

HIGHLAND PARK HOUSING AUTHORITY

BOARD MEETING

July 09, 2026

6:30 PM

MINUTES

The Regular Meeting of the Board of Commissioners of the Highland Park Housing Authority was held in the conference room at the Highland Park Housing Authority. The meeting was called to order at 6:34 pm.

Please note that adequate notice of this meeting as required by the Open Public Meetings Act of 1975, has been provided adequate notice. A copy of the meeting notice was submitted on December 18, 2025 to the Home News Tribune and published on December 24th, 2025. In addition, a copy of the notice is posted on the Highland Park Housing Authority website and Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ and sent to the Borough Hall of Highland Park for posting.

Roll Call

In attendance: Chair Ruby Hope, Commissioner David Copperman, Commissioner Thuy Bozzett, Commissioner Seth Hahn, Council Liaison, Matthew Hersh Borough, Deborah Hurley, Executive Director.

Absent: Commissioner William Rainwater
Commissioner Padriac Millet
Commissioner Priscilla Hera
Terrance Corrison Esq.

Approval of Minutes:

Minutes of June 11, 2026 meeting.

Motion: Commissioner David Copperman

Second: Commissioner Thuy Bozzett

Discussions: No Discussion

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn	X			
Commissioner Padriac Millet			X	
Commissioner William Rainwater			X	
Commissioner Priscilla Hera			X	

Public Comment:

1C: Provided compliments to Director of Housing Denise Blake and the maintenance team—everyone is doing a terrific job with all the changes, and the building is looking great, which really boosts morale.

219 S 6th Ave: Resident has a concern of ants in his apartment. Housing Director Denise Blake explained that the issue is being addressed by extending the water drainage spout, which should help prevent the dampness and ant buildup outside.

Regarding concerns about boxes and other recyclables being thrown into the garbage, it was suggested by Chair Ruby Hope that the newsletter remind residents that boxes and other recyclable materials should be broken down before being placed in the recycling bins.

6H: Resident commented that the improvements to the outside aesthetics are beautiful. The recent activities have also been well advertised and help create a true sense of community and neighborhood rather than just a collection of apartment buildings. Resident would really like to thank the staff and everyone who contributes to making this community a better place.

Close to Public Comment: 6:36 PM.

New Business:

Chair Ruby Hope mentioned that nothing new to discuss other than the fact that the camera installation is underway and should be completed soon.

Communications:

No Discussions.

Old Business:

No Discussions.

Attorneys Report:

No Discussions.

Staff Reports:

Chair Ruby Hope noted that the staff reports were included in the board packets. Housing Director Denise Blake responded to Commissioner David Copperman inquiry regarding a leak, which was an issue involving a leak from a laundry pipe on the third floor, which caused water to reach the first floor and affect the fire alarm system's control panel. The Fire Marshal placed the building on temporary fire watch while the issue was addressed. Maintenance and the alarm company worked together to resolve the problem and replace the damaged component.

Committee Reports:

There were no discussions.

Executive Director Deborah Hurley Report:

- The Edison Housing Authority is undergoing a staff reorganization as the agency continues to grow.
- Residents can expect to see **Director of Maintenance Operations**, Dennis Williams, who was brought on to help lead and reorganize the maintenance team, regularly inspecting the property and working with the maintenance staff. The team has been working effectively, with noticeable improvements throughout the property. One staff member has been permanently onboarded and is working well with the team, while another continues to work full-time through the union arrangement.
- A new landscaping RFP was completed, and mulching and other landscaping improvements have been made.
- Camera installation has begun and is expected to be completed soon.
- An emergency repair beginning with a leak was completed and previously discussed during staff reports.
- Several additional RFPs are underway, including contracts for electrical, plumbing, and water heater work at Park Terrace.

Resolutions:

2026-13 Resolution to approve the monthly bill list for the month of June in the amount of \$13,879.67

Moved: Commissioner Seth Hahn

Seconded: Commissioner David Copperman

Discussion: No Discussions.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn	X			
Commissioner Padriac Millet			X	
Commissioner William Rainwater			X	
Commissioner Priscilla Hera			X	

2026-14 Resolution Amending the By-laws of The Highland Park Housing Authority

Moved:

Seconded:

Discussion: The resolution to amend the bylaws was tabled until the next meeting to comply with the required seven-day notice period and allow members sufficient time to review the proposed changes.

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
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Chair Ruby Hope	X	
Commissioner Thuy Bozzett	X	
Commissioner David Copperman	X	
Commissioner Seth Hahn	X	
Commissioner Padriac Millet		X
Commissioner William Rainwater		X
Commissioner Priscilla Hera		X

2026-14 Resolution by The Commissioners of The Highland Park Housing Authority Authorizing a Contract for Audit Services with Giampaolo & Associates for The Audit of The Fiscal Year Ending 2026.

Moved: Commissioner Seth Hahn

Seconded: Commissioner David Copperman

Discussion:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn	X			
Commissioner Padriac Millet			X	
Commissioner William Rainwater			X	
Commissioner Priscilla Hera			X	

2026-15 Resolution by the Commissioners of the Highland Park Housing Authority Authorizing a Contract for General Legal Services with Breslin & Breslin, P.A., 41 Main Street, Hackensack, New Jersey, for a period of August 1, 2026 through July 31, 2028.

Moved: Commissioner Thuy Bozzett

Seconded: Commissioner Seth Hahn

Discussion: There was no Discussion.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn	X			
Commissioner Padriac Millet			X	
Commissioner William Rainwater			X	
Commissioner Priscilla Hera			X	

2026-16 Resolution by the Commissioners of the Highland Park Housing Authority Authorizing a Contract for Professional Fee Accountant Services with Polcari & Co., Certified Public Accountants for the period of August 1, 2026 through July 31, 2028.

Moved: Commissioner David Copperman

Seconded: Commissioner Thuy Bozzett

Discussion: There was no Discussions.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope	X			
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn	X			
Commissioner Padriac Millet			X	
Commissioner William Rainwater			X	
Commissioner Priscilla Hera			X	

Old Business:

Council Liaison - Matthew Hersh Borough of Highland Park made a comment of the senior shuttle is back with a new electric vehicle, funded in part through state support. Our residents can consult the new FAQ or contact Highland Park Community Center with questions. The town is also seeking volunteers for its Shade Tree Advisory Committee.

Public Comment:

219 S 6th Ave: Resident was inquiring why the two trees were cut down and Director of Housing for Highland Park Denise Blake explained that the two trees were removed because they were shading the employee parking lot and causing employees' cars to be heavily covered with bird droppings.

Chair Ruby Hope closed the Public Comment at 6:52 PM

Motion to adjourn: Commissioner David Copperman

Seconded: Commissioner Thuy Bozzett

All commissioners present voted to adjourn at 6:53 PM

Deborah M. Hurley, Secretary, Executive Director

Highland Park Housing Authority
Vendor Accounting Cash Payment/Receipt Register
HA Administration-General Account

Doc Number	Payment Date	Check Name	Description	Amount
15863	8/11/2026	ANCERO, LLC	M telephone service 07/24/2026 to 08/23/2026	\$229.31
15864	9/11/2026	Edison Housing Authority	M July 2026 admin contract	\$11,596.57
15865	8/11/2026	FRANCOTYP-POSTALIA, INC.	Q postage machine 07/12/2026 to 10/11/2026	\$51.00
15866	8/11/2026	NetConnect, Inc	M computer & cyber Security Maintenance contract-August	\$485.30
15867	8/11/2026	POLCARI & CO.	M Fee Accounting Services for June 2026	\$3,500.00
15868	8/11/2026	STATE OF NEW JERSEY	A SUI underpayment- 12/2025	\$42.73
15869	8/11/2026	T-MOBILE	M employee cell phone-08/21/26 to 07/20/26	\$54.22
15870	8/17/2026	Breslin & Breslin	M legal services June & July 2026	\$1,615.00
15871	8/17/2026	ONLINE INFORMATION SERVICES	M 1 criminal background check and Eviction	\$95.33
15872	8/17/2026	Smartphone Secretary	M Answering service -08/18/2026 - 09/14/2026	\$56.86
15873	8/17/2026	Spedient, Inc	A Annual HCV53 inspection for June & July 2026	\$1,700.00
15874	8/17/2026	Telesystem	M telephone system-August 2026	\$137.42
15875	8/21/2026	NetConnect, Inc	M computer & cyber Security Maintenance contract-June & July 2026	\$970.60
15876	9/8/2026	ANCERO, LLC	M telephone service 08/24/2026 to 09/23/2026	\$229.31
15877	9/8/2026	Breslin & Breslin	M legal services August 2026	\$807.50
15878	9/8/2026	Edison Housing Authority	M August 2026 admin contract	\$11,596.57
15879	9/8/2026	NetConnect, Inc	M computer & cyber-Security Maintenance contract-September 2026	\$485.30
15880	9/8/2026	Smartphone Secretary	M Answering service -09/15/2026 - 10/12/2026	\$59.27
15881	9/9/2026	Telesystem	M telephone system-September 2026	\$137.28
15882	9/8/2026	T-MOBILE	M employee cell phone-07/21/26 to 08/20/26	\$54.22
Total Vendor Payment for July and August 2026-HA Administration-Voucher				\$33,903.79

RESOLUTION # 2026-17

ADOPTING MONTHLY BILL LIST FOR THE MONTHS OF JULY AND AUGUST 2026

WHEREAS, the Housing Authority has an ongoing commitment to improve internal controls; and

WHEREAS, the Board of Commissioners has adopted a Bill Review Procedure to ensure this commitment; and

WHEREAS, a consolidated bill list, representing all bills for the months which are subject to Board approval has been distributed to the Board of Commissioner; and

WHEREAS, a bill list totaling \$ 33,903.79 for the month of July and August 2026 has been reviewed by the Board of Commissioners.

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Housing Authority of the Borough Highland Park, New Jersey that the attached bill list is hereby approved and listed payments are authorized for disbursement.

MOVED: _____

SECONDED: _____

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chair Ruby Hope				
Vice Chair Padraic Millet				
Commissioner Thuy Bozzett				
Commissioner David Copperman				
Commissioner Priscilla Hera				
Commissioner William Rainwater				

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the Borough of Highland Park at their Regular meeting of September 10, 2026.

Deborah M. Hurley, Secretary

Approved as to legal form by Terrence Corrison, Esq.



Voucher Payment Standards

The Voucher Payment Standards (VPS) Schedule is the maximum amount of subsidy Highland Park Housing Authority (HPHA) will pay to the owner on behalf of a Housing Choice Section 8 voucher holder. The HPHA payment standard schedule is based on the Fair Market Rent (FMR) for each HUD-established unit size.

Voucher Payment Standards effective October 1, 2026, for new rentals, transfers, and annual recertifications:

Board of Commissioners

Ruby Hope
Chair

William Rainwater
Vice Chair

David Copperman
Commissioner

Thuy Bozzett
Commissioner

Padraic Millet
Commissioner

Seth Hahn
Commissioner

Priscilla Hera
Commissioner

Deborah Hurley
MPA, C-PHM
Executive Director & Secretary

Matthew Hershey
Borough of Highland Park Liaison

BEDROOM SIZE	PAYMENT STANDARD
Efficiency	\$1,953
One Bedroom	\$2,103
Two Bedroom	\$2,623
Three Bedroom	\$3,125
Four Bedroom	\$3,508
Five Bedroom	\$4,034
Six Bedroom	\$4560

Payment standards are set at 100% of FMRs published by HUD.

***NOTE:** The utility allowances apply to Section 8 tenants who are responsible for paying for their HEAT, HOT WATER, GAS, ELECTRIC & WATER. It should be noted that the above figures do not include utility allowance.

 242 South 6th Avenue, Highland Park 08904



732.572.4420



732.985.6485



www.highlandparkhousing.org



RESOLUTION NO # 2026-18

RESOLUTION BY THE COMMISSIONERS OF THE HIGHLAND PARK HOUSING AUTHORITY AUTHORIZING THE APPROVAL OF 2027 FAIR MARKET RENTS FOR THE HIGHLAND PARK HOUSING AUTHORITY

WHEREAS, the Commissioners of the Highland Park Housing Authority are responsible for establishing and approving fair market rents in accordance with the U.S. Department of Housing and Urban Development (HUD) guidelines; and

WHEREAS, the fee accountant of the Highland Park Housing Authority has established payment standards that are set at one hundred (100%) of the Fair Market Rents (FMRs) as published by HUD; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Highland Park Housing Authority that the fair market rents and corresponding payment standards, as set forth by the fee accountant and in accordance with HUD regulations, are hereby approved; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

MOVED: _____

SECONDED: _____

Member Recorded Vote

Ayes

Nays

Abstain

Absent

Chairman Ruby Hope

Vice Chairwoman Padraic Millet

Commissioner Thuy Bozzett

Commissioner David Copperman

Commissioner Priscilla Hera

Commissioner William Rainwater

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the Borough of Highland Park at their Regular meeting of September 10, 2026.

Deborah M. Hurley, Secretary

Approved as to legal form by Terrence Corrison, Esq.

Director of Housing - Monthly Operations Report

Reporting Period: **July 2026**

Prepared By: **Denise Blake**

1. Facility Projects:

a. Inspections & Compliance Highlights

1. As outlined in last month's Board Report, the completion of our prior month's Annual Inspections, our continued efforts to beautify the grounds and individual units, and inspections conducted by our Section 8 inspector have contributed to a significant increase in the volume of completed work orders.
 1. The volume of completed work orders has increased well over 55%.
 2. At this time, I do not expect this elevated level of activity to continue beyond the month of November.
2. The increase in completed work orders is largely attributable to the increase in skill set, productivity, and work ethics of our maintenance staff. My personal management approach and style has not changed!
 1. Their ability to address a greater number of repairs and property-improvement needs has contributed significantly to the overall progress being made throughout the property.
3. Camera's have been successful installed.

*Over the next 2 months, we will begin to see a **healthy decline** in the volume of work orders completed.

2. **Social Services & Resident Relations**

- a. We welcomed a new part-time Social Worker, **Patricia Tamburello**, who has more than 20 years of experience working within the Housing Authority industry and serving the general public.
- b. Strategic Partnerships:

1. In addition to our ongoing collaborations with Parker Homes, an expanded assisted day-care facility, I've paired our Social Services Department with BoldAge Pace.
 1. BoldAge Pace is a healthcare program for adults age 55+ and older, funded through Medicaid and Medicare, which provides all-inclusive medical support designed to help individuals remain independent and continue living independently in their homes.
2. **Patricia** is well-versed in working with these types of programs, and the Office of Aging throughout the Middlesex County area. I'm confident her experience and knowledge along with her history of working with these types of facilities will allow us to bring valuable services and resources directly to residents in the building to utilize.

c. Recycling Notices –

1. Per a request from our last board meeting – Remember Recycling notice were sent out to residents

3. Neighbor Collaboration:

- a. Conducted initial outreach with an adjacent neighbor to **Park Terrace Apts.** regarding our underutilized space. Proposed we leverage their gardening expertise to help develop a community garden. They agreed!
 1. Invited Councilman, **Matthew Hersh** through the “**Shade Tree Advisory**” Committee of Highland Park to explore potential collaboration.
 2. Proposed to officially open the project with an inaugural tree planting ceremony.
 3. Once schedules of **Deborah, Dennis, Patricia** and **Matthew** are clear, we will align the project goals and dates and start the implementation steps.

4. Legal and Rent Matters:

a. Delinquent Rents:

1. We continue to receive back payment through our Attorney's office from a previously housed resident.
2. We are also working closely with two residents who have outstanding back-payment of rent issues.
 1. Our Social Worker is actively working to identify available funding sources and community resources that may assist these residents and potentially help avoid eviction.
3. Additionally, we are working with our Attorney regarding a **Cease Notice** that was served in connection with a resident allowing a pet displaying aggressive behavior towards other residents to remain unmuzzled in our common area.

5. Community Engagement:

a. Meal Services:

1. Weekly prepared meals continue to be provided to us through **Elijah's Promise**.

b. Pop-up Pantry:

1. Hosted monthly by **Charlie Tomaro** from Hands of Hope.

*These services provide residents with additional food resources and opportunities to connect with community organizations.

6. Resident Activity:

a. HPHA Social Worker Good-Bye/Hello Event:

1. HPHA hosted an extremely successful decorative Mocktail Good-Bye/Hello Party recognizing both our outgoing Social Worker and our Incoming Social Worker.
2. I invited BoldAge PACE to participate in the event by providing an educational/community presentation.

1. Guess Speaker:

- a. **Maryellen Berry**, Outreach Ambassador,

2. Food & Mocktails:

- a. Some Food & Mocktails were provided by Highland Park Housing Authority.
- b. Additional food was supplied by our guest speaker and host organization, BoldAge PACE.

- An informative and fun time was had by **ALL**. This event provided residents with an opportunity to meet and interact and learn more about the resources available through BoldAge PACE.

b. Game Night – Name that Tune

1. A successful Game Night was hosted by residents from Unit 2-P, & 3-P
2. About 20 residents were in attendance

c. Spades – Dirty Spades (For a good laugh, cheating is mandatory)

1. A successful spades event was hosted by residents from unit 4-B.
2. This game offers; Socialization, memory training, and a belly of laughs.
3. Allows residents the ability to get to know and laugh with the Highland Park Staff members

d. Movie Night – Mission Impossible – The Final Reckoning

1. Approximately 15 residents attended.

2. Some residents commented the movie was somewhat difficult to follow because it was the final movie in the sequence film, and they hadn't seen the other movies.
 1. HPHA supplied all materials necessary to make the event comfortable and successful:
 - a. Projector, Screen, Popcorn, Drinks, Candy
3. I desire to have a **free ice-cream** truck (*during the summer*) available to residents during their monthly movie night.
 - a. I'm currently seeking sponsorship.
 - b. The truck rental is **\$450.00** for 1-hour of **FREE** ice cream for the whole HPHA Community.

*Despite the movie-related feedback, the event provided another opportunity for residents to gather, socialize, and enjoy a community activity. ***I've planned our next community activity to be a Party with Patricia at the BoldAge Facility on August 13th from 11am – 1:30 pm.***

7. Maintenance & Capital Projects

a. Outstanding Job!!:

1. The maintenance Department has been doing an outstanding job improving and beautifying the property as a whole.
2. The maintenance team has been particularly focused on addressing repairs and improvements to the interiors of individual units:

b. **Recent work has included:**

1. Renovating Bathrooms – Park Terrace
2. Repairing broken refrigerators by replacing gaskets
3. Repairing multiple GFI outlets
4. Plastering & Repairing cracks
5. Masonry work around the community garden area
6. Prepositioning and fixing the designated smoking bench
7. Addressing unit-door functionality problems
8. Repairing/Chasing Leaks
9. Completing various other interior repairs and maintenance needs

*These efforts have contributed to improving the overall condition, appearance, functionality, and quality of the units.

c. Ventilation Systems – Park Terrace Apts.

1. Under the direction of Dennis Williams , Director of Maintenance EHA
 1. The maintenance team has successfully completed the installation of four ventilation systems
 2. The current plan is to install a minimum of One/Two ventilation systems per month.

*This ongoing work will continue to improve the ventilation and overall condition of the Park Terrace Apartments while allowing the Maintenance Department to systematically address the remaining ventilation needs of the residents at Park Terrace.

Maintenance Work:

111 Work Orders have been completed in **JULY**

- 22 – Route maintenance issues – Requested by Residents
- 25 – Urgent work orders – Served by various reasons and vendors
- 2- Emergency – Called a Plumber
- 1 – Vacant – Unit Turn by Maintenance
- 3 – Vendor calls – Called a Plumber
- 58 – In-house Annual Inspections – Requested by Director Housing

Rent Collection & Occupancy:

Kronman Affordable – Occupancy = **98%**

2. **Rents:** 40,873.00
3. Collected: **40,453.00** (**99.0%**)

Park Terrace – Occupancy = **99%**

4. **Rents:** 12,480.00
5. Collected: **11,138.00** (**89.5%**)

This concludes my Housing Report for the month of July.

**Highland Park Housing Authority
Summary for Section 8 Voucher**

Aug-26

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
Project Based Voucher	120	2	\$77,199.00
Regular Vouchers	94	0	\$117,019.00
Totals	214	2	\$194,218.00

Number of HAP Expenses After the First of Month: 0

Amount of HAP Expenses After the First of Month: \$0

Number of Voucher Units - End Month: 239

Number of Port Out Portable Out Vouchers: 24

Amount of Port Out Portable Out Vouchers: \$39,569.00

Number of Checks written: 38

Highland Park Housing Authority		
242 South 6th Ave, Highland Park, NJ 08904		
Phone: (732) 572-4420 Fax: (732) 985-6485		
crandolph@hphousing.org		
Monthly Summary of July 2026 Activities		
Prepared by: Cozette L. Randolph, HP Social Worker		
Task #	Category	Activities & Achievements
1	Decluttering	Contacted Best Health Home Care to follow up on two residents who applied for assistance with apartment cleaning and decluttering services. Received confirmation that both applications are currently under review and pending approval for service authorization.
2	Wellness Checks	Conducted five wellness checks with HPHA residents to assess overall well-being, identify emerging needs, and provide appropriate supportive interventions and resource referrals. Information regarding upcoming community events and available support services was also shared.
3	Community Engagement	Facilitated a resident appreciation and transition gathering to welcome the incoming social worker and acknowledge the departing social worker. The event promoted socialization, emotional well-being, and community connectedness. Residents participated in refreshments, music, and meaningful group discussions, sharing positive memories and feedback regarding services received.
4	Food Assistance Support	Assisted two residents with completing and submitting SNAP applications, ensuring all required documentation was accurately completed and submitted to support access to nutritional assistance benefits.
5	Social Security Advocacy	Provided individualized case management support to one resident by assisting with the submission of required documentation to the Social Security Administration regarding an overpayment waiver request. Ongoing advocacy and follow-up support will continue as needed.
6	Home Health Care Support	Assisted two residents in contacting their health insurance providers to obtain information regarding physician-authorized home health care services and to facilitate follow-up regarding eligibility and service access.
7	Best Home Care	Provided four residents with comprehensive information regarding companion care services, including available in-home supports and community-based resources. Facilitated a question-and-answer discussion to address resident concerns and improve understanding of available services.
8	United Healthcare Coordination	Initiated communication with a United Healthcare representative to address resident concerns and obtain clarification regarding available benefits, coverage options, and service resources for four residents. Follow-up support was provided as needed.
9	Parker Rehab Services at Home	Provided eight residents with educational materials and referrals related to hoarding prevention and organizational support services. Interventions focused on promoting safe living environments, improved household management, and overall resident well-being.
10	Resident Health Follow-Up	Conducted follow-up with three residents regarding scheduled medical appointments, reinforcing the importance of ongoing engagement with healthcare providers. Residents reported attending appointments and demonstrated increased awareness of their healthcare needs.
11	Medicaid Card Assistance	Assisted one resident in obtaining access to a Medicaid identification card to ensure continued access to prescription coverage and essential healthcare services.
12	Apartment Safety and Cleanliness Support	Conducted follow-up related to apartment inspections and encouraged residents to maintain safe, clean, and organized living environments. Reinforced available support services and encouraged residents to seek assistance as needed to sustain housing stability and safety.
13	Best Home Care Presentation	Coordinated and scheduled informational outreach calls with Best Home Care representatives to increase resident awareness of available in-home support and companion care services. A total of four resident contact calls were completed.

LANDMARK

GREETINGS FROM YOUR
COMMUNITY NEWS LIAISON



HELLO EVERYONE!

Happy September! I hope you all are enjoying the last few weeks of summer and are as excited for our upcoming events as I am. I am pleased to announce that I will be co-facilitating the next round of 'A Matter of Balance' workshops for our community on Wednesdays starting October 7th. Please sign up for this FREE eight-week workshop if you are interested in learning about fall prevention. I look forward to sharing all that I learned during my training earlier this year. Whether this is your first time participating or a refresher, I'd love to learn with you. The sign-up sheet is available in the office. **Additionally, our social worker, Pat, is here in the office on Wednesdays and Thursdays, from 10:00am-3:30pm and meeting with residents by appointment only. Residents can call Kristin in the main office or call the main number and leave a message with the social services department, to make an appointment.** Pat is excited to meet everyone and wants to ensure everyone gets the care they need. The results of July's time capsule photo contest can be found on page three of this newsletter. Please continue to share photos so we can publish them in future newsletters. Beyond teenage photos, I invite any and all residents to submit to this newsletter. I would love to share your photographs, memories, pearls of wisdom, recipes, games, photos from events you host. I'll print anything you think the community should know or would benefit from. I especially want to thank Wanda for spearheading the time capsule idea! Thank you for continuing to make our building a joyful and safe place to live. See you in November!



ALLISON BALDWIN
COMMUNITY NEWS LIAISON
APARTMENT 3A

LANDMARK

PUBLIC MEETING BEST PRACTICES

Be respectful:

Address everyone in the room with courtesy and professionalism.

Wait to Be

Recognized: During public comments, please wait to be recognized by a meeting facilitator before speaking. Follow meeting structure.

Limit Speaking Time:

Individual comments may be subject to time limits. Avoid interruptions.

No name calling, cursing, screaming, or threatening behavior. No gossiping.

Commissioner Meeting Round-up

July/August 2026

The next meeting of the Highland Park Housing Authority's Board of Commissioners will take place on **Thursday, September 10, 2026, at 6:30pm in the Kronman Community Room.**

During the months of July and August the Housing Authority continued to discuss capital improvements and renovations for the building.

Security cameras have been installed, and the maintenance team continues to complete both emergency and routine work orders. **The number of completed work orders has increased well over 55% and we owe this to the efficiency, skillset and diligence of our staff.**

HPHA has also **hired a new part-time social worker, Pat Tamburello** who has more than 20 years' experience working in the housing authority industry and **specializes in working with community organizations and building strategic partnerships so that residents can utilize resources and services.**

The staff also desires to **develop a community garden on the grounds. We hope to leverage the expertise of our resident gardeners** and commemorate the space with a tree planting ceremony in the near future.

LANDMARK

Community Events You Don't Want to Miss!

Movie nights are now taking place each month, **hosted by Myrna and John. Movie suggestions are appreciated and encouraged. Please tell the office which movies you would like to see.** These events are a building-wide effort and we will do everything possible to include everyone's tastes and preferences.



The **A Matter of Balance** workshop series is happening in the Kronman community room on **Wedensdays from 10:30am-12:30pm, beginning October 7th.** During this eight week workshop, participants will learn exercises and participate in discussions to help them reduce their fears and prevent falling within their homes and surrounding outdoor areas. Please sign up for the workshop with the office. **Facilitated by Allison and Mikaela.**



Bi-weekly spades games hosted by Theresa in the Community Room on **Wednesdays at 1pm!** Bring your skills, not your feelings.



The Results are In! Thank you to everyone who shared photos for our July timecapsule. From left to right our neighbors are, **Bell, Bonnie, Wanda, Donna, Nancy, and Joanne.** We are looking for more neighbors to spotlight in future editions!



LANDMARK

Farewell to Cozette!

Photos from our 'Cocktails and Mocktails' party!

