

# MCHA NEWS



## State Fair | Did You Know | Upcoming Events



In light of recent events, we have discovered that we do not have up-to-date phone numbers and email addresses for many of our tenants. It is crucial for us to have this information to contact you in case of emergencies or maintenance issues.

Please update your contact details with us as soon as possible.

Thank you for your cooperation

**Senior Case Manager:**

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2645 Portland Rd NE STE 200  
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**O'Reilly Auto Parts** - 50% off Family 4-Pack Until Aug22

**Heroes Day** - Free admission Monday, September 2nd

**Free Parking w/ Wilco** - Passes available thru Sept 2 or while supplies last at Wilco Farm Stores

August 23rd **\$5 admission All Day**

Thursday August 29th - **Kids Day** - Ages 6-12 Free Admission

**\$1 Admission for Seniors** - Now thru August 22th - Once Fair starts senior tickets \$3



**August 16th - 18th**

Friday - Sunday

Legion Park - 1385 Park Ave

Friday - FREE all day - Saturday and Sunday FREE until 5pm

**Fiesta Mexicana in Woodburn is celebrating its 60th Anniversary in 2024!**

Fiesta history dates back to its first annual festivities which began in 1964 in the heart of downtown Woodburn. It was begun in appreciation of farm workers and to celebrate the end of the harvest season.

**Friday - 12pm to 11pm Saturday 10am to 11pm**

**Sunday - 10am to 10 pm**

## Upcoming Events

### Salem Art Fair

Sept 13th to 15th

### Mt Angel Oktoberfest

Sept 12th to 15th

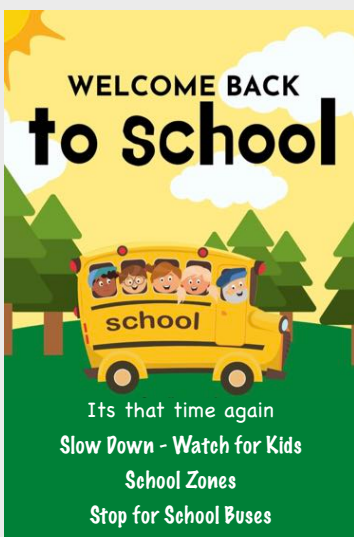


### Interested in English classes

Coming this fall

Will be held in Woodburn

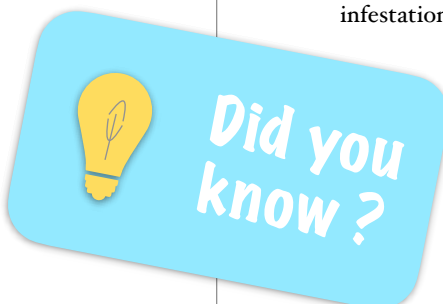
Call MCHA office for more info



Cool food completely before freezing, ideally in the fridge first.

Hot food can raise the freezer temperature, potentially thawing other items and risking safety.

Cooling prevents bacterial growth and preserves food quality.



Helmet and pads, as well as your choice of in-line or quad skates are provided. Whole Family fun!

## Back to the Basics: Rental Agreement in Review

### Just in time for Back to School

We'd like to take a moment to highlight some important aspects of your rental agreement to ensure everyone is on the same page.

**Rent Payments** Rent is due on the 1st of every month. Payments can be made online, by check, or in person. Cash is not accepted. To avoid late fees, please ensure your payment is received by the end of the 4th of the month. As of the 5th, a late fee will be imposed and will be due on the 5th day of the rental period. (Check your Rental Agreement).

**Maintenance and Repairs** For any maintenance or repair needs, contact us as soon as possible. Routine maintenance, such as replacing smoke alarm batteries, falls to the tenant. For larger issues, we're just a call away.

**Community Rules** Respecting community rules is crucial for everyone's comfort. This includes noise control, adherence to smoking policies, and pet regulations. Please make sure vehicles are parked in designated areas only.

**Occupants and Staying in the Unit** Only individuals listed on your rental agreement should reside in your unit. If you have guests staying longer than 10 days, or 20 nonconsecutive days in a 12 month period, you'll need to inform a case manager.

**Care of the Premises** Taking care of your unit helps to make a comfortable living environment for you. Here are some key points to remember:

Keep your unit clean and tidy. Regular cleaning helps prevent pest infestations and maintains a pleasant living space. This includes sweeping, mopping, dusting, and cleaning appliances.

Dispose of your trash regularly. Use the designated trash bins and follow the recycling guidelines. Avoid leaving trash outside your door or in common areas. Clean up spills immediately to prevent stains and mold. Regularly wipe down countertops, clean the stove, and empty the refrigerator of expired items. Clean the bathroom regularly to prevent mold and mildew. Use

bathroom fans to reduce moisture build-up. If you have a patio or balcony, keep it clean and free of clutter. By taking care of your unit, you help maintain the property's condition and create a better living environment for everyone. Your efforts are greatly appreciated!

**Conduct** The rental agreement states that units are strictly for residential use, prohibiting commercial activities that involve client visits or the storage of business materials.

Residents are responsible for their behavior and that of their guests, ensuring no disruption to others' peace. Activities such as loud noises, verbal, written, or physical harassment are banned, particularly between 10:00 p.m. and 7:00 a.m.

**Parking and Use of Vehicles** Residents must follow parking rules and drive safely, adhering to posted speed limits or a default limit of 5 mph.

These key aspects will ensure a secure, orderly, and respectful living environment.