

Our Mission

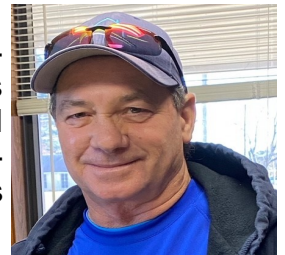
The mission of the New Boston Property Management is to provide decent, safe, sanitary and affordable housing for eligible elderly and families and to promote self-sufficiency and economic independence for residents.

The employees of the New Boston Property Management will strive to provide an exceptional living environment for all of our residents with the assistance of law enforcement and residents through our Neighborhood Watch Program. Each resident should do his/her best to maintain a peaceful neighborhood at all times.

This is officially the year we say, "Thanks, but no thanks, 2020!" Just because we're faced with a quarantine, doesn't mean we can't have a fun New Year's Eve. As a matter of fact, doesn't that seem like all the more reason to celebrate safely? We made it! We survived! We can only hope 2021 will be happier and healthier, right? Right. Hats on. Masks on. Party's on. 2021, let's do this!

Meet our New Maintenance Director

Please help us welcome Skip Crawford to New Boston Property Management as our new Maintenance Director. Skip has spent his first 10 months getting to know our team, our board members, tenants and learning the trades of what the job entails. He has 45 years' experience, and his skills and talents will be a great addition to our team.



Please update your phone number and your email address with the Central Office. We strive to keep you posted on the latest information developing. We appreciate all you have done during the Covid-19 pandemic. Please continue to *put all correspondence in the drop box as well as rent payment.*

COLDS & FLU:

Cold weather does not cause colds or the flu, but the viruses that do cause them tend to be more common in the winter. Frequent hand washing and covering the mouth when coughing/sneezing can help prevent the spread of germs. Most cases of the flu occur from January to March.



Steps to fill out a money order

1. Fill in the name of the recipient. **Write** the name of the recipient of the money order in the "pay to" or "pay to the order of" field. Example: NBPM (**Do not put your name in that field.**)
 2. Include your address in the **purchaser** section.
 3. Sign your name in the "purchaser's signature" section.
 4. Do not sign the back. Tear off and keep receipt.
- Money Orders without any of the above will not be processed.**

Please **do not** put a check or money order in the drop box without filling it out properly. Please follow the steps provided so that we can process your payment. On the "pay to" line you can put NBPM or New Boston Property Management.

What's Happening in your neck of the woods

OBLIGATION OF TENANT

Please remember that it is your obligation to report ANY and ALL changes that happen in your household. This means if your income goes up or down, someone moves in or out, or your phone number has changed. The Lease states; *Section IV (DD) To furnish complete and accurate written information required by this lease or requested by Landlord in a timely manner.*

Work Orders Remember to contact the Central Office at 903-628-2951 ext. 101 to request any work orders, or you can go online at www.ApplyNewBoston.com. Work orders must be processed at the Central Office and will be taken care of on a priority basis with social distancing measures in place. If you have an emergency work order, after hours, please call 903-278-5477.

COVID-19

We kindly ask that any of our residents notify the office if they have received a positive COVID-19 test or are being quarantined for symptoms. We have protocol that we must follow in keeping the entire NBPM community safe and sanitized.

Happy New Year
2021

Graduating High School Seniors Hopefully, you have already begun your search toward college. There are some exciting programs just for you.

Scholarships: This is free money for your college. As a resident of NBPM, you are qualified for a number of scholarships from small amounts to very large ones. Ask at the front desk for more information.

Grants: Apply for that Pell grant and other governments grants. It's there for you. Take advantage of it.

Online Help: Texarkana College has several links. Go to www.texarkanacollege.com.

Two \$500 NBPM Educational Scholarships

The Board of Directors has established two \$500 annual educational or technical training scholarships for residents. Both scholarships are for residents who are going to an educational institution or a technical school. Technical training includes HVAC, welding, cosmetology, etc. where training is a requirement to work in that field of income. One scholarship is for a high school senior and the second is for any adult who is starting or returning to either an educational or technical program. Applications will be available at the Central Office. **Deadlines for the 2021 scholarship is Friday, April 9, at noon.** Take advantage of this opportunity. Don't be late.

Check us out on Facebook at:

[www.facebook.com/pages/
New-Boston-Property-Management](http://www.facebook.com/pages/New-Boston-Property-Management)

***Disclaimer**

This agency does not endorse or represent any businesses/churches. We appreciate and acknowledge their support.

NEW BOSTON

Cal Davis, Executive Director

Hours: Monday - Thursday 8AM - 5PM

Friday 8AM - Noon

Phone: 903-628-2951

Hearing Impaired: 7-1-1

Fax: 903-628-8001

After Hours Maintenance: 903-278-5477

Email: info@nbhatx.org

Emergency: 911- Ask for New Boston

CenterPoint Energy: 1-800-259-5544

AEP (SWPCO): 1-877-373-4585



For police reporting of
concerns or questions:
local number is 903-628-3771

Tell your friends about us. They can apply at:
www.ApplyNewBoston.com



**"This institution is an equal
opportunity provider"**



With **COVID-19** still a threat, here are three important ways to slow the spread:

1. Wear a mask to protect yourself and others and stop the spread of **COVID-19**.
2. Stay at least 6 feet from others who don't live with you, and avoid crowds.
3. Wash your hands with soap and water for 20 seconds or use hand sanitizer with at least 60% alcohol.

WE CARE
NEIGHBORHOOD CLEAN UP

Our Neighborhoods are starting to look unsightly because of trash not being picked up by residents and guest. Please keep your yard and porches cleaned. If an employee is having to pick up trash from your area in order to mow or work, it will be thrown away and that apartment will be charged a pick-up fee. That includes the area where the mail boxes are. If you get mail that is not yours **DO NOT** throw it on the ground. Put it in the out-going mail slot.

Martin Luther King, Jr. Day

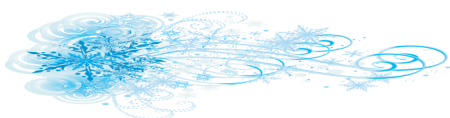
Property Management offices will be closed on Monday, January 18, in observance of Martin Luther King Jr. Day. Dr. King was a vital figure of the modern era. His lectures and dialogues stirred the concern and sparked the conscience of a generation. His charismatic leadership inspired men and women, young and old, in this nation and around the world.

Laundry Cleaning Job



A small job opportunity has been posted for the cleaning maintenance for Lindsey Street Laundry and Wortham Circle Laundry. These two facilities can be combined or separate contracts. Payment for the facility in your program can be used as a stipend where it does not affect rental calculation. If you are interested, and would like to be apart of our team, visit www.ApplyNewBoston.com under the "About Us" tab. There is a description and online application. This Agency is an Equal Opportunity Provider.

"We may have all come on different ships, but we're in the same boat now." -Martin Luther King Jr.



Chili Cheese Dip

Ingredients:

- 1 (8 oz) pkg cream cheese
- 1 can of Wolf brand chili w/o beans
- 1 (16 oz) loaf of Velveeta cheese
- 1 (10 oz) can of Rotel tomatoes with green chilies
- 1 pkg of Fritos



Put cream cheese, chili, Velveeta cheese and Rotel in crockpot. Cook on low for 3 hours. Grab a Frito, dip it in and enjoy.

Declaration of Income is due at the Central Office on the 26th of each month. When turning them in, you must have all your bills such as: electric, gas, cell phone, home phone, cable/satellite, insurance for your vehicle, gas receipts for your vehicle, etc., or we will not accept them. Personal Declaration of Income are only filled out by the residents who claim, "no income or very low income."

Facts About Snow That Will Give You The Chills

- Snow isn't white-its translucent
- There was once a snowflake larger than one foot
- Identical snowflakes do exist
- The biggest snowball fight included 7,600 people
- Wet snow is best for building a snowman
- Snow absorbs sound, creating a quiet, peaceful post-snowfall

Random Facts

- The majority of your brain is fat
- High heels were originally worn by men
- It takes 364 licks to get to the center of a Tootsie Pop
- The blob of toothpaste that sits on your toothbrush has a name. It's call a nurdle

Complaints Please remember our office receives numerous complaints during the course of a day and over the phone. This is a reminder that ALL complaints should be given in writing to the Central Office. All complaints are confidential and are not released to anyone, but must be in writing so that they can be processed and acted upon. If you do not wish to sign or come in to file a complaint, write it on paper and drop it in the drop box. When you do give us a complaint, we will ask you to put it in writing or go online to www.ApplyNewBoston.com under Comments and Complaints.

January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						
					RENT DUE HAPPY NEW YEAR	
3	4	5	6 Late Payment Charge	7	8	9
						
10	11	12	13	14	15	16
AIR FILTERS - ALL SITES						
17	18  Martin Luther King Jr. Day	19 PEST CONTROL Corley/Wortham	20	21	22	23
24	25	26 Declaration of Income	27	28	29	30
31						

Criminal Trespass List

The List has been updated and you can contact the Central Office for an updated copy.



48 Hour Notice Of Entry

PEST CONTROL

Corley/Wortham
January 19

AIR FILTERS

All Sites- 11th-15th