

Welcome to the Middleboro Housing newsletter, created to connect all MHA developments.

Our communities: Archer Court- Nemasket- Riverview

** From the office*

From the Office...

Community Reminders

- SLOW DOWN

Maintenance Corner

- INSPECTIONS
- SNOW REMOVAL PREP

Safety Alert

OCES update

Scam Alert

Policy Reminders

Your Health

Just For Fun

Tenants Circle

- KEEP OUR COMMUNITY CLEAN, SAFE, AND WELCOMING!!

Happenings

Columbus Day-CLOSED
Monday, October 12th



Veterans Day-CLOSED
Wednesday, November 11th



Thanksgiving Break-CLOSED
Thursday- Friday
November 26th-27th



Christmas Day-CLOSED
Friday December 25th

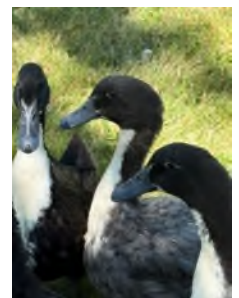


New Year's Day-CLOSED
Friday, January 1st, 2027



Another cookout is in the books!

The weather was beautiful, the barn animals were adorable, and the food was fantastic. Thanks to everyone who joined the fun!



We want to recognize the **office staff** for pitching in wherever needed, helping with the planning and preparations, and making sure everything came together.

Of course, thank you to our residents for contributing and participating!

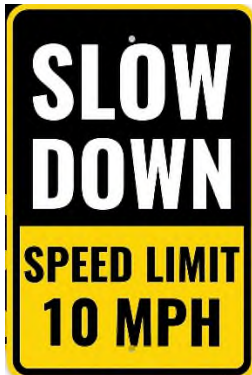
☀ Special Shout-Out to Our Amazing Maintenance Staff!

A very special **thank you** to our maintenance staff for stepping up and manning the grill! Your hard work, enthusiasm, and willingness to pitch in helped make the day extra special for everyone.

Dave, Roger, Mike, and Joe,
We appreciate everything you do!



COMMUNITY NOTES



POSTED SPEED LIMIT REMINDER

**ATTENTION ALL DRIVERS & E-BIKE RIDERS!
10 MPH — SLOW DOWN & RIDE SAFELY!**

Speeding has increasingly become an issue throughout all three MHA developments.

ATTENTION ALL DRIVERS! Slow Down

Drivers: The posted speed limit is 10 MPH
Pay attention to the speed limit and SLOW DOWN.

- ⇒ Watch for pedestrians and other residents.
- ⇒ Use extra caution near buildings, sidewalks, and parking areas.
- ⇒ Watch for children, seniors, and people with mobility concerns.

ATTENTION E-BIKE RIDERS! Please Slow Down & Ride Safely

E-bikes: The posted limit is 10 MPH.

E-Bikes: Rules of the Road

- ⇒ Stay off the patios.
- ⇒ Use the sidewalks and designated riding areas.
- ⇒ Be alert and aware of pedestrians, vehicles, and your surroundings.
- ⇒ Use extra caution near buildings, entrances, and common areas.
- ⇒ Slow down and ride responsibly.

**LEAVE HIGH-SPEED RACING
TO THE FORMULA 1 DRIVERS**



10 mph — everywhere, every time.

▲ **SAFETY IS EVERYONE'S
RESPONSIBILITY!**



Maintenance Corner



The 2026 annual inspections for Archer Court are finished!

Thank you for your cooperation!

We will schedule Nemasket and Riverview very soon!

As always, watch for the inspection notice!

Call in any work orders before your inspection. Being proactive will ensure the process goes smoothly.

❄️ WINTER WEATHER REMINDER Storm Prep & Snow Removal

Cold weather is coming! Before the first snowstorm arrives, here are a few reminders to help everyone stay safe and make snow removal easier for our Maintenance Staff and contractors.

BEFORE A STORM

🚗 **Move Your Car**

If snow is expected, please move your vehicle when requested so our crews can safely clear the parking areas and roadways. Vehicles that are not moved may be plowed in. MHA assumes no responsibility for vehicles left in areas being plowed.

🪴 **Secure Outdoor Items**

Bring in or secure anything outside that could blow around in strong winds or get in the way of snow removal.

🧤 **Be Prepared**

Make sure you have medications, groceries, and other necessities on hand before the storm.

🔦 **Have a Few Essentials Nearby**

A flashlight, batteries, blankets, and extra food and water can be helpful during bad weather.

👣 **Watch Your Step**

Snow and ice can make walkways slippery. Take your time and use the designated walkways whenever possible.

DURING A STORM

For your safety, MHA encourages residents to **remain indoors during winter storms** whenever possible. Avoid unnecessary travel during and immediately after a storm.

If snow or icy weather is forecast, plan ahead and consider changing your plans if possible.

Our Main Priority Is:

- **Keep roadways open for emergency vehicles**
- **Clear front building entrances and main walkways**
- **Clear back walkways and staircases**

Snow Removal Order

Snow removal generally begins in this order:

- **MHA Office Building**
- **Riverview Apartments**
- **Nemasket Apartments**
- **Archer Court Apartments**

Be patient! MHA serves **three properties with 182 apartments**, and it takes time to safely clear all roadways, parking areas, entrances, and walkways.

🚧 SNOW REMOVAL

The Middleborough Housing Authority removes snow from roadways, parking lots, and walkways at Riverview and Nemasket Apartments.

MHA generally begins snow removal operations after approximately 2 inches of snow has accumulated.

Please be patient! MHA serves three properties with 182 apartments, and it takes time to safely clear roadways, parking areas, entrances, and walkways.

Snow removal takes time, especially during a large storm.

Please be patient, plan ahead, and give our crews the room they need to work safely.

SNOW REMOVAL PLOWING

Maintenance Staff and the snow removal contractor cannot properly plow an area when vehicles are in the way.

 **Please Do Not Approach Maintenance Staff or the snow removal contractor.**

Remember:

- Move your vehicle when requested.
- Maintenance Staff cannot move tenant vehicles.
- Vehicles left in areas being plowed may be plowed in.
- **ALL** Tenants are responsible for clearing snow and ice from their own vehicles.
- MHA assumes no responsibility for damage to vehicles left in areas being cleared.

SANDING & SALTING

During icy or light snow conditions, sanding and salting of walkways will generally be scheduled at the **start of the maintenance workday**, or as soon as Maintenance Staff can get to the property. Sand buckets are available through the properties if necessary.

Remember that conditions can change quickly, and an area that has been treated may become slippery again.

ARCHER COURT RESIDENTS

Archer Court residents are responsible for clearing snow and ice from the walkways around their apartments.

 **Stay safe, stay warm, and take your time this winter!**

Holiday decorations should never interfere with emergency exits, walkways, or building safety.

Holiday Fire Safety: A Christmas Tree Checklist



The Risks: Hidden Holiday Hazards	Proper Handling: Your Safety Checklist
A Dry Tree Can Ignite in Under 30 Seconds Forgetting to water a live tree makes its needles dangerously brittle and flammable.	Water Your Live Tree Every Day Check the water level daily to ensure the tree's base is always submerged.
Faulty Electrical Decor is a Primary Fire Source Inspect light strings for frayed wires, cracked sockets, or loose connections before use.	Don't Overload Electrical Outlets Avoid plugging too many decoration strings into a single outlet or extension cord.
Proximity to Heat is a Major Danger Place any tree at least three feet away from fireplaces, radiators, and space heaters.	Turn Off All Lights When Unattended Always switch off tree lights and decorations before leaving home or going to bed.

OCES Staffing Update

Shannon Smith from OCES, our former resident service coordinator, has taken on a new role as a full-time stay-at-home mom! Shannon visited us during the recent cookout and we were lucky enough to visit with her new bundle of joy!

Wishing Shannon all the best!



♥ good luck ♥
we will miss you

Welcome

We're happy to share that **OCES has hired Shyla Ashley** to fill the full-time position Shannon previously held.

Please join us in welcoming Shyla to the team! We look forward to getting to know her and wish her all the best in her new role. Stop by and introduce yourself!



STOP • THINK • CHECK

Scammers don't take the holidays off!

You may receive calls, texts, emails, letters, or even visits from people claiming to be from a government agency, bank, delivery company, utility company, or housing agency.

When in Doubt, Check It Out!

Protect Yourself

- ▶ Don't give out your Social Security number or bank information to someone who contacts you unexpectedly.
- ▶ Never send money by gift card because someone tells you to.
- ▶ Don't click on suspicious links in texts or emails.
- ▶ Don't allow someone you don't know into your apartment claiming they need immediate access.
- ▶ Be suspicious of anyone who pressures you to "act right now."

SMOKING ON MHA PROPERTY

ENOUGH IS ENOUGH

We have said it before, and we are saying it again:

NO SMOKING ON MIDDLEBOROUGH HOUSING AUTHORITY PROPERTY.

This is **not optional**, and it is **not a rule that can be ignored**. We should not have to **repeatedly** remind people of a clearly established rule.

THE
RULES
apply to
EVERYONE
includes
YOU.

Do not pretend you do not know the rule,
and do not assume it does not apply to you. It does.



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Smoking cigarettes, marijuana, or any other drug, and vaping are prohibited inside apartments, on patios, near buildings, in parking areas, on walkways, and anywhere else on MHA property. This applies to residents, guests, and visitors.

SMOKING INSIDE YOUR APARTMENT AFFECTS YOUR NEIGHBORS

Smoking inside an apartment does not keep the smoke confined to that apartment.

In particular, **smoking in bathrooms can cause smoke and odors to travel through ventilation systems and affect neighboring apartments.** Smoke can move through vents and openings and enter other people's living spaces.

Using a bathroom fan, kitchen fan, window fan, or other fan to blow smoke outside does **NOT** make it acceptable to smoke inside your apartment.

Fans do not change the fact that smoking is prohibited, and they do not guarantee that smoke will stay out of other apartments. **Your neighbors should not have to smell or breathe smoke because someone chooses to smoke inside (or outside) their apartment.**

Secondhand Smoke-

Smoke inhaled involuntarily from tobacco being smoked by others



Thirdhand Smoke-

Residual contamination from secondhand smoke that lingers in indoor spaces and surfaces long after smoking stops

THE BOTTOM LINE - NO SMOKING MEANS NO SMOKING.
Respect your neighbors. Respect the property. Follow the rules.

Your Health

Keratoconus (KC)

Keratoconus is a progressive, noninflammatory eye disease in which the cornea thins and bulges into a cone shape, causing distorted vision and often requiring specialized lenses or surgery in advanced.

Twelve-time NBA All-Star and two-time MVP Stephen Curry is known for leading the Golden State Warriors to four NBA championships.

Beyond his basketball accolades, being part of the Warriors dynasty made him aware of an eye condition he has lived with called keratoconus (KC). At 29 years old, Curry was diagnosed with KC and learned that it's a progressive eye disease that can worsen over time.

KC is most often diagnosed during puberty and the teenage years and progresses during a person's twenties. **Delayed diagnosis may increase the risk of irreversible vision loss.**

Common symptoms include:

- Blurred or distorted vision
- Frequent changes in eyeglass prescriptions
- Glare, photophobia, and poor night vision
- Increased light sensitivity

If you notice rapid vision changes, glare, or frequent prescription changes, seek prompt evaluation by an ophthalmologist





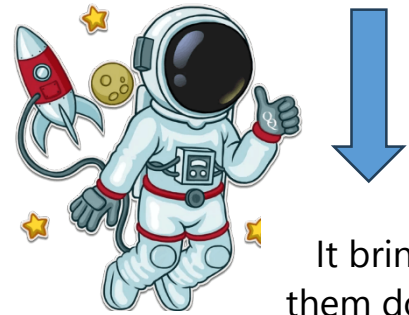
Why did the Energizer Bunny go to jail?

He was charged with battery

JUST FOR FUN



Why don't astronauts like gravity?



It brings them down.

What do you call a happy cowboy?



A Jolly Rancher!



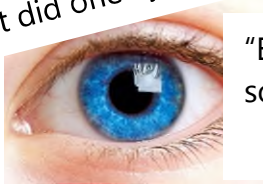
Why did the chicken cross the playground?

To get to the other slide.

What do you call a fly without wings?

A walk.

What did one eye say to the



"Between us, something smells."

Zits Comics



"Behind every adversity is an opportunity. If you lament over the adversity, you will miss the opportunity." -**Ajaero Tony Martins, Entrepreneur and Investor**

What's the best way to catch a fish?



Ask someone to throw it to you.



I have nothing in common with lazy people who blame others for their lack of success.

Great things come from hard work and perseverance. No excuses."

- **Kobe Bryant**

"We are all faced with a series of great opportunities brilliantly disguised as impossible situations."

-**Charles R. Swindoll, Author**



From Residents, For Residents

Help Keep Our Community Looking Its Best!

WHAT NOT TO DO

Please don't:

-  Set up chairs, tables, or outdoor furniture along the roadway.
-  Use public streets as sitting or gathering areas.
-  Leave personal belongings, furniture, or chairs where they create an eyesore or interfere with maintenance. Take it back to your apartment. Don't leave it out!



WHAT TO DO INSTEAD

-  Keep personal belongings in appropriate areas.
-  Keep outdoor spaces neat and orderly.
-  Keep roadways and access areas clear.
-  Follow MHA's no-smoking policy.
-  Help us maintain a community that everyone can be proud of.

REMEMBER:

Your outdoor space is part of our shared community. Please help keep it clean, safe, and welcoming.



SEEING OR SMELLING SMOKE? REPORT IT.

If you smell smoke coming from another apartment, see someone smoking inside a building, or believe someone is violating the smoke-free policy, please report it.

To report a violation:

Email, call, or drop a note. You can report anonymously, but please report the violation as soon as possible. Provide as much specific information as possible (i.e., photos, video).

Please understand that MHA may not be able to disclose the outcome of an investigation involving another resident because of privacy requirements. That **does not** mean we ignored the report.

HAPPENINGS

MONDAY

Coffee Hour – 10 am at Nemasket (weekly)

Columbus Day – October 12th



TUESDAY

Bible Study – 2 pm at Riverview (weekly)



WEDNESDAY

Coffee Hour – 10 am at Riverview (weekly)

Bingo – 1 pm at Riverview (check for dates)



TOPS Meeting – 3 pm at Riverview (Weekly)

Board of Commissioners Meeting –

Typically on the third Wednesday of each month.

Check the town website for the meeting date/time for confirmation!

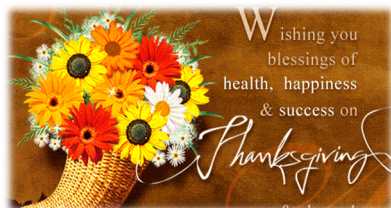
Veterans Day – November 11th



**Real People.
Real Weight Loss**

THURSDAY

Happy Thanksgiving! – November 26th



FRIDAY

Office Closed - November 27th

Christmas Day – December 25th

New Year's Day- January 1st



SATURDAY

Happy Halloween - October 31st

