

# FORT BERTHOLD



## Housing Authority

Volume 2 / Issue 12

### DECEMBER 2020



WWW.FBHA.ORG – FACEBOOK - INSTAGRAM

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Don't let someone else talk to your kid about alcohol first. Take the lead and have fun doing it. Visit

[www.prevention.nd.gov/materials/activity-book](http://www.prevention.nd.gov/materials/activity-book) to learn more.



**\*To all our tenants we would just like to remind you that you do have the opportunity to have direct deposit from your account to FBHA for rent, if you have Cornerstone Bank or Dakota West Bank as your Bank, And you would like more information please contact your Lease Compliance and they can help.**



Special Projects are of the side walks and new units coming in. Here are some pictures of some of the segments.



Parshall  
[FBHA NOW HAS FACEBOOK AND INSTAGRAM!!!](#)

Parshall



## Homemade Chocolate sauce

Homemade chocolate sauce is incredibly easy to make and rivals anything you'll buy at the store. Whip up a batch in only 5 minutes and drizzle on your favorite desert.

Prep Time : 5 minutes Total Time: 5 minutes Servings: 14 (2 tablespoons per serving, 1 3/4 cups total)  
 Calories : 64 Cal Author - bellyfull.net/homemade

### Ingredients

- 1/2 cup unsweetened cocoa powder
- 1 cup granulated sugar
- 1/8 teaspoon kosher salt
- 1/2 cup cold water
- 1 1/2 teaspoon vanilla

### Instructions

1. In a cold saucepan, whisk together the cocoa and the sugar until all lumps are removed. add the salt and the water and bring to boil over medium- medium high heat.
2. Reduce to a gentle simmer; stirring constantly. Simmer for about 30 seconds and then remove from heat. Let it cool then add in the vanilla.
3. Pour into a glass jar and allow to cool. ( the chocolate sauce will be very then when it finishes boiling, but it will thicken quite a bit as it cools)
4. Refrigerate until needed.

### Notes

- Any leftover should be stored in the refrigerator for up to two weeks.



## Peanut Brittle

This recipe for homemade peanut brittle is a buttery,crispy confection loaded with roasted peanuts.Break the brittle into bite sized pieces and serve for a simple yet satisfying dessert,or package up your peanut candy for gift giving.

Prep Time : 10 minutes Cook Time:35 minutes  
 Total Time: 45 minutes Servings: 24  
 Calories : 254 Cal Author - Sara Welch

### Ingredients

- 2 Cups granulated Sugar
- 1 cup light corn syrup
- 1/4 teaspoon salt
- 1/2 cup water
- 1 cup butter cut into slices
- 2 1/4 cups dry roasted peanuts unsalted or pecans or almonds
- 1 teaspoon baking soda

### Instructions

1. Line sheet pan with Parchment paper or a nonstick baking mat.
2. Place the sugar,Corn syrup, salt and water in a large, deep pan. Clip a candy thermometer to the side of the pan.
- 3.cook over medium heat, stirring constantly, until sugar is dissolved and mixture comes to a boil.This takes about 6-7 minutes.
4. Add the butter to the pan.Continue to cook, stirring occasionally, until a candy thermometer registers 280 degrees F.This takes about 15 minutes.
5. Add the peanuts to the pot and cook for an additional 10 minutes,stirring constantly, or until a candy thermometer register 350 F.
6. Remove the pot from the heat and stir in the baking soda.
7. Pour the peanut mixture evenly onto the sheet pans. Spread to a 1/4 inch layer.
8. Cool, then break into pieces and serve.



**JOB ANNOUNCEMENTS -November – December  
,2020**

**Administration**

Contract Officer - \$Salary, DOQ/DOE.

**Maintenance Dept.**

Maintenance Manager- Starting, Full Time \$  
DOQ/DOE

Maintenance Worker(s)-starting, Full-Time  
\$17.00 per hour

(White Shield, Twin Buttes, Four Bears, Mandaree,  
New Town, Parshall)

LIHTC Custodian/Grounds Keeper(s)- starting, Full-  
Time \$16.00 per hour

Custodian-starting, Part-Time \$16.00 per hour

**Modernization/Renovation Dept.**

Modernization/Reno Clerk-starting, Full-Time \$16.00  
per hour

Carpenter Helper(s)-starting, Full-Time \$18.00 per  
hour

**Lease Compliance Dept.**

Lease Compliance Manager- Starting, Full Time \$  
DOQ/DOE

Lease Compliance Specialist-starting, full-Time  
\$16.00 per Hour

(New Town, Parshall and Four Bears, Mandaree)

**Environmental Dept.**

(2) Technician-starting, Full-Time \$17.00 per  
hour

**Excellent Benefits Free Employee  
Medical/Dental/ Vision/ Life Insurance  
Matching 401 (k) Plan**

**Contact: Acting Human Resources**

**Crystal Johnson At 701-421-8366**

**Or**

**[Crystal@fbha.org](mailto:Crystal@fbha.org)**

**[Hr@fbha.org](mailto:Hr@fbha.org)**

FORT BERTHOLD HOUSING AUTHORITY

**DOWN PAYMENT  
ASSISTANCE PROGRAM**

Is still accepting Applications !!  
Please contact office at 701-627-4731 or cell at 701-421-2094 for more information  
ardellaf@fbha.org

Mandaree

**WE HAVE 3  
AVAILABLE  
TITLE VI UNITS**

- 3 -3 bedroom ,2bath units
- Deposit \$500.00
- Animal deposit as well
- Lowest rent base is \$609.00

Contact FBHA at  
701-627-4731 or 701-421-1249  
Please see our web page at  
[www.fbha.org](http://www.fbha.org) or [clemen@fbha.org](mailto:clemen@fbha.org)  
for application

**\*Lease Compliance would like to remind all  
tenants to updated their applications and  
recertifications.**

ELBOWOODS MEMORIAL HEALTH CENTER  
MHA NATION

**We salute all  
frontliners!**

Thank you for your service and sacrifice  
during this difficult time.

You are our heroes.





## TENANT LEASE SUBJECTS

INTRODUCING  
Fort Berthold Housing Authority

Fort Berthold Housing Authority (FBHA) is the duly chartered and designated entity of the Mandan, Hidatsa, and Arikara Nation (MHA Nation) functioning on behalf of the MHA Nation to provide administrative and management continuity in the provision of housing to the tribal membership pursuant to MHA Nation Ordinance 1-62.

FBHA is organized and operated pursuant to Ordinance 1-62, Section V(2)(c) to provide decent, safe and sanitary housing to people of low income on the Fort Berthold Reservation, and to provide maintenance of existing units and construction of new units; and pursuant to Section V(2)(n) of Ordinance 1-62, the FBHA Board of Commissioners has the power to adopt policies governing the operation and management of the FBHA.



### TERMS TENANTS SHOULD LEARN

**Tenant** A person who has the right to temporary use and possession of particular real property, which has been conveyed to that person by a landlord

**Lease** is a **contract** between an owner and a user of property. the owner (lessor) receives financial compensation and in exchange, the tenant (lessee) is given the right to live within the property



How long is a lease?

- **1 year** with FBHA
- recertification is annually

Tenants are responsible to report any changes?

- loss or change of income
- family change
- any pets deposit is \$100

What Day is Rent Due?

RENT IS DUE THE **1ST DAY** OF EVERY MONTH

December 2020

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

What happens if rent is not paid on the 1st day of the month?

December 2020

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

- ✚ **1ST NOTICE delinquent notice** mailed on **10TH DAY**
- ✚ **FINAL delinquent notice** rent is unpaid notice mailed on **21ST DAY**

**IS THERE AN ALTERNATIVE IF LATE WITH PAYMENT?**



**YES**, there is a cure! a **PAYMENT AGREEMENT** you can complete a *payment agreement* with (1) FBHA lease compliance, (2) of Court Advocate office over the phone call 701.627.4731. Tenant can request a payment agreement.



What is a payment agreement?  
It's an agreement to pay rent for the month in full by an agreed date. Tenants are allowed only 4 payment agreements a year.

**"IMPORTANT NOTICE"**



A **NOTICE TO QUIT** is issued when no payment is received longer than 60 days.

Lack of payment begins eviction process.



#### IMPORTANT TENANT COMMITMENTS

WHAT IS LEASE VIOLATION?



**Lease Violation**-is simply a **breach** of contract. A tenant commits such an act if and when they go against the stipulations outlined in the agreement. **Violations** can happen when tenants take certain actions or fail to take certain actions (in the case of failure to pay **rent** and the like).

#### TYPES OF LEASE VIOLATIONS:

##### CURABLE

- non-payment
- pet violation
- noise disturbances

##### NON-CURABLE

- lease violations involving criminal activity
- child endangerment/neglect
- selling or manufacturing controlled substances
- domestic violence/assault causing bodily injury
- drug convictions involving controlled substances
- not reporting serious disturbances or occurring within residence that disturbs the quiet enjoyment and peace



Where can a tenant find rules for FBHA?

- ✓ FBHA can email
- ✓ FBHA Lease addendum
- ✓ Lease agreement
- ✓ FBHA can mail a copy



What to do when I need Maintenance?

Maintenance Request are performed under a priority system. Maintenance Emergencies are priority.

**1st priority** this is where health and/or safety of the family of the household is threatened.

**2nd priority** urgent repairs that cause personal damage may be reported.

**3rd priority** work to non-emergency maintenance and repair work reported by tenants.

**4th priority** refurbishment of vacated units.

**5th priority** preventative maintenance regular inspections of units.

During maintenance FBHA maintenance shall provide reasonable notice prior to scheduling any work and may require a member of the house hold be present or special permission to enter unit.

The authority provides 24-hour maintenance only when there is a threat to health and/or safety of the tenants or serious damage to the unit.

**FBHA adopted this brand against substance use and drug activity**





CONGRATULATIONS!!  
 CHEYENNE ARMSTRONG  
 WON  
 LEADERSHIP AWARD FOR  
 THE MONTH OF NOVEMBER

"Before you are a leader, success is all about growing yourself. When you become a leader, success is all about growing others. —Jack Welch  
 Thank you Cheyenne for all that you do we all



**New FBHA Employees**

We have no New employees at this time.

**Contact us**

**Compliance in each Segment:**

Lease Compliance Manager, [Open](#)  
 Office.701.627.4731

New Town LC, [Open](#)  
 Office.701.627.4731

Four Bears LC, [Open](#)  
[fourbears@fbha.org](mailto:fourbears@fbha.org) Office.701.627.4731  
 cell.

Parshall LC, [Open](#)  
[parshall@fbha.org](mailto:parshall@fbha.org) Office.701.627-4731

Mandaree LC, [Open](#)  
[Mandaree@fbha.org](mailto:Mandaree@fbha.org) office.701.759.3117

White Shield LC, Clemen Perkins  
[clemen@fbha.org](mailto:clemen@fbha.org) Office.701.743.4455  
 cell.701.421.1249

Twin Buttes LC, Hope Crows Heart  
[twinbuttes@fbha.org](mailto:twinbuttes@fbha.org) Office.701.938.4771  
 cell.701.421.9776

Hidatsa Homes Manager, Carol Villa  
[hidatsahomes@fbha.org](mailto:hidatsahomes@fbha.org) cell.701.421.9605

Brooks Heights Manager, Sarah Bruce  
[sarah@fbha.org](mailto:sarah@fbha.org) Office.701.627.4461  
 cell.701.421.1516

**December 1st - December 8th**

**FBHA Maintenance  
 Emergency on call  
 Numbers**

Parshall/ White shield  
 Edward Barsuto (701)570-5431  
 Justin Many Ribs

New Town / Four Bears  
 Kenneth Matthews (701)421-8303  
 CamRahn Eagle Chasing

Twin Buttes/ Mandaree  
 David Brown (701)421-5271



**Reminder – What Qualifies as a Maintenance Emergency Request**

\* Loss of Heat \* Loss of Water/ Water Leak \* Loss use of appliance \* Loss of use of toilet \* Loss of electricity in your unit \* Any life -safety matters



**HOW TO MEASURE COVID-19 RISK  
 DURING DAILY ACTIVITIES**



**Three Major Risk Factors: Location, Time, Distance**

Measuring your risk for COVID-19 during an activity starts with thinking about three major factors: location, time, and distance. **Do not engage in any activity without wearing a mask.**

- 1. Location.** Is the activity outdoors? Outdoor activities are safer than indoor activities. COVID-19 moves through the air and stays in the air longer when indoors, increasing your risk of exposure.
- 2. Time.** How long will you be doing the activity? Try to spend less than 15 minutes total with others over a 24-hour period, especially if indoors. Spending more time around others increases your risk of exposure to COVID-19.
- 3. Distance.** Will you be able to stay 6 feet apart from others? Activities where you can remain at least 6 feet away from others are safest. Distancing is important because most germs cannot travel more than 6 feet from person to person in the air.



**Measuring Your Risk During Daily Activities**

Activity What are you doing?	Location Is the activity outside?	Time Is the activity 15 minutes or less?	Distance Can you be 6 feet away the entire time?	Score 0, 1 - Low Risk 2 - Moderate Risk 3 - High Risk
Getting Fuel	✓	✓	✓	0
Feeding livestock	✓	✗	✓	1
Going to outdoor sporting event	✓	✗	✓	1
Hiking with friends	✓	✗	✗	2
Gathering traditional foods or medicines with others	✓	✗	✗	2
Attending indoor family gathering with others	✗	✗	✗	3
Going to the casino	✗	✗	✗	3
Attending indoor tribal meeting	✗	✗	✗	3
Playing an indoor sport	✗	✗	✗	3
Eating at a restaurant	✗	✗	✗	3

RESOURCES: CDC, JOHNS HOPKINS CENTER FOR AMERICAN INDIAN HEALTH



# DECEMBER

Integrity. Excellence. Honesty. Diversity.  
Respect. Responsibility. Compliance

## 2020

FBHA Maintenance Office open 8:00am to 4:30pm

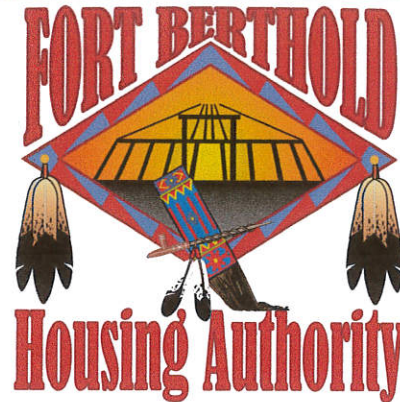
Phone #701-627-3045

Maintenance Emergency's Please call

Clemen Perkins at 701-421-1249

### What Qualifies as a Maintenance Emergency Request?

- Loss of heat
- Loss of water /water leak
- Loss of use of appliance
- Loss of use of Toilet
- Loss of electricity in your unit
- Any life -safety matters



If anyone in your House hold is sick or has been sick in the last 14days, please Notify us at the time you place your Request!

Only Emergency Request will be addressed at this time.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
<b>RENT DUE 1<sup>st</sup> Of Every Month</b>					Deep Clean-up Day	
<b>AP week</b>						
6	7	8	9	10	11	12
Jade Moran	Kathy Church	<b>Board Reports Due</b>		TBC	Deep Clean-up Day	
13	14	15	16	17	18	19
<b>AP week</b>				Crystal Johnson	Deep Clean-up Day	
20	21	22	23	24	25	26
	Deep Clean-up Day			<b>Christmas Day Observed</b>	<b>Christmas Day Observed</b>	
27	28	29	30	31		
<b>AP week</b>	<b>REG BOC MTG ZOOM</b>	Fumigation	Voting for December Employee Leadership Award			