

# The Informer

## A Little Fine Tuning By Carmen Olivas, Director of Occupancy

Just like a Grand Piano can be out of tune and need fine tuning, so too, can occupancy procedures need fine tuning. Last month (February) certainly indicated the need to clarify procedures...nothing major, just a little tweaking. But first....

Last month I advised that the HOTMA (Housing Opportunity through Modernization Act) program would become effective January 1, 2026. That was a mistake. HOTMA is supposed to become effective July 1, 2025. So, now we are preparing for that date. BUT... a strong possibility exists that HOTMA won't really become effective July 1, 2025. I say that because we have not received new Leases and other documents that are supposed to be given to current tenants. The HUD 4350.3 will not even be updated to include HOTMA requirements for at least two to three years. UGH! I do hope HOTMA does get delayed until January 1, 2026. Why? Because we have this year's seminar scheduled for May 27 through May 30, with a speaker from LOMOD who will provide HOTMA guidance. So, please make sure you are able to attend the seminar on those dates.

Reminders...

**Declaration of Service:** If you are instructed to prepare this document, please be sure to email the completed form to Occupancy for review and approval.

**Incident Reports:** A few incoming calls last month were made in the hope of evicting a tenant. But when I asked, "Did you document what happened or did you send an Incident Report to FGA?" The answer was, "No, it was a verbal communication with the tenant." In some cases, an Incident Report was completed...but completed more than a year ago. In those situations, attorneys will tell us that too much time has elapsed and that if the situation had continued all attempts to rectify the situation should have been documented.

**Telephone calls to Occupancy:** Just a friendly reminder not to place a call to Occupancy with the applicant/tenant present during the conversation.

**Power of Attorney:** We had a situation where a tenant went to Hawaii on vacation, became ill, and was now under doctor's care in Hawaii. The tenant's expected return date was unknown, even by family members; it was up to the doctor. The tenant's annual recertification was commencing. The tenant's daughter had "full" power of attorney but lived in New York. According to the email message from LA LOMOD, the daughter could sign all documents and send the documents back to the building electronically (email). The only document that could not be signed and received electronically was the HUD 50059. The daughter would have to sign that document and return it by mail.

**Congratulations** to the site staff members who recently underwent a Management and Occupancy Review (MOR). Manager Jessica Gonzales (Woodman Manor Apartment) was successful in attaining an Above Average rating., manager Michael Zamora (Casas Del Rey) successfully received an Above Average rating, and manager Shanna Kang (St. Nicholas Cedars Manor) received an Above Average rating. Thank you all for the excellent job well done.

That is all folks. As always, thanks for all you do. Hope you find a Pot of Gold this month. Here is an Irish Blessing for you.

### Irish Blessing

Lucky stars above you; Sunshine on your way,  
Many friends to love you; Joy in work and play.  
Laughter to outweigh each care; In your heart a song,  
And gladness waiting everywhere, all your whole life  
long!



Falkenberg  
Gilliam  
& Associates

1560 West Colorado Blvd.  
Pasadena, CA 91105  
DRE 00874444



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#### Special Inserts

- Notes From All Over



## Happy Anniversary

Carmen Olivas	<b>27 yrs</b>	Falkenberg-Gilliam & Associates
Gerardo Aquino Reyes	<b>16 yrs</b>	Santa Monica Christian Towers
Peter Alexander	<b>13 yrs</b>	Verdugo Towers
Eduardo Hluz	<b>12 yrs</b>	Harvard Plaza
Hersime Melkonians	<b>10 yrs</b>	Harvard Plaza
Marcella Conboy	<b>6 yrs</b>	Wesley Tower
Bart Young	<b>4 yrs</b>	Falkenberg-Gilliam & Associates
Rainier Belen	<b>3 yrs</b>	La Posada
Willy Ruiz	<b>2 yrs</b>	Woodman Manor Apartments
Eddie Cedeno	<b>1 yr</b>	One Quail Place
Gabriella Telles	<b>1 yr</b>	Falkenberg-Gilliam & Associates

These individuals have completed another year with a Falkenberg/Gilliam building. Your ongoing efforts enable residents to live in comfort and safety. Thank you!

## March Dates

**Daylight Savings**  
March 9, 2025

**St Patrick's Day**  
March 17, 2025

## March Birthdays

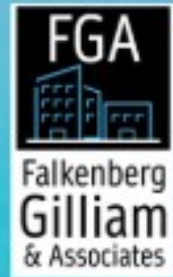
<b>Sharra Wells</b> Santa Monica Christian Towers	3
<b>Roberto Millan</b> Las Serenas	6
<b>Shanna Kang</b> Las Torres	15
<b>Melissa Salazar</b> Falkenberg-Gilliam & Associates	15
<b>Jesus Hernandez</b> Laguna Palms Apartments	25



*March* ✨

# YOUR HEALTH IS PRIORITY

If you or a loved one are suffering from thoughts of suicide, call 988 completely free and confidential



*DON'T SUFFER IN SILENCE*



Our insurance plan covers counseling, please make use of it!



**SUICIDE HOTLINE: CALL 988**



<https://988lifeline.org/get-help/>

## Cyndi's Communications

By Cyndi Karp, Regional Supervisor

### Daylight Savings

Daylight Savings is coming up this Sunday, March 9th. Please remember to move your clocks forward one hour.

Moving the clocks forward one hour in the spring and back one hour in the fall doesn't just affect your schedule, it can throw off your body's internal clock too.

When moving the clocks forward in the spring, it can leave you feeling groggy and irritable. It can also be dangerous. Studies have found that both heart attacks and fatal car accidents increase after the spring shift to Daylight Saving Time.

Being that so many of us are already feel "sleep deprived", losing an extra hour can make a huge impact.

Here are some helpful tips for dealing with the time change:

- 1) **Start preparing a few days early.** About a week before the time change, plan on going to bed 15 to 30 minutes earlier than your usual bedtime.
- 2) **Stick to your schedule.** Be consistent with eating, social, bed and exercise times during the transition to Daylight Saving Time. Also, exposing yourself to bright light in the morning will also help with the adjustment.
- 3) **Don't take long naps.** Avoid taking naps. Even though it may be tempting to get some shut eye mid-day if you're feeling sluggish, it can make it harder to get a full night's sleep. If you need to take a nap, take it early and no longer than 20 minutes.
- 4) **Avoid coffee and alcohol.** It is best not drink coffee or any caffeinated beverage four to six hours before bedtime. Both caffeine and alcohol can prohibit you from getting quality sleep.

Adjusting to the time change is different for everyone. Some people adjust in a few days and other it may take a little longer.

I myself find the trade-off worth it just to get the extra daylight and sunshine in my day. It makes me feel like the days are longer and that I can get more things accomplished after work.

Happy Sleeping!

