



Fourth Quarter 2026

October, November, December

1524 E Perkins, Guthrie, OK 73044

P (405) 282-3246 – F (405) 282-2884

TTY 711

After Hours – (405) 359-2119



NO GIFT



POLICY

As we step into the holiday season, we are blessed to have so many kind and giving residents at GHA. Please know that a simple thank you and a smile is more than enough reward for having the privilege of completing our tasks. GHA has a strict no gifts policy. It states that employees cannot solicit or accept any gift, gratuity, favor, entertainment, reward or any other item of monetary value that might influence or appear to influence their judgement or conduct in performing their job duties. There should never be a time that any payment of any kind is requested from a staff person other than a resident's regular monthly rent which can only be accepted in the form of check or money order.

HUD NSPIRE PROTOCOLS EXPANDED

GHA recently completed a HUD required inspection of our units and property. It has come to our attention that expanded requirements have been put in place. These include required shower curtains in all units and a review and possible modification of the cord coverings on dryers in a GHA unit. As we implement these modifications, please know that GHA staff may be visiting your unit to explain these new requirements. If you have any questions or concerns, please contact the office at (405) 282-3246.



CHECK YOUR MAIL!

GHA only sends correspondence as necessary; therefore, we request that you check your mail regularly to ensure each resident receives their important documents in a timely manner. If you have an e-mail on file, GHA utilizes that if requested, otherwise correspondence is mailed. It is your responsibility to respond as outlined in your lease.

ATTENTION
PLEASE

HOLIDAY DECORATIONS

Outside holiday lights and decorations are allowed, but no holes, nails or staples are permitted. Plastic clips are okay to hang lights. Inside decorations may be hung using only small nails. If in doubt, call the GHA office prior to hanging up lights or decorations. Please Remember to use common sense and good safety practices at all times. Don't let your holiday lights annoy your neighbors. If you are using a real tree, be sure to water it daily. Inspect lights to check for frayed or damaged cords. Do not overload circuits. Turn off and unplug lights and other decorations overnight and if you will be away from home for any time. And please remove any outside decorations when the season is over. Make this holiday season a safe one for all.



! ATTENTION

! ATTENTION

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Flat Rent for Public Housing Residents:

If you do NOT make it to your Recertification appointment, you MUST sign your paperwork no later than 3:00 pm on the 20th of the month prior to the lease affective date! If you do not, your rent will be as follows:

0-Efficiency=\$546.00; 1-Bedroom=\$588.00; 2-Bedroom=\$700.00; 3-Bedroom=\$980.00

REMINDER:

RENT IS DUE BY THE 1ST OF THE MONTH NO LATER THAN THE CLOSE OF BUSINESS ON THE 10TH OF EACH MONTH!



PEST CONTROL SERVICE



Pest Control

Residents play a very important part in pest control. You are responsible to keep your home clutter free and clean, and to cooperate with GHA's pest control efforts. Your best defense against insects and rodents is to keep your unit clean. Do not leave food out on your counters or in your sink. Keep your cooking and food storage areas clean and take out your garbage on a regular basis. If mice, roaches, ants, spiders, fleas, or other insect problems persist, call the GHA office.

IS YOUR INFO UP TO DATE?

As an agency of the federal government, Guthrie Housing Authority communicates with and shares information with many other federal and state agencies. GHA receives monthly reports on residents who have recently been hired for employment. GHA is required to investigate this new hire information to determine if all earned income has been reported. GHA also knows when others who are not on the lease are living with you. It is always best to be up front and honest about where you work, what you are earning, and who is living in the unit, etc. As a resident, you are required to inform the office of ANY income changes in the household within 10 DAYS. Failure to report income may result in the repayment of back rent and late fees, and possible eviction.

IMPORTANT PET INFORMATION!

Dogs and cats shall be maintained within the pet owner's unit. When outside, the dog or cat shall be kept on a collar or harness attached by a **leash no longer than six (6) feet long which is able to retain the pet from breaking loose**. The resident shall maintain control of the pet **AT ALL TIMES**. Under no circumstances shall any cat or dog be permitted to roam free in any common areas. The pet owner shall immediately pick up all animal waste and litter box matter, which will be disposed of in a sealed plastic trash bag and placed in a trash receptacle. No pet owner shall permit his/her pet to commit a nuisance in any other part of the exterior or interior common area.

Remember, residents are not only responsible for following GHA policy but those of the City of Guthrie as well. Fines can be issued by the City of Pet Ordinance violations.



GHA Board of Commissioners

Robert Kenworthy, Acting Chairman/Vice-Chairman

Jonathan McClin, Resident Commissioner • Breana Gilder – Commissioner • Lisa New - Commissioner

GUESTS AND VISITORS

Residents are welcome to have visitors, but boarders and roomers are not permitted. Residents must notify GHA when an overnight visitor/guest will be staying for more than three (3) days. A visitor/guest may remain no longer than fourteen (14) consecutive days or a total of thirty (30) cumulative calendar days during any twelve (12) month period. Any exceptions must be documented and approved by the Executive Director. Please note that per GHA's lease, former residents who have been evicted by GHA are not permitted as overnight guests.

CONTACT US



Urgent Information!

Please note that anything other than toilet tissue is strictly prohibited from being flushed into the sewer system. "Flushable" wipes are a major cause of sewer blockages, residential plumbing failures, and municipal wastewater system damage. Unlike toilet paper, these wipes do not break down quickly, leading to massive, fibrous clogs—sometimes called "fatbergs"—that trap grease and waste, causing backups, costly repairs, and potential sewage overflows.

In addition to these wipes, attention to makeup wipes, baby wipes, cotton balls, feminine hygiene products, dental floss, etc. are all items that cause these issues that can affect everyone. The only appropriate flushable items are toilet paper and human waste.

GARDEN/YARD CLEANUP

WHAT IS ON YOUR PORCH/PATIO? ONLY FURNITURE DESIGNED FOR OUTDOOR USE CAN BE LEFT OUTSIDE. PLEASE REMOVE ALL INDOOR FURNITURE FROM PORCHES/PATIOS IMMEDIATELY. ANY AND ALL YARD DECORATIONS MUST BE ON YOUR PORCH—NOT IN THE YARD SPACE. GHA WILL NOT BE RESPONSIBLE FOR YARD DÉCOR ITEMS DAMAGED OR STOLEN THAT ARE NOT PLACED IN THE APPROPRIATE PLACE.

IF YOU HAD A VEGETABLE GARDEN OR FLOWERS PLANTED OUTSIDE THIS SUMMER, IT'S TIME TO CLEAN UP YOUR PLANTING SPACES. DO NOT ALLOW DEAD MATERIALS TO REMAIN. BE SURE TO UNHOOK AND ROLL UP ANY GARDEN HOSES. IF A GARDEN HOSE IS LEFT ATTACHED TO A FAUCET AND IT FREEZES AND CAUSES DAMAGE, YOU WILL BE RESPONSIBLE FOR THE COST OF ANY AND ALL REPAIRS. PLEASE VISIT WITH OUR MAINTENANCE STAFF IF YOU NEED GUIDANCE ON PLANTING/OUTDOOR DÉCOR.

If you will be away from your unit during colder weather season, please leave the heat on in your unit. Set your thermostat at 65 degrees—DO NOT TURN THE HEAT OFF!!! If the heat is turned off, water pipes may freeze, bust, and many problems will occur. You will be responsible for ALL DAMAGES if the heat is turned off and damages result.

GHA will not clear snow/ice from any residential porches or sidewalks leading up to a unit. Only the sidewalks around the office building will be cleared. If snow or ice has blocked a doorway such that the door cannot be opened, maintenance workers will clear that snow/ice so that the resident can enter or exit their unit. If time permits, maintenance workers will clear common walkways (such as sidewalks adjacent to parking areas) Parking spaces will not be cleared. Residents are advised to keep rock salt or ice melt in their units to throw out on icy patches. Please help us with the above issues during cold weather. And please be careful during snowy and icy conditions.

Other Stuff...

With the holiday season upon us we, at GHA, know that family is an important part of celebrating this time of year. We ask that all people be respectful of everyone. Overflow parking for guests and visitors can be found in the center of the property by the creek. GHA does have quiet hours from 10:00 pm to 7:00 am so while enjoyment of the season is expected, noise including but not limited to voices, music, vehicles, etc. is expected to be kept low. All residents experiencing a breach of this rule are encouraged to contact the Guthrie Police Department during the hours outside of normal business hours.



Oklahoma's
International Bluegrass
Festival
October 8-10, 2026
Additional information can
be found at oibf.com



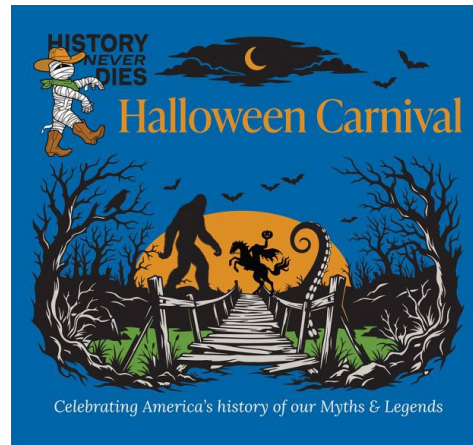
Guthrie Haunts
Scaregrounds
Opens October 2, 2026
Additional information can
be found at
guthriescaregrounds.com



Downtown Guthrie
Trick-or-Treat
October 30, 2026 @
4 pm–6 pm
Sponsored by
Guthrie Chamber of Commerce



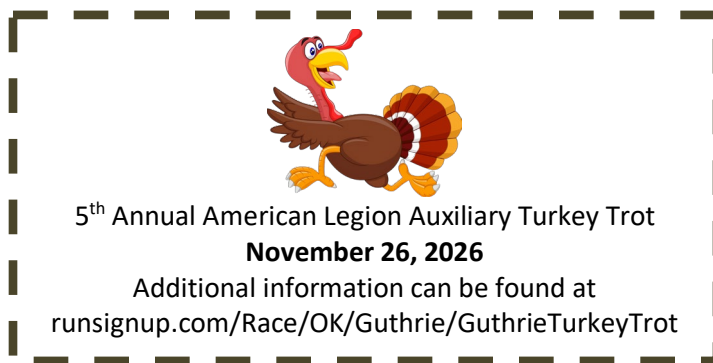
A Territorial Christmas Carol
Nov 27-Dec 23, 2026
Additional information can be
found at thepollard.org



Halloween Carnival
October 24, 2026; 4:30 pm-6:30 pm
Oklahoma Territorial Museum
www.okhistory.org/territorialmuseum



Get Your Tickets Today
12 & Under - Free with paid Adult admission
13 & Up - \$15/per day



5th Annual American Legion Auxiliary Turkey Trot
November 26, 2026
Additional information can be found at
runsignup.com/Race/OK/Guthrie/GuthrieTurkeyTrot



Join us for our annual Guthrie's Outdoor
Christmas Market which takes place
during the Guthrie's Territorial Christmas
events!

November 28, 2026 12:00pm–6:00pm	December 5, 2026 3:00pm–9:00pm	December 12, 2026 3:00pm–9:00pm
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Now Accepting Vendors
10x10 Booths \$50

Market is at the corner of Wentz & Oklahoma.
(206 ½ E. Oklahoma, Guthrie, OK 73044)
Market is outdoors!

The only way to apply is to email:
guthriedowntownfarmersmarket@gmail.com



Celebrations
**NOV. 28TH, DEC. 5TH &
DEC. 12TH 2026**

WWW.GUTHRIETERRITORIALCHRISTMAS.COM