(17,870.56)
NSF		-
Withdraws/Other Deductions		(85,887.32)
Operating Subsidy Out		-
TOTAL PAYMENTS		(151,139.87)
ENDING BOOK CASH BALANCE 1/31/2024	\$	365,530.45
	Page	edale - US Bank
Ending Bank Balance 1/31/2024	\$	365,530.45
Outstanding Checks		-
ACH in Transit		-
Unearned Revenue		
Adjusted Bank Balance 1/31/2024	\$	365,530.45
Variance		-

Pagedale Housing Authority (1218bpag)

Tenant Rents

For Period = Jan 2024

Period	Date	Person	Account	Amount Refer	ence Notes
01/2024	12/1/2023	(t0034583)	(rent) Tenant Rent		2/23 :Rent 12/23
01/2024	1/1/2024	(t0034583)	(rent) Tenant Rent	800.00 :TRC :0)1/24 :Rent 01/24
01/2024	1/1/2024	(t0012812)	(rent) Tenant Rent	229.00 :TRC :0)1/24 :Rent 01/24
01/2024	1/1/2024	(t0000435)	(rent) Tenant Rent	312.00 :TRC :0)1/24 :Rent 01/24
01/2024	1/1/2024	(t0000398)	(rent) Tenant Rent	700.00 :TRC :0)1/24 :Rent 01/24
01/2024	1/1/2024	(t0000385)	(rent) Tenant Rent	800.00 :TRC :0)1/24 :Rent 01/24
01/2024	1/1/2024	(t0000434)	(rent) Tenant Rent	585.00 :TRC :0)1/24 :Rent 01/24
01/2024	1/1/2024	(t0035496)	(rent) Tenant Rent	107.00 :TRC :0)1/24 :Rent 01/24
01/2024	1/1/2024	(t0000412)	(rent) Tenant Rent	104.00 :TRC :0	01/24 :Rent 01/24
01/2024	1/1/2024	(t0000394)	(rent) Tenant Rent	800.00 :TRC :0)1/24 :Rent 01/24
01/2024	1/1/2024	(t0034159)	(rent) Tenant Rent	297.00 :TRC :0)1/24 :Rent 01/24
01/2024	1/1/2024	(t0012771)	(rent) Tenant Rent	333.00 :TRC :0	01/24 :Rent 01/24
01/2024	1/1/2024	(t0000382)	(rent) Tenant Rent	1,036.00 :TRC :0	01/24 :Rent 01/24
01/2024	1/1/2024	(t0033887)	(rent) Tenant Rent	96.00 :TRC :0	01/24 :Rent 01/24
01/2024	1/1/2024	(t0035415)	(rent) Tenant Rent	428.00 :TRC :0	01/24 :Rent 01/24
01/2024	1/1/2024	(t0000413)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0033690)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0034140)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0000392)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0015506)	(rent) Tenant Rent)1/24 :Rent 01/24
01/2024	1/1/2024	(t0000387)	(rent) Tenant Rent)1/24 :Rent 01/24
01/2024	1/1/2024	(t0034421)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0011184)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0034260)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0000536)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0009706)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0019204)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0000340)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0000518)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(b0022408)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0000456)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0000462)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024 01/2024	1/1/2024	(t0011506)	(rent) Tenant Rent)1/24 :Rent 01/24
	1/1/2024	(t0000355)	(rent) Tenant Rent)1/24 :Rent 01/24
01/2024 01/2024	1/1/2024 1/1/2024	(t0000527)	(rent) Tenant Rent)1/24 :Rent 01/24)1/24 :Rent 01/24
01/2024	1/1/2024	(t0037201) (t0000334)	(rent) Tenant Rent (rent) Tenant Rent)1/24 :Rent 01/24
01/2024	1/1/2024	(t0000334) (t0023157)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024			(rent) Tenant Rent		
01/2024	1/1/2024 1/1/2024	(t0034658) (t0034650)	(rent) Tenant Rent		01/24 :Rent 01/24 01/24 :Rent 01/24
01/2024	1/1/2024	(t0034650) (t0034470)	(rent) Tenant Rent)1/24 :Rent 01/24
01/2024	1/1/2024	(t00034470) (t0000378)	(rent) Tenant Rent		01/24 :Rent 01/24
01/2024	1/1/2024	(t0000240)	(rent) Tenant Rent)1/24 :Rent 01/24
01/2024	1/1/2024	(t0034258)	(rent) Tenant Rent)1/24 :Rent 01/24
01/2024	12/1/2023	(b0034258)	(rent) Tenant Rent		2/23 :RENT ADJ 12/23
01/2024	12/1/2023	(t0034258)	(rent) Tenant Rent		2/23 :Rent 12/23
		(

Pagedale Housing Authority (1218bpag)

Tenant Rents

For Period = Jan 2024

Period	Date	Person	Account	Amount Ref	ference	Notes
01/2024	1/1/2024	(t0035506)	(rent) Tenant Rent	692.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0019139)	(rent) Tenant Rent	550.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0000537)	(rent) Tenant Rent	700.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0034189)	(rent) Tenant Rent	98.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0000399)	(rent) Tenant Rent	800.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0034509)	(rent) Tenant Rent	157.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0034563)	(rent) Tenant Rent	184.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0035270)	(rent) Tenant Rent	130.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0000422)	(rent) Tenant Rent	131.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0034307)	(rent) Tenant Rent	473.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0035185)	(rent) Tenant Rent	7.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0010574)	(rent) Tenant Rent	800.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0000388)	(rent) Tenant Rent	601.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0000410)	(rent) Tenant Rent	194.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0000383)	(rent) Tenant Rent	800.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0035334)	(rent) Tenant Rent	351.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0019097)	(rent) Tenant Rent	125.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(t0000377)	(rent) Tenant Rent	92.00 :TRC	:01/24	:Rent 01/24
01/2024	1/1/2024	(d0033933)	(rent) Tenant Rent	484.00 :TRC	:01/24	:Rent 01/24
				28,996.00		



То:	Pagedale Housing Authority Board of Commissioners
Through:	Shannon Koenig, Executive Director and CEO
From:	Carolyn Riddle, Interim Finance Director
Date:	April 23, 2024
Subject:	Resolution No. 1437, Write-Offs of Uncollectable Rents

Attached are the write-offs for uncollectable rents for the quarter ending March 31, 2024.

I. Recommendation

Staff recommend the Board approve write-offs for the 1st quarter of 2024.

RESOLUTION NO. 1437

AUTHORIZING QUARTERLY WRITE-OFF OF UNCOLLECTABLE RENTS April 23, 2024

WHEREAS, the Executive Director and CEO has reported that continued unsuccessful attempts have been made to collect delinquent payments from former tenant(s) of the Pagedale Housing Authority; and

WHEREAS, it has been determined by the Board of Commissioners that after unsuccessful efforts to collect the delinquent payments from said former tenant, said payments in the total amount of \$4,946.54 uncollectable and should be written off the books of the Authority;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of Pagedale, that the following payments are uncollectable and should be written off the books of said Authority.

<u>Project</u>	Tenant's Code	Balance Due
MO-218	t0034011	\$97.00
	b0034258	\$2,520
	t0000413	\$412.34
	d0033933	\$1,720.00
	t0034509	\$82.00
	t0000523	\$103.00
	t0034357	\$12.20

Total: \$4,946.54

Chairman

Secretary

Date



То:	Pagedale Housing Authority Board of Commissioners
Through:	Shannon Koenig, Executive Director and CEO
From:	Kawanna Tate, Director of Housing Administration
Date:	April 23, 2024
Subject:	Housing Administration Report

At our last meeting, we discussed our performance projections for the Management Assessment Sub-System (MASS) of the Public Housing Assessment System (PHAS). Today, I will cover our current projections.

I. Current MASS Performance

Below is a snapshot of our current performance for each of the sub-indicators of the MASS.

Sub-Indicator	Performance	Projected Points	Max Points
Occupancy	98.75	16	16
Accounts Payable Ratio	0.02	4	4
Tenant Accounts Receivable	0.934	0	5
Current Snapshot	Standard Performer	20	25

II. Public Housing Updates

A. Staffing Update

We have hired a new staff member for our Pagedale property management team. As the onboarding process commences, Carrie Odneal will remain the primary point of contact for property management matters.

B. Tenant Repayment Agreements

Tenant repayment agreement letters have been sent out. We are currently in the second round of letters.



То:	Pagedale Housing Authority Board of Commissioners
Through:	Shannon Koenig, Executive Director and CEO
From:	William Barry, Director Facilites and Property Management
Date:	April 23, 2024
Subject:	Maintenance Report

This memo summarizes the monthly maintenance and supply costs for Pagedale public housing from February 1 through March 31, 2024.

I. Maintenance Supply Costs

The following are repair and replacement costs for plumbing, electrical, appliance, window, and furnace repair supplies.

Total	\$ 1,189.00
March	\$ 1,027.00
February	\$ 162.00

A. Attachment: List of Work Orders from February - March 2024

II. Contracted Repair Costs

These costs include plumbing services, trash services, and one-unit rehab.

February	\$	48.00
March	\$17	7.490.00
Total	\$ 17	7,538.00

III. Other Maintenance Cost

This cost covers vehicle fuel.

February	\$ 254.00
March	\$ 378.00
Total	\$ 632.00

PAGEDALE HOUSING AUTHORITY

Work Order Detail

Pagedale Housing Authority (1218bpag)

Work Orders active between 02/01/2024 and 03/31/2024

						_	_	-	s open
						Date	Days to		eriod
Unit	wo	WO Priority	WO Category	WO Brief Description	Call Date	Completed	Complete		orted
AR6901	36623	Inspection		Entire unit grounds yard provide	11/14/2023	02/12/2024		90	11
AR6901	36624	Inspection		overgrown vegetation	11/14/2023	02/12/2024		90	11
AR6901	36625	Inspection		Basement door knob to be repaired o	11/14/2023	02/12/2024		90	11
AR6901	36626	Inspection		Front bathroom and kitchen tile buc	11/14/2023	02/12/2024		90	11
AR6901	36627	Inspection		Install co2 in basement	11/14/2023	02/12/2024		90	11
AR6901	36628	Inspection		Repair and paint holes in interior	11/14/2023	02/12/2024		90	11
AR6901	36629	Inspection		Remove mold from front bedroom wind	11/14/2023	02/12/2024		90	11
AR6901	36630	Inspection		Replace or repair front bedroom win	11/14/2023	02/09/2024		87	8
AR6903	36631	Inspection		Recaulk front bathroom tub	11/14/2023	02/09/2024		87	8
AR6903	36632	Inspection		Replace GFCI in rear bathroom	11/14/2023	02/09/2024		87	8
AR6903	36633	Inspection		Replace broken floor tiles through	11/14/2023	02/09/2024		87	8
AR6903	36634	Inspection		Install co2 detector in basement	11/14/2023	02/09/2024		87	8
AR6903	36635	Inspection		Repair loose handrail in basement	11/14/2023	02/09/2024		87	8
AR6903	36636	Inspection		Patch and paint holes in bedroom an	11/14/2023	02/09/2024		87	8
AR6903	36637	Inspection		Remove overgrown vegetation from ya	11/14/2023	02/09/2024		87	8
AR6903	36638	Inspection		Remove tree limbs and cut grass	11/14/2023	02/09/2024		87	8
AR6904	36639	Inspection		Secure dryer vent cover	11/14/2023	02/12/2024		90	11
AR6904	36640	Inspection		Secure toilet seat in rear bathroom	11/14/2023	02/09/2024		87	8
AR6904	36641	Inspection		Rehang all closets doors	11/14/2023	02/09/2024		87	8
AR6904		-		missing or inoperable smoke and co2				87	8
AR6904 AR6904	36642	Inspection		• ·	11/14/2023	02/09/2024		87	8
	36643	Inspection		entire unit interior repair all wi	11/14/2023	02/09/2024			
AR6905	36645	Inspection		Recault tub walls	11/14/2023	02/05/2024		83	4
AR6905	36646	Inspection		bathroom replace broken floor tiles	11/14/2023	02/12/2024		90	11
AR6905	36647	Inspection		entire unit interior eliminate mold	11/14/2023	02/05/2024		83	4
AR6907	36649	Inspection		entire unit exterior power wash sid	11/14/2023	02/09/2024		87	8
AR6907	36650	Inspection		basement install co2 detector	11/14/2023	02/05/2024		83	4
AR6907	36651	Inspection		basement install furnace filter	11/14/2023	02/05/2024		83	4
AR6909	36652	Inspection		rear grounds yard repair/replace do	11/14/2023	02/09/2024		87	8
AR6909	36653	Inspection		entire unit grounds yard remove veg	11/14/2023	02/09/2024		87	8
AR6909	36654	Inspection		rear bathroom secure sink faucet	11/14/2023	02/09/2024		87	8
AR6909	36655	Inspection		front bathroom recaulk around tub 2	11/14/2023	02/09/2024		87	8
AR6909	36656	Inspection		rear bathroom secure/replace toilet	11/14/2023	02/09/2024		87	8
AR6909	36657	Inspection		kitchen repair/replace cabinet door	11/14/2023	02/09/2024		87	8
AR6909	36658	Inspection		kitchen repair/replace cabinet doo	11/14/2023	02/09/2024		87	8
AR6909	36659	Inspection		check operation of refrigerator(mak	11/14/2023	02/12/2024		90	11
AR6909	36660	Inspection		basement install co2 detector	11/14/2023	02/09/2024		87	8
AR6909	36661	Inspection		entire unit interior eliminate mold	11/14/2023	02/09/2024		87	8
AR6911	36662	Inspection		interior hallway repair/replace lig	11/14/2023	02/09/2024		87	8
AR6911	36663	Inspection		1. front bathroom recaulk around tu	11/14/2023	02/07/2024		85	6
AR6911	36664	Inspection		front bathroom secure/replace toile	11/14/2023	02/07/2024		85	6
AR6911	36665	Inspection		entire unit interior rehang/remove	11/14/2023	02/07/2024		85	6
AR6911	36666	Inspection			11/14/2023	02/09/2024		87	8
AR6911	36667	Inspection		kitchen repair all range burners to	11/14/2023	02/09/2024		87	8
AR6911	36668	Inspection		entire unit interior repair all smo	11/14/2023	02/07/2024		85	6
AR6911	36669	Inspection		entire unit interior repair all smo	11/14/2023	02/09/2024		87	8
AR6911	36670	Inspection		rear bathroom repair/replace towel	11/14/2023	02/09/2024		87	8
AR6911	36671	Inspection		entire unit interior repair/replace	11/14/2023	02/09/2024		87	8
AR6912	36672	Inspection			11/14/2023	02/03/2024		85	6
		•		side exterior replace leaking fauce		02/07/2024			
AR6912	36673	Inspection		bathroom install faucet aerator	11/14/2023			85	6
AR6912	36674	Inspection		bathroom repair/replace loose tub f	11/14/2023	02/07/2024		85	6
AR6913	36675	Inspection		Leaking faucets or pipes	11/14/2023	02/05/2024		83	4
AR6913	36676	Inspection		basement install co2 detector	11/14/2023	02/05/2024		83	4
AR6913	36677	Inspection		entire unit interior repair all win	11/14/2023	02/05/2024		83	4
AR6915	36678	Inspection		Damaged or Missing Storm Door	11/14/2023	02/12/2024		90	11
AR6915	36679	Inspection		Damaged Fence, Gates, posts	11/14/2023	02/12/2024		90	11
AR6915	36680	Inspection		toiels not flushing	11/14/2023	02/12/2024		90	11
AR6915	36681	Inspection		Recaulk tub walls	11/14/2023	02/12/2024		90	11
AR6915	36682	Inspection		Inoperable bath fan falling down	11/14/2023	02/09/2024		87	8
AR6915	36683	Inspection		Missing Interior Door	11/14/2023	02/12/2024		90	11
AR6915	36684	Inspection		Missing Floor or Tiles kitchen and	11/14/2023	02/12/2024		90	11
AR6915	36685	Inspection		Hot Water Heater Leaking Valves or	11/14/2023	02/12/2024		90	11
AR6915	36686	Inspection		kitchen and bathroom Missing Floor	11/14/2023	02/12/2024		90	11
AR6915	36687	Inspection		Repair or paint damaged surfaces da	11/14/2023	02/12/2024		90	11
AR6917	36689	Inspection		caulk cabinet and tub walls in bot	11/14/2023	02/05/2024		83	4
AR6917	36690	Inspection		repair shower faucet to work correc	11/14/2023	02/06/2024		84	5
AR6917	36691	Inspection		Floor Covering Damaged	11/14/2023	02/12/2024		90	11
AR6917	36692	Inspection		burners will not ignite	11/14/2023	02/06/2024		84	5
AR6917	36693	Inspection		bedroom. INSTALL CO2 MONITOR	11/14/2023	02/05/2024		83	4
AR6917	36694	Inspection		Damaged door Frames or Theshold or	11/14/2023	02/05/2024		83	4
AR6917 AR6917	36694 36695	Inspection		Damaged door Frames of meshou of Damaged roof soffits or fascia	11/14/2023	02/05/2024		83	4
		-		-					
AR6917	36696	Inspection		Damaged Fence, Gates, posts	11/14/2023	02/12/2024		90	11
AR6918	36697	Inspection		replace broken stripping in kitchen	11/14/2023	02/05/2024		83	4
AR6919	36698	Inspection		Bath sink constant drip	11/14/2023	02/05/2024		83	4
AR6919	36699	Inspection		Inoperable bath fan	11/14/2023	02/05/2024		83	4
AR6919	36700	Inspection		Repair flush mechanism bathroom 2	11/14/2023	02/05/2024		83	4
AR6919	36701	Inspection		Damaged door Surfaces or (holes or	11/14/2023	02/12/2024		90	11
AR6919	36702	Inspection		place door on track	11/14/2023	02/07/2024		85	6

AR6919	36703	Inspection	I Floor Covering Damaged	11/14/2023	02/12/2024	90	11
AR6919	36704	-		11/14/2023	02/05/2024	83	4
		Inspection	all burners are not igniting				
AR6919	36705	Inspection	Overgrown or Penetrating Vegetati	11/14/2023	02/05/2024	83	4
AR6919	36706	Inspection	Garbage and Debris-Outdoors	11/14/2023	02/05/2024	83	4
AR6921	36707	Inspection	two right burner will not ignite	11/14/2023	02/05/2024	83	4
AR6921	36708	Inspection	Missing or Inoperable CO detector	11/14/2023	02/05/2024	83	4
AR6921	36709	Inspection	Garbage and Debris-Outdoors	11/14/2023	02/05/2024	83	4
		-	_				
EC1461	36711	Inspection	need aerator both bathrooms	11/14/2023	02/09/2024	87	8
EC1461	36712	Inspection	Repair or replace tub walls	11/14/2023	02/09/2024	87	8
EC1461	36713	Inspection	Damaged Interior walls Repair or pa	11/14/2023	02/09/2024	87	8
EC1469	36714	Inspection	reglaze tub	11/14/2023	02/09/2024	87	8
		-	-				
EC1469	36715	Inspection	Missing or Inoperable smoke alarm	11/14/2023	02/09/2024	87	8
EC1473	36720	Inspection	Secure or replace toilet seat	11/14/2023	02/12/2024	90	11
EC1473	36721	Inspection	Replace missing Outlet or Switch Co	11/14/2023	02/12/2024	90	11
EC1473	36722	Inspection	Repair or Replace Mechanism on bedr	11/14/2023	02/12/2024	90	11
		-					
EH1547	36723	Inspection	Missing or damaged cabinet door(s)	11/14/2023	02/12/2024	90	11
EH1547	36724	Inspection	Bathroom Leaking Drain into basemen	11/14/2023	02/12/2024	90	11
EH1547	36725	Inspection	Stairs Broken or missing hand raili	11/14/2023	02/12/2024	90	11
EH1547	36726	Inspection	Overgrown or Penetrating Vegetation	11/14/2023	02/12/2024	90	11
		-					
EH7056	36727	Inspection	Damaged Interior walls	11/14/2023	03/18/2024	125	46
EH7076	36730	Inspection	Damaged Door Hardware	11/14/2023	02/14/2024	92	13
EH7076	36731	Inspection	Damaged Interior walls	11/14/2023	02/14/2024	92	13
FE1522	36732	Inspection	door off track	11/14/2023	02/12/2024	90	11
		-					
FE1524	36735	Inspection	provide access to shed	11/14/2023	02/20/2024	98	19
FE1524	36736	Inspection	remove vegation from fencelines and	11/14/2023	02/20/2024	98	19
FE1524	36737	Inspection	Missing or Inoperable CO detector	11/14/2023	02/14/2024	92	13
GD7350	36738	Inspection	provide access to shed	11/14/2023	02/20/2024	98	19
		-	remove vegetation from fenceline an			98	19
GD7350	36739	Inspection	0	11/14/2023	02/20/2024		
GD7350	36740	Inspection	all burners not igniting	11/14/2023	02/20/2024	98	19
GD7350	36741	Inspection	Missing or Inoperable CO detector	11/14/2023	02/20/2024	98	19
H65172	36742	Inspection	Damaged Frames or Theshold or Linte	11/14/2023	02/20/2024	98	19
			-				
H65172	36743	Inspection	Damaged roof soffits or fascia	11/14/2023	02/20/2024	98	19
H65172	36744	Inspection		11/14/2023	02/20/2024	98	19
H65172	36745	Inspection	Missing or Inoperable smoke alarm	11/14/2023	02/20/2024	98	19
H65172	36746	Inspection	Overgrown or Penetrating Vegetation	11/14/2023	02/20/2024	98	19
		-					
H65172	36747	Inspection	Repair flush mechanism	11/14/2023	02/20/2024	98	19
H65172	36748	Inspection	Ceiling Peeling or Needs Paint	11/14/2023	02/20/2024	98	19
H65172	36749	Inspection	Ceiling Water Stains or Water Damag	11/14/2023	02/20/2024	98	19
H65172	36750	Inspection	Kitchen Exhaust Fans-Inoperable	11/14/2023	02/20/2024	98	19
H65172	36751	Inspection	Repair fridge or replace door handl	11/14/2023	02/16/2024	94	15
H65172	36752	Inspection	Repair or replace kitchen door gask	11/14/2023	02/16/2024	94	15
H65172	36753	Inspection	Missing/Broken Outlet or switch	11/14/2023	02/16/2024	94	15
H65172	36754	Inspection	Missing or Inoperable CO and smoke	11/14/2023	02/16/2024	94	15
						94	
H65172	36756	Inspection	Repair or Replace window Mechanism	11/14/2023	02/16/2024		15
H65172	36757	Inspection	Provide extermination services for	11/14/2023	02/16/2024	94	15
HH6525	36758	Inspection	Overgrown or Penetrating Vegetation	11/14/2023	02/20/2024	98	19
HH6525	36759	Inspection	Mailbox damaged	11/14/2023	02/20/2024	98	19
HH6525	36760	Inspection	Roof Damaged or clogged drains	11/14/2023	02/20/2024	98	19
HH6525	36761	Inspection	Exterior Electrical Hazards Secure	11/14/2023	02/20/2024	98	19
HH6525	36762	Inspection	Bathroom sink damaged	11/14/2023	02/20/2024	98	19
HH6525	36763	Inspection	Inoperable bath fan	11/14/2023	02/20/2024	98	19
		-					
HH6525	36764	Inspection	Damaged or missing door knob or str	11/14/2023	02/20/2024	98	19
HH6525	36765	Inspection	Entry Door-Deteriorated Seals or Ga	11/14/2023	02/20/2024	98	19
HH6525	36766	Inspection	Floor Covering Damaged	11/14/2023	02/20/2024	98	19
HH6525	36767	Inspection	Fridge: Repair or replace door hand	11/14/2023	02/20/2024	98	19
		Inspection	Missing or inoperable light fixture		02/20/2024	98	19
HH6525	36768			11/14/2023			
HH6525	36769	Inspection	Missing or Broken Outlet	11/14/2023	02/20/2024	98	19
HH6525	36770	Inspection	Missing or Inoperable smoke alarm	11/14/2023	02/20/2024	98	19
HH6525	36771	Inspection	Damaged Interior walls	11/14/2023	02/20/2024	98	19
HH6525	36772	Inspection	Damaged or deteriorated trim	11/14/2023	02/20/2024	98	19
HH6537	36789	Inspection	Evidence of frayed wiring	11/14/2023	02/20/2024	98	19
HH6537	36790	Inspection	Recaulk tub walls	11/14/2023	02/20/2024	98	19
HH6537	36791	Inspection	Install GFCI outlets in kitchen	11/14/2023	02/20/2024	98	19
HH6537	36792	Inspection	Repair or replace fridge door gaske	11/14/2023	02/20/2024	98	19
HH6537	36793	Inspection	Missing or Inoperable CO detector	11/14/2023	02/20/2024	98	19
HH6547	36794	Inspection	An unprotected outlet is present wi	11/14/2023	02/20/2024	98	19
HH6547	36795	Inspection	A burner does not produce heat, but	11/14/2023	02/20/2024	98	19
KI1205	36796	Inspection	Overgrown or Penetrating Vegetation	11/14/2023	02/20/2024	98	19
KI1205	36797	Inspection	Replace bathroom faucet.	11/14/2023	02/20/2024	98	19
		-					
KI1205	36798	Inspection	Inoperable bath fan	11/14/2023	02/20/2024	98	19
KI1205	36799	Inspection	Damaged door Frames or Theshold or	11/14/2023	02/20/2024	98	19
KI1205	36800	Inspection	Entry Door-Missing Seals or Gasket	11/14/2023	02/20/2024	98	19
KI1205	36802	Inspection	Floor Covering Damaged	11/14/2023	03/18/2024	125	46
KI1205	36803	Inspection	Replace range hood.	11/14/2023	02/20/2024	98	19
KI1205	36804	Inspection	Repair or replace faucet or faucet	11/14/2023	02/20/2024	98	19
KI1205	36805	Inspection	Repair or paint damaged surfaces	11/14/2023	02/20/2024	98	19
KI1205	36806	Inspection	Repair/replace window mechanism	11/14/2023	02/23/2024	101	22
KI1260	36807	Inspection	foundation Level 2 - Cracks noted >	11/14/2023	02/14/2024	92	13
KI1260	36808	Inspection	Spalling or exposed rebar in founda	11/14/2023	02/22/2024	100	21
KI1260	36809	Inspection	Damaged roof soffits or fascia	11/14/2023	02/22/2024	100	21
KI1260	36810	Inspection	Install GFCI in kitchen.	11/14/2023	02/14/2024	92	13
KI1260	36811	Inspection	Missing or inoperable light fixture	11/14/2023	02/22/2024	100	21
		-					
KI1260	36812	Inspection	Missing or Inoperable smoke alarm	11/14/2023	02/20/2024	98	19
1/14 0 0 0	36813	Inspection	Broken or missing hand railing Note	11/14/2023	02/20/2024	98	19
KI1260	30013						

Total number of work orders:	243
Average completion days:	10.25
Average completion days for reporting period 2 years prior:	1.00
Reduction in average completion days over the past three years:	-9.25

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N155045704547045470474/0004110474/00041111N158051810010011 <td< td=""><td>KI1350</td><td>36815</td><td>Inspection</td><td></td><td>AC system not working</td><td>11/14/2023</td><td>02/20/2024</td><td>98</td><td>19</td></td<>	KI1350	36815	Inspection		AC system not working	11/14/2023	02/20/2024	98	19
INTEGMARCEManage Revormed Table1171-02032014-02042013K130BAC2ImpactionManage Revormed Table1171-02032014-02042013K130BAC2ImpactionManage Revormed Table1171-02032014-02042013K130BAC2ImpactionManage Revormed Col Revorme1171-02032014-02042013K1310BAC3ImpactionImpaction1171-02032014-02042013K1310BAC3ImpactionImpaction1171-02032014-02042013K1310BAC3ImpactionImpaction1171-02032014-02042013K1310BAC3ImpactionImpaction1171-02032014-02042013K1310BAC4ImpactionImpaction1171-02032014-02042013K1310BAC4ImpactionImpaction1171-02032014-02042013K1310BAC4ImpactionImpaction1171-02032014-02042014K1310BAC4ImpactionImpaction1171-02032014-0204202014K1310BAC4ImpactionImpaction1171-02032014-0204202020K1310BAC4ImpactionImpaction1171-02032014-0204202020K1310BAC4ImpactionImpaction1171-02032014-0204202020K	KI1350	36816	Inspection		Ceiling Bulging or Buckling	11/14/2023	02/14/2024	92	13
NISS6889InspectionMaining of angle Galaine1114/0302202/202410012NISS6800InspectionStree Maining of admings of charge of information of propen1114/0303014/0240.213NISS6800InspectionHeader of reports1114/0303014/0240.213NISS6800InspectionHeader of reports1114/0303014/60040.213NISS6800InspectionHeader of reports1114/0303014/60040.213NISS6800InspectionDemaged arringing in 1111/0303014/60040.213NISS6800InspectionDemaged arringing in 1111/0303014/60040.213NISS6800InspectionHeader of reports1111/0303014/60040.213NISS6800InspectionHeader of reports1111/0303014/60040.213NISS6800InspectionHeader of reports1111/0303014/60040.21414NISS6800InspectionHeader of reports1111/0303014/60041.21.21.2NISS6800InspectionHeader of reports1111/0303014/60041.21.21.2NISS6800InspectionHeader of reports1111/0303014/60041.21.21.2NISS6800InspectionHeader of reports1111/6003014/60041.21.21.2<	KI1350	36817	Inspection			11/14/2023	02/14/2024	92	13
NISSBB22ImpactinHuming or nemaged number1171 4/20230.2014/02240.213NISSBB22ImpactinBare Missing or impactance of outpact1171 4/20230.214/02240.213NISSBB23ImpactinBare Missing or impactance of outpact1171 4/20230.214/02240.213NISSBB33Impact onBare Missing or impactance of outpact1171 4/20230.214/02240.215NISSBB33Impact onBare Missing or impactance of missing with with outpact of missing with with with outpact of missing with with with outpact of missing with with with with with with with outpact of missing with with with with with with with with			-		e				
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NN11692014bDamage Interior with a 111/10/2002017/10/2049011S07280RoutineRoutineCelling ight cover failing2021/02/2042021/02/20444S17280S7328RoutineElectricalNo color of failing2021/02/2042021/02/20431S17280S7338RoutineElectricalNo color of failing2021/02/2042021/02/2043131S17280S7338RoutineFloring SeveReplace domaged 1in in inform2008/02/20421/11/20243131S17410S7348RoutineDoronReplace domaged 1in inform2008/02/2042017/02/2411S17411S7350RoutineFront parts ligh floater2009/02/2042017/02/2411S17418S7368RoutineConoraFront parts ligh floater2007/02/242017/02/2411S17418S7368RoutineConoraFront corn door i gamming.2007/02/242017/02/2411S17418S7378RoutineHumbingValor is stopped up.2018/02/242017/02/2411S17417S7378RoutineHumbingValor is stopped up.2018/02/242017/02/2411S17417S7378RoutineConiral in the hitbash is noniral in the hitbash is n	NX1519	36843	Inspection		Inoperable bath fan	11/16/2023	02/05/2024	81	4
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FETE324 37381 Routine HVA Heat not coming on. 02/09/2024 02/09/2024 1 1 EHT324 37388 Routine General Erbaurt fain the bellab thi not 02/09/2024 02/09/2024 22 AM6917 37384 Routine Erbaurt fain the bellab thi not 02/17/2024 02/14/2024 22 2 AM6917 37385 Routine Encirclal Off into working in kichen 02/15/2024 02/16/2024 1 1 EC1461 37418 Routine Hukos No heat 02/16/2024 02/16/2024 1 1 EC1461 37418 Routine Plue numbing Kitchen sink kapray 02/16/2024 02/20/2024 3 3 EC1461 37428 Routine Doors Ganage door Wintores ou 02/20/2024 02/20/2024 1 1 EC1461 37428 Routine Plurubing Wheat showever water runs 02/20/2024 02/22/2024 1 1 EC1461 37438 Routine <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
FEIB24 37382 Routine General Enhance train in the hellabilis not 02/09/2024 02/14/2024 02 AR6917 37384 Routine HVAC Blowing out cold air. 02/12/2024 02/14/2024 02 2 AR6917 37385 Routine General Vanity faucet still leaking. 02/12/2024 02/16/2024 1 1 EC1461 37416 Routine HUAC No heat 02/16/2024 02/16/2024 1 1 AR6911 37418 Routine Plumbing Richen sink spray 02/16/2024 02/16/2024 1 1 AR6911 37428 Routine General Maltic hic bathrono came apot 02/20/2024 02/20/2024 1 1 EC1481 37427 Routine General Maltic his bathrono came apot 02/20/2024 02/20/2024 1 1 EC1481 37427 Routine HVAC Nating bathrono came apot 02/20/2024 02/21/2024 22 22 MH6141 37438 </td <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td>				-					
EH7072 37389 Routine Deories Closet door/ 02/12/2024 02/14/2024 22 AR6917 37385 Routine Edeority of cold air. 02/12/2024 02/14/2024 22 AR6917 37385 Routine General Vanity faucet still leaking 02/15/2024 02/16/2024 1 1 EC1461 37416 Routine Fluctical GF not working in Ktohen 02/16/2024 02/16/2024 1 1 EC1461 37416 Routine Flucting in Ktohen sink spray 02/16/2024 02/20/2024 1 1 EC1461 37427 Routine Openeral Wall the in bathroom came apart 02/20/2024 02/20/2024 1 1 EC1461 37427 Routine Plurbing Sprayer on Ktohen faucet. 02/20/2024 02/20/2024 02/20/2024 02/20/2024 2 2 WH6514 3743 Routine Deoreral Reutine faucet sprayer spra									
AR8917 37.384 Routine HuAC Biowing out cold air. 0.2/12/2024 0.2/14/2024 2 2 AR8917 37.385 Routine General Vanity faucet still leaking 0.2/15/2024 0.2/16/2024 1 1 EC1461 37.416 Routine HuAC No heat 0.2/16/2024 0.2/16/2024 1 1 AR8019 37.415 Routine Plumbing Plue under the kitchen sink is leak 0.2/16/2024 0.2/16/2024 0.2/28/2024 3 3 EC1461 37.425 Routine General Walti ligh in bitmoom came aging the hitmoom came aging the kitchen sink is leak 0.2/28/2024 0.2/28/2024 0.2/28/2024 0.2/28/2024 0.2/28/2024 1 1 EC1461 37.425 Routine Humbing When using the shower, water runs 0.2/28/2024 0.2/28/2024 2 2 2 WH6514 37.435 Routine Electrical Routine Deors Kalchase shower, water runs 0.2/28/2024 0.2/28/2024 1 1 1 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
AR8017 37305 Routine General Vanity Fauce still leaking 02/12/2024 02/20/2024 8 8 HH6337 37408 Routine Electrical GFI not working in kitchen 02/15/2024 02/16/2024 1 11 EC1461 37418 Routine Humbing Kitchen sink spray 02/16/2024 02/16/2024 02/16/2024 1 11 EC1461 37424 Routine Plumbing File hitchen sink is leak 02/16/2024 02/20/2024 1 11 EC1461 37425 Routine Doors Garage door will not go up. 02/20/2024 02/20/2024 1 11 EC1461 37426 Routine Plumbing When outsing the shower, water runs 02/20/2024 02/20/2024 2 2 VH6514 37435 Routine General Mulce using the shower, water runs 02/21/2024 02/22/2024 2 2 VH6514 37436 Routine General Replace exhaust fan over stove 02/21/2024 02/21/2024									
EC1461 37416 Routine HVAC No heat 02/16/2024 02/16/2024 1 1 EC1461 37418 Routine Plumbing Kitchen sink stray 02/16/2024 02/16/2024 1 1 AR6901 37424 Routine Plumbing Plue under the kitchen sink is leak 02/16/2024 02/20/2024 3 3 EC1461 37425 Routine Doors Garage door will not go up. 02/20/2024 02/20/2024 1 1 EC1461 37427 Routine HVAC Heat not warming up. 02/20/2024 02/20/2024 2 2 2 WH6514 37435 Routine Euntring When using the shower, water runs 02/20/2024 02/22/2024 2 2 2 WH6514 37435 Routine General Replace exhaust fan over stove 02/21/2024 02/22/2024 2 2 2 WH6514 37448 Routine Humbing Leatring under the sink 02/21/2024 02/22/2024 1 1 SC7250 37450 Routine Applance Checku									
EC1481 37418 Routine Plumbing Kitchen sink spray 02/16/2024 02/12/2024 02/12/2024 02/12/2024 02/12/2024 02/12/2024 02/12/2024 02/12/2024 02/12/2024 02/12/2024 02/12/2024 02/12/2024 02/12/2024 02/11/2014 <td>HH6537</td> <td>37409</td> <td>Routine</td> <td>Electrical</td> <td>GFI not working in kitchen</td> <td>02/15/2024</td> <td>02/16/2024</td> <td>1</td> <td>1</td>	HH6537	37409	Routine	Electrical	GFI not working in kitchen	02/15/2024	02/16/2024	1	1
AR8619S7419RoutinePlue unbingPipe under the kitchen sink is leak02/16/202402/20/202402/20/20243AR860937424RoutineBourneWall tile in bathroom came apart02/20/202402/20/202411EC146137426RoutinePluwbingSprayero ny kitchen faucet.02/20/202402/20/2024222EC146137427RoutinePlumbingSprayero ny kitchen faucet.02/20/202402/22/202422WH651437436RoutineGeneralReplace schaust fan over stove02/20/202402/22/202422WH651437436RoutineGeneralReplace schaust fan over stove02/20/202402/22/202411WH651437458RoutineGeneralReplace schaust fan over stove02/21/202402/22/2024111SC720537458RoutineApplianceRefrigerator is msing noise02/22/202402/22/2024111SC720537468RoutineApplianceCheck ut stove and refrigerator02/22/202402/22/2024111GD735637468RoutineApplianceCheck ut stove and refrigerator02/22/202402/22/2024111SC720537488RoutineApplianceCheck ut stove and refrigerator02/22/202402/22/2024111GD735637458RoutineApplianceCheck ut stove and refrigerator02/22/2024<	EC1461	37416	Routine	HVAC	No heat	02/16/2024	02/16/2024	1	1
ARB609 37424 Routine General Walt like in bathroom came apart 02/20/2024	EC1461	37418	Routine	Plumbing	Kitchen sink spray	02/16/2024	02/16/2024	1	1
EC1461 37425 Routine Doors Garage door will not go up. 02/20/2024 02/20/2024 02/20/2024 1 EC1461 37426 Routine Plumbing Sprayer on kitchen fauet. 02/20/2024 02/20/2024 22 2 WH6514 37436 Routine Plumbing When using the shower, water runs 02/20/2024 02/20/2024 22 2 WH6514 37436 Routine General Replace exhaust fan over stove 02/20/2024 02/22/2024 2 2 WH6514 37436 Routine Humbing Leaking under the sink 02/21/2024 02/22/2024 1 1 S72725 37458 Routine Appliance Check ut stove and refrigerator 02/22/2024 02/23/2024 1 1 GD7350 37460 Routine Appliance Check ut stove and refrigerator 02/22/2024 02/11/2024 1 1 GD7350 37460 Routine HVAC No heat 02/23/2024 02/28/2024 03/11/2024 1	AR6911	37419	Routine	Plumbing	Pipe under the kitchen sink is leak	02/16/2024	02/20/2024	4	4
EC1461 37426 Routine HVAC Heat not warming up. 02/20/2024 02/20/2024 1 1 EC1461 37427 Routine Plumbing Sprayer on kitchen fauset. 02/20/2024 02/20/2024 22 2 WH6514 37436 Routine Doors All closet doors are off track 02/20/2024 02/22/2024 2 2 WH6514 37436 Routine General Replace exhaust fan over stove 02/20/2024 02/22/2024 1 1 FE1524 37450 Routine Electrical Detector is going off id augiter b 02/21/2024 02/22/2024 1 1 SC7225 37458 Routine Appliance Refrigerator is making noise 02/21/2024 02/23/2024 1 1 1 SC7225 37460 Routine Appliance Check ut stove and refrigerator 02/22/2024 02/22/2024 1 1 1 SC7213 37489 Routine Appliance Check ut stove and refrigerator 02/28/2024 02/28/2024	AR6909	37424	Routine	General	Wall tile in bathroom came apart	02/20/2024	02/23/2024	3	3
EC146137427RoutinePlumbingSprayer on ktrohen faucet.02/02/02402/20/202411WH651437434RoutineDecrAll closet doors are of track02/20/202402/22/2024222WH651437436RoutineGeneralReplace exhaust fan over stove02/20/202402/22/2024222SF670337411RoutineElectricalDetector is going off in daughter b02/21/202402/22/202411F152437450RoutineHVACNo Heat02/21/202402/22/202411G7755037458RoutineApplianceRefrigerator is making noise02/22/202402/22/202411G7755037460RoutineApplianceCheck ut stove and refrigerator02/22/202402/22/202411G7755037486RoutineHVACNo heat02/28/202402/28/202411G7757037486RoutineHVACNo heat02/28/202403/12/202411G7729037496RoutineHVACNo heat02/28/202403/06/202466SC720937497RoutineDeorsReplaced door knob02/29/202403/06/202466SC720937496RoutineLeucitcalshortage in light in living room02/29/202403/06/202466SC720937496RoutineDeorsReplace door knob02/29/202403/06/202466 </td <td>EC1461</td> <td>37425</td> <td>Routine</td> <td>Doors</td> <td>Garage door will not go up.</td> <td>02/20/2024</td> <td>02/20/2024</td> <td>1</td> <td>1</td>	EC1461	37425	Routine	Doors	Garage door will not go up.	02/20/2024	02/20/2024	1	1
WH6514 37434 Routine Plumbing When using the shower, water runs 02/20/2024 02/22/2024 2 WH6514 37435 Routine Doors All closet doors are off track 02/20/2024 02/22/2024 2 2 WH6514 37435 Routine Electrical Detector is going off in daughter b 02/21/2024 02/22/2024 1 1 FF6703 37441 Routine HUMC No Heat 02/21/2024 02/22/2024 1 1 SC7225 37458 Routine Appliance Check ut stowe and refrigerator 02/22/2024 02/22/2024 1 1 G07350 37459 Routine HVAC NO heat 02/22/2024 02/22/2024 1 1 G07350 37469 Routine HVAC NO heat 02/22/2024 02/22/2024 1 1 G07350 37469 Routine Plumbing Tub fauce came apart 02/28/2024 02/28/2024 1 1 G07250 37495 Routi	EC1461	37426	Routine	HVAC	Heat not warming up.	02/20/2024	02/20/2024	1	1
WH6514 37435 Routine Doors All closet doors are off track 02/20/2024 02/22/2024 2 WH6514 37436 Routine General Replace exhaust fan over stove 02/21/2024 02/22/2024 1 1 FF6703 37441 Routine HVAC No Heat 02/21/2024 02/22/2024 1 1 FF673 37458 Routine HVAC No Heat 02/21/2024 02/22/2024 1 1 GD7350 37458 Routine Appliance Check ut stove and refrigerator 02/22/2024 02/22/2024 1 1 GD7350 37460 Routine HVAC No heat 02/28/2024 02/28/2024 1 1 GD7350 37489 Routine HVAC No heat 02/28/2024 02/28/2024 1 1 GD7350 37489 Routine HVAC No Heat 02/28/2024 03/08/2024 1 1 GC7203 37495 Routine Appliance Windous t	EC1461	37427	Routine	Plumbing	Sprayer on kitchen faucet.	02/20/2024	02/20/2024	1	1
WH6514 37436 Routine General Replace exhaust fan over stove 02/20/2024 02/22/2024 1 1 SF6703 37441 Routine Electrical Detector is going off in daughter b 02/21/2024 02/22/2024 1 1 RF6716 37453 Routine HVAC No Heat 02/21/2024 02/22/2024 1 1 SC7225 37458 Routine Appliance Refrigerator is making noise 02/22/2024 02/22/2024 1 1 GD7350 37469 Routine Dors Wanting locks changed 02/22/2024 02/22/2024 1 1 GD7350 37469 Routine HVAC No heat 02/28/2024 02/28/2024 1 1 M1325 37493 Routine HVAC No heat 02/28/2024 02/28/2024 1 1 M1331 37495 Routine Plumbing Tub faucet came apart 02/29/2024 03/06/2024 6 6 SC7209 37495 Rout	WH6514	37434	Routine	Plumbing	• ·		02/22/2024	2	2
SF670337441RoutineElectricalDetector is going off in daughter b02/21/202402/22/202411FE152437450RoutineHVACNo Heat02/21/202402/22/202411SF670337459RoutineApplianceRefrigerator is making noise02/22/202402/22/202411GD735037459RoutineApplianceCheck ut stove and refrigerator02/22/202402/22/202411GD735037469RoutineDorosWanting locks changed02/22/202402/11/202411GD735037469RoutineHVACNO heat02/28/202402/28/202411SC721337498RoutineHVACNO heat02/28/202403/06/202411SC720937495RoutineApplianceWhen using the detector goes off.02/29/202403/06/20241212SC720937495RoutineElectricalshortage in light in living room02/29/202403/06/202488M1133137497RoutinePlumbingtolet in master bathroom02/29/202403/06/202466M1133137498RoutinePlumbingtolet in master bathroom02/29/202403/06/202422AR690537515RoutineDoorsHard to turk key in lock03/06/202403/06/202411SF670737536RoutineDoorsHard to turk key in lock03/06/2024 <td< td=""><td>WH6514</td><td>37435</td><td>Routine</td><td>Doors</td><td>All closet doors are off track</td><td>02/20/2024</td><td>02/22/2024</td><td>2</td><td>2</td></td<>	WH6514	37435	Routine	Doors	All closet doors are off track	02/20/2024	02/22/2024	2	2
FE1524 37450 Routine HVAC No Heat 02/21/2024 02/22/2024 1 1 RT6716 37453 Routine Plumbing Leaking under the sink 02/21/2024 02/22/2024 1 1 SC7225 37458 Routine Appliance Refrigerator is making noise 02/22/2024 02/22/2024 1 1 GD7350 37460 Routine Appliance Check ut stove and refrigerator 02/22/2024 02/22/2024 1 1 GD7350 37460 Routine HVAC NO heat 02/28/2024 02/28/2024 1 1 SC7213 37489 Routine HVAC NO Heat 02/28/2024 03/06/2024 6 6 SC7209 37495 Routine Plumbing Tub faucet came apart 02/29/2024 03/06/2024 6 6 SC7209 37495 Routine Plumbing tolet in master bathroom 02/29/2024 03/06/2024 6 6 M11331 37497 Routine Plumbing tolet in master bathroom 02/29/2024 03/06/2024 2	WH6514	37436	Routine	General	Replace exhaust fan over stove	02/20/2024	02/22/2024	2	2
RT6716 37453 Routine Plumbing Leaking under the sink 02/21/2024 02/22/2024 1 1 SC7225 37458 Routine Appliance Refrigerator is making noise 02/22/2024 02/22/2024 1 1 GD7350 37460 Routine Doors Wanting locks changed 02/22/2024 03/11/2024 18 18 EC1461 37486 Routine HVAC No heat 02/28/2024 02/28/2024 1 1 SC7213 37493 Routine HVAC No heat 02/28/2024 03/06/2024 6 6 SC7209 37495 Routine Appliance When using the detector goes off. 02/29/2024 03/06/2024 6 6 M11331 37497 Routine Doors Replaced door knob 02/29/2024 03/06/2024 6 6 M11331 37498 Routine Doors Bathroom door off hinge 03/04/2024 03/06/2024 2 2 AR60505 37515 <									
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SC720937496RoutineElectricalshortage in light in living room02/29/202403/08/202488M1133137497RoutineDoorsReplaced door knob02/29/202403/06/202466M1133137498RoutinePlumbingtoilet in master bathroom02/29/202403/06/202466M1133137499RoutineApplianceOven door is not working02/29/202403/06/2024666M1133137499RoutineDoorsBathroom door off hinge03/04/202403/06/2024222K1126037510RoutineWindowsWindow in the kitchen will not stay03/04/202403/06/202422EC146937527RoutineDoorsHard to turn key in lock03/06/202403/06/202411SF670737535RoutineElectricalSparks/outlet03/06/202403/06/202403/06/202422SF670737536RoutinePlumbingToilet running03/06/202403/06/202403/06/202411JU652337538RoutineGeneralReplace ehaust fan03/06/202403/06/202403/06/202411JU652337539RoutineBuilding Exterior Side of house/left side03/06/202403/06/2024111EC147337544RoutinePlumbingNo water coming from shower03/07/202403/08/2024111EC1473									
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243	AR6915	37597	Routine	Grounds	Tree branches	03/15/2024	03/18/2024	3	
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