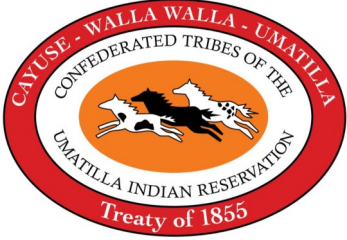


# May

2025

51 Umatilla Loop; Pendleton, Oregon 97801



# Housing Department

**OPEN** Monday-Friday  
7:30-4:00 (Closed 12:00-1:00)

**CALL** 541-429-7920  
Leave a message to have your call returned.

**EMAIL** [housing@ctuir.org](mailto:housing@ctuir.org)



**Payments happily accepted until 3:30pm.**

Call UTPD 541-278-0550 after-hours, weekends, or holidays for emergencies such as no water, no heat, water leaks, or safety. UTPD will notify Housing's on-call maintenance staff.

### Housing Department Staff

Paula Wagner-Bellingham, <i>Secretary II</i> .....	541-429-7920
Tina Baum, <i>Resident Services/Office Assistant</i> .....	541-429-7927
Mandee Adams, <i>Resident Services</i> .....	541-429-7937
Heather De Mary, <i>House Inspector/Rental Coordinator</i> .....	541-429-7928
Penny Bott, <i>Procurement Officer</i>	
Kenneth Mitchell, <i>Resident Services/Compliance Manager</i>	
Tanner Michael, <i>Maintenance Manager</i>	
Marcus L. Luke II, <i>Housing Director</i>	

### Maintenance Repairers

Garrell Moore	Herbert Klatush	Christopher Marsh Sr.
KC Picard	Lance Dick	Leo Wells Jr.
Ronald Snyder	Timothy Cain	

### Lawn Care/Grounds Keepers

Jason Butler	Audwin Minthorn
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Welcome, Mandee Adams, as our new Resident Services Coordinator for Housing Department! Thank you for joining the team, we are happy to have you.

## Month of May

- May 1st: May Day
- May 5th: Cinco de Mayo
- May 11th: Mother's Day
- May 13th & 14th: **CLOSED** for trainings
- May 17th: Armed Forces Day
- May 26th: Memorial Day—**CLOSED** for holiday



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## Maintenance & Reminders

### SPRING & SUMMER RECREATIONAL ITEMS POOLS & TRAMPOLINES

Will you be getting a trampoline or pool this Spring or Summer? Before you do, contact your rental coordinator. A Liability Waiver/ Assumption of Risk and Hold Harmless Agreement, as well as a current Renter's Insurance policy with the appropriate coverage are required for these items.



### HOME INSPECTIONS

The inspections are crucial for ensuring safety and sanitation standards are upheld across our properties. It is important that we work together to provide a safe and healthy living environment for all our tenants.

To support this initiative, we encourage all tenants to take advantage of the spring clean trailers available for decluttering both carports and their homes. This effort not only helps in minimizing issues with ants and pests, but it also enhances the overall safety and quality of life for families within our community.

### Mowing Season

Wow, Housing groundskeepers mow & trim yards for over 275 units! **Please** give our groundskeepers ease of access as they are working in the community. By this, you can pick up items that may interfere with the mowers, such as toys, lawn furniture, hoses, etc. Tenants and visitors should **NOT** be parking in the grass. Doing so can damage underground sprinkler systems, cause soil erosion and destruction of the yard, as well as **impede access to mowing**. Children are generally at school during the daytime; however, as Summer break approaches, **please advise them to stay clear of the mowers and weeders** when they come through. Accidents can occur around mowers and weeders, so it is a safety control issue to steer clear! Unfortunately, unintentionally, there may be damage to windows, unit, personal property, or vehicles due to flying debris from mowers and weeders. **If incidents like this occur**, please **contact Housing** so the appropriate message may be delivered to Maintenance. We appreciate Tenants' care and understanding as always, and hope the mowing season can be smooth for you *and* for our groundskeepers.



**If you see suspicious behavior, or witness a crime, including concerns of neglect/abuse of people and animals, please contact the police! You can remain anonymous in your reporting.**

**Provide a detailed description of location, time, what the person or people looked like, what they were wearing, and what you witnessed as "suspicious", or as the "crime". Everyone can help keep the community safe by making that call.**

**Umatilla Tribal Police Department: call 541-278-0550**  
***Dial 911 for emergencies!***

# May

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## Events & Community

**2025 Eastern Oregon Regional  
VETERANS STAND DOWN  
& Resource Event**

UMATILLA COUNTY  
Veterans Services

**Saturday, June 14**  
9:00 am - 12:00 pm

**FREE RESOURCES FOR VETERANS**  
Gift to the first 100 Veterans ★ Door Prizes ★ Surplus Items

LUNCH WILL BE PROVIDED

**Wildhorse Resort & Casino**  
Rivers Event Center

MANY VENDORS ON SITE

**Mary E. Guss, Attorney**  
will be at Housing May 22nd and 23rd.

She provides confidential, virtual, and in-person consultations for Wills & Estate planning. By appointment.

Email: [maryguss@hotmail.com](mailto:maryguss@hotmail.com)



Wishing you the happiest of days, full of whatever brings you joy!

Happy Mother's Day to All of the Moms!



*Supportive relationships and connected communities foster a sense of belonging and promote mental well-being for all.*

- Strong mental health is for everyone—and support should be available to all.
- Each person's mental health journey is unique—a strong support system makes a difference.
- Prioritizing self-care and seeking support strengthen resilience and well-being.
- Social connection and community support play a vital role in mental health and recovery.
- Open conversations about mental health help break stigma and encourage people to seek support.

**Annual Community Picnic** *Save the Date!*

Thursday, August 14, 2025  
4:00 pm to 7:00 pm  
July Grounds  
Mission, OR

BBQ

Volunteers Requested to Call CTUR Housing, 541-429-7920

Unity, friendship, games, raffle, vendors, great food!

# May

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Mission Dog Control Area



### 13.052 VICIOUS DOGS



It shall be unlawful for any person to keep, own or maintain a \*Vicious Dog, as defined in section 13.010(7) of the CTUIR statutes in the Mission Dog Control Area. Any Vicious Dog found in the Mission Dog Control Area shall be immediately seized and destroyed.

It is not reasonable for Housing Department to allow an unlawful breed of dog to reside within its residential units, which is within the Mission Dog Control Area.

### NO UNLAWFUL BREEDS ARE ALLOWED, FOR ANY REASON.

Housing will enforce its lease agreement and policies, as well as the CTUIR Code, if a tenant is suspected of or is known to have a "vicious breed" dog, by contacting the tenant informing the owner to rehome the dog. This includes any dogs on a previous lease agreement addendum for pets or service animals.

**\*Vicious Dogs** means a pure bred or any degree mixed breed Pit Bull, Doberman Pinscher, German Shepherd, Rottweiler and Wolf hybrids.

*It is the sole responsibility of the dog owner to take the most effective and humane action to rehome a dog.*

- |  |  |
|--|--|
| Pendleton Animal Welfare Shelter (PAWS): 541-276-0818    | New Hope for Eastern Oregon Animals Baker City: 541-403-2710 |
| Humane Society of Eastern Oregon Hermiston: 541-564-6222 | Blue Mountain Humane Society Walla Walla: 509-525-2452       |
| Fuzzball Animal Rescue Hermiston: 541-371-2007           | Benton Franklin Humane Society Kennewick: 509-374-4235       |

*This shelter information is not a referral, and does not indicate the ability to assist anyone.*

For more information call the Housing Office at 541-429-7920 or email [housing@ctuir.org](mailto:housing@ctuir.org)



The secret of getting ahead is getting started!

## CAY-UMA-WA HeadStart Now Enrolling Ages 3-5

REGISTRATION IS OPEN

Monday - Friday  
7:30 am - 4 pm

#### OUR SERVICES

- HEALTH & DENTAL SCREENING
- LEARNING OUR CULTURE & LANGUAGE
- ENGAGING ACTIVITIES



TEL: 541-429-7836  
EMAIL: [LLOYDCOMMANDER@CTUIR.ORG](mailto:LLOYDCOMMANDER@CTUIR.ORG)  
APPLICATIONS ONLINE @ [WWW.CTUIR.ORG](http://WWW.CTUIR.ORG)  
This institution is an equal opportunity provider.

NIXYÁAWII EDUCATION CENTER  
46251 NAX WINATAS, PENDLETON, OR

Community Action Program of East Central Oregon (CAPECO) may be able to assist with Food & Nutrition, Housing/Homeownership, Utilities, Weatherization, Youth, Independent Support, and various Emergencies. [www.CAPECO-works.org](http://www.CAPECO-works.org)  
(541) 276-1926 211 SE Byers Ave; Pendleton



Home 4 Hope works to prevent, reduce and end homelessness in Oregon's Gilliam, Morrow, Umatilla & Wheeler counties.

Home 4 Hope was born out of HUD's Continuum of Care Program directive to CAPECO, the program's lead agency in this area, to create a coalition to address homelessness.

Learn more about the Home 4 Hope coalition of community members, service organizations, state and federal agencies, churches, and non-profits who come together to make a difference.

Home 4 Hope has a list of online resources for those who are homeless or may be trying to avoid becoming homeless - [tiny.cc/h4hresources](http://tiny.cc/h4hresources)

# May

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## HD Policy Review

### CTUIR HOUSING DEPARTMENT ADMISSIONS & OCCUPANCY POLICIES

*(for full policy, contact Housing Department, or go to <https://ctuir.org>)*

#### SECTION 3.14 HOUSEKEEPING STANDARDS

##### A. Tenant's Responsibilities General.

1. Walls shall be clean, free of dirt, grease, holes, cobwebs, writing, after-market paint, and fingerprints.
2. Floors shall be clean, clear, dry, and free of hazards.
3. The ceiling shall be clean and free of cobwebs.
4. Windows shall be clean, with intact shades or blinds only, no temporary coverings (such as blankets), and not nailed shut.
5. Woodwork shall be clean, free of dust, gouges, or scratches.
6. Doors shall be clean, free of grease and fingerprints, and with HD issued hardware.
7. Heating units and hot water heaters shall be free of dust, free of clutter and easily accessible. Hot water heaters should have a two-foot clearance zone for fire safety and access by HD staff. Wall mounted heaters should have a three-foot clearance zone.
8. Trash shall be regularly disposed of properly. Trash shall not be allowed to accumulate in the unit.
9. The unit shall be free of rodent or insect infestation.
10. No fireworks, internal combustion engines, propane, kerosene, oil, or gas of any kind shall be stored or used in the unit except for HD installed gas stoves, furnaces, and water heaters.

##### B. Kitchen.

1. The stove shall be clean and free of food and/or grease.
2. Refrigerator/Freezer shall be clean, doors should close properly, and gaskets should be clean.
3. Cabinets shall be clean and neat. Cabinet surfaces and counter tops should be free of grease and spilled food. Cabinets should not be overloaded. Storage under the sink should be limited to small or lightweight items to permit access for plumbing repairs.
4. Exhaust fan filters shall be free of grease and dust.
5. The sink shall be clean, free of grease and garbage. Dirty dishes should be washed and not stored in the sink. No grease, oil, or lard shall be dumped down sink drains.
6. Food storage areas shall be neat and clean without spilled food.
7. Trash/garbage shall be stored in a covered container until removed to the disposal area.

##### C. Bathroom.

1. The toilet and tank shall be clean and odor free. Condensation should be wiped regularly.
2. Tub and shower shall be clean and free of mold and mildew. Where applicable, shower curtains should be in place, and of adequate length to prevent spillage.

*(Continue on next page)*

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## SECTION 3.14 HOUSEKEEPING STANDARDS *continued...*

3. The sink shall be clean.
4. Vanities shall be kept clean and free of water leakage.
5. Exhaust fan shall be operational and free of dust.
6. The floor shall be clean and dry.
7. Only toilet paper will be flushed down the toilet. Wipe products will not be flushed.

### D. Storage Areas.

1. Linen closet shall be clean.
2. Other closets shall be clean.
3. No highly flammable materials shall be stored in the unit.
4. Other storage areas shall be clean and free of hazards.
5. The furnace room cannot be used for storage and shall be clean of any debris.

### E. Outside the Unit.

1. Tenants shall not enclose carports or back porches.
2. No tarps shall be attached on or around unit.
3. No tents, camping, or shades will be left out for more than three days.
4. Furniture outside a home shall be limited to outdoor or patio furniture only.
5. Porches (front and rear) shall be clean and free of clutter.
6. No makeshift or temporary fencing
7. No items stored in carports or anywhere else on the exterior of the home.
8. All outside areas free of garbage and clutter
9. No recreational vehicles shall be on the premises (RVs and Trailers.) ATVs, dirt bikes, snowmobiles, etc. cannot be operated within Housing Areas.
10. No playsets, pools, trampolines, bounces houses, water inflatables, standalone basketball hoops, etc. without a signed Liability Waiver, Assumption of Risk, and Hold Harmless Agreement pre-approved by the HD.
11. Dead animals or animal parts are not to be stored outside the premises for long periods of time.

F. After an inspection, The HD will notify the Tenant in writing if they fail to comply with housekeeping standards after an inspection or other circumstances that bring the housekeeping standards to the attention of HD staff.

## SECTION 3.15 ATTRACTIVE NUISANCES

- A. Tenant agrees to properly dispose of large items dangerous to children such as freezer chests, iceboxes or refrigerators by first removing the door or latch and/or securing and locking the door in an open position.
- B. Tenant agrees to submit a signed Liability Waiver, Assumption of Risk and Hold Harmless Agreement, comply with all provisions of said waiver and obtain approval from the Housing Department Director prior to setting up a swimming pool, trampoline, inflatable bouncy house, or pony/horse rides.