

# GO2GUIDE NEWSLETTER



**ANOTHER QUICK REMINDER:** Any and all correspondence with Go2Guy **MUST** be through the tenant portal, Go2Guy text line, email **OR** by calling our office phone. **NO OTHER NUMBERS ARE AUTHORIZED FOR SUBMITTING REQUESTS OR POINT OF CONTACT**

**Office:** 248-809-2304  
**Email:** [kelly@go2guypm.com](mailto:kelly@go2guypm.com)  
OR [kalen@go2guypm.com](mailto:kalen@go2guypm.com)



## FEBRUARY RAFFLE WINNERS

**ON-TIME PAYMENT WINNER:** Dana M. from Detroit won \$50 towards her rent for paying on time!

**ONLINE TENANT PORTAL WINNER:** Alex & Valerie D. from Detroit won \$25 towards their rent for using the online tenant portal to submit requests or contact us!



## CERA RENTAL ASSISTANCE AND YOUR MONTHLY RENTAL PORTION

### *Clarity on the Rental Assistance and Your Family Obligation*

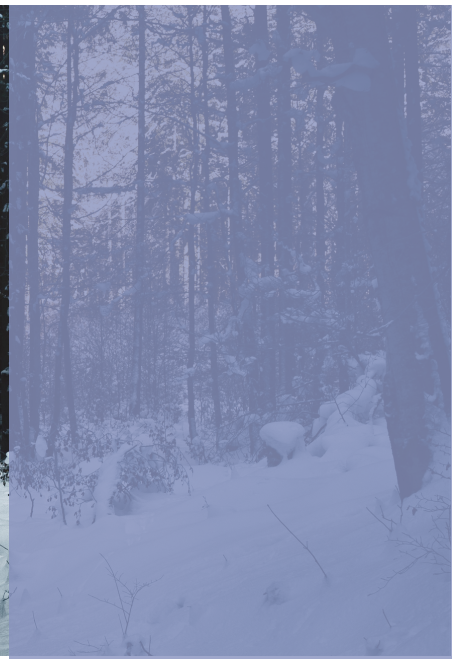
From our understanding, we have many tenants utilizing the CERA Program. However, we have far too many tenants choosing to **NOT** pay just because they applied for CERA. **Applying for CERA does NOT guarantee approval and even if you apply, there is a process that can take up to 3-4 months.** If you are responsible for any portion of the rent, you **STILL** need to make that monthly rental payment. Applying for CERA doesn't give any tenants the right to not pay. If you are a Section 8 voucher holder and you stop paying rent simply because you applied for CERA, we will notify your Section 8 office that you are refusing to pay and it will potentially affect your voucher. **If your Section 8 office says you can pay a certain amount of rent each month, that is what we hold you accountable for.** We have seen tenants wait almost 6 months for approval on CERA and by that time, their balance is far too large and they are at risk for eviction. If you have had a substantial loss of income (not due to being off work for a sickness), you may reach out to your Section 8 office to see if your rent can be adjusted, but **you are responsible for every bit of rent your Section 8 office says you can pay until any further rent adjustments come in.**

## KNOW YOUR LEASE

### *Under Standing Clause #27 of Your Lease*

Clause #27 states: **Legal Costs:** *If Tenants desire to continue to rent the premises after being in default or after being served with notice of termination, demand for possession, or an eviction they agree to reimburse the Owner for actual and legally allowable costs incurred to enforce collection of rents, to serve notices, for filing fees, etc., including costs of collectors, deputies, marshals, police constables, attorneys, etc., prior to regaining entry or reinstatement of their status as Tenants.*

If for ANY reason Go2Guy has to take you to court, you are responsible for ALL legal fees. That includes fees for filings, appearances, and adjournments. If you have a balance and we schedule court and you pay your balance, you will **STILL** be responsible for court fees. The easiest way to avoid legal fees is **PAY YOUR RENT ON TIME!**



## CALLING OUR OFFICE

### *Another Reminder About Calling & Leaving a Voicemail*

Did you know that calling our office back to back multiple times without leaving a voicemail doesn't get your call answered quicker? We have **1 office staff** member to answer the phone lines. If you call and do NOT get an answer, **PLEASE DO NOT KEEP CALLING BACK**. We may be on the other line or in a meeting, but calling and leaving a voicemail will ensure you get taken care of. If you call our office back to back multiple times, we can not help you with whatever you may need. However, if we are busy and you call and leave a voicemail, the voicemail goes to ALL Go2Guy staff members and we can address what you may need. Again, **PLEASE DO NOT KEEP CALLING OUR OFFICE BACK TO BACK**.

## SUBMITTING REQUESTS IN A REASONABLE TIME

### *A Quick Overview of Reporting Repairs*

As we have *always* stated (and as stated in the lease), repair requests should be submitted in writing, whether it is through text, email, or through the tenant portal. These are the BEST ways to submit a request. Also, repairs should be submitted in a reasonable amount of time. We are finding that tenants are waiting to report repairs. A few scenarios: (1) Go2Guy reaches out to a tenant about past due rent then the tenant claims that something in the house has been broken for months and needs it fixed before paying (*tenants may not claim to or actually withhold rent because of a repair*) (2) A tenant submits a request about a repair and claims the damage was like that when they moved in OR (3) A tenant submits an emergency request (such as no heat) late afternoon on a Saturday and says the heat has been out for days. **THESE ARE SITUATIONS TO AVOID!** We are and always have been glad to help our tenants address any issues, but we cannot address them in a timely fashion if not reported in a timely fashion.

*“Change will not come if we wait for some other person or some other time. We are the ones we’ve been waiting for.*

*We are the change that we seek.” – Barack Obama*

*“A life is not important except in the impact it has on other lives.” – Jackie Robinson*





## FEBRUARY EVENTS IN DETROIT

*What's Happenin' in the D?*

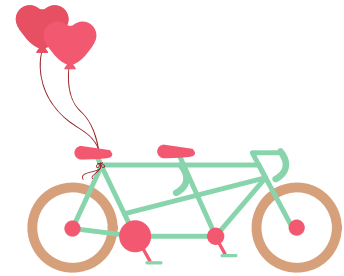
### FREE ADMISSION TO THE WRIGHT MUSEUM

February 2 & 3, 16 & 17, and 23-25

Charles H. Wright Museum of African American History

315 E Warren Ave, Detroit, MI 48201

Celebrate Black History Month and bring your family and friends to experience the wonder of The Wright Museum with free admission, courtesy of Comcast! Enjoy the many exhibitions on display as well as engaging programming for the entire family.



### FEBRUARY FLICKS: WONDER

Saturday, February 2 @ 4:00 pm – 6:30 pm

Beacon Park

1901 Grand River Ave, Detroit, MI 48226

Lights! Camera! Action! February Flicks returns to Beacon Park Detroit featuring a fantastic lineup of free double feature films and programming for the whole family to enjoy every Saturday, inside the heated tent! Wonder: Based on the New York Times bestseller, this movie tells the incredibly inspiring and heartwarming story of August Pullman, a boy with facial differences who enters the fifth grade, attending a mainstream elementary school for the first time.



## BEST SLEDDING HILLS

*Where You Can Go to Get the Best Air Time!*

#### Balduck Park

5271 Canyon St.

Detroit 48236

#### Greenmead Historical Park

20501 Newburgh Rd.

Livonia 48152

#### Cass Benton Park

18951 Northville Rd.

Northville 48168

#### Heritage Park

24915 Farmington Rd.

Farmington Hills 48135

#### Civic Center Park

300 W. 13 Mile Rd.

Madison Heights 48071

#### Middlebelt Hill

28497 Edward Hines Drive

Westland 48185

## LOOKING TO MOVE?

### *Important Information If You Are Wanting to Move*

If you are looking to move and you have submitted a vacate notice to your Section 8 office, please remember that all balances on your account MUST be paid in order to be able to move and be issues a move packet. Also, even if you are looking to move into another one of our homes, again, your balance will need to be paid and your eligibility will be based off: your rental payment history with us, legal history with us, and overall maintenance of your home. Please understand that if you do not take care of your home, we cannot move you into another one of our

# CELEBRATING BLACK HISTORY MONTH

## IMPORTANCE OF BLACK HISTORY MONTH

### *Celebrating our African American Leaders*

Black History Month is an annual celebration of achievements by African Americans and a time for recognizing their central role in U.S. history. Also known as African American History Month, the event grew out of "Negro History Week," the brainchild of noted historian Carter G. Woodson and other prominent African Americans. Since 1976, every U.S. president has officially designated the month of February as Black History Month. Other countries around the world, including Canada and the United Kingdom, also devote a month to celebrating Black history. The story of Black History Month begins in 1915, half a century after the Thirteenth Amendment abolished slavery in the United States.

## FREDERICK DOUGLAS

*February 1818 - February 20, 1895*

Frederick Douglass was born into slavery in Talbot County, Maryland. He was raised by his grandmother, who was a slave. He was taken from her when he was a child and sent to Baltimore. Because it was against the law to teach a slave to read, Douglass was basically self taught how to read. Eventually, he was sent back to the Maryland plantation where he was born. There, he gained a reputation for disobedience. He later went on to become an important leader in the Abolitionism movement & went on to writing an autobiography.



## ROSA PARKS

*February 4, 1913 - October 24, 2005*

Rosa Parks is known as "the mother of the civil rights movement," Rosa Parks invigorated the struggle for racial equality when she refused to give up her bus seat to a white man in Montgomery, Alabama. Parks' arrest on December 1, 1955 launched the Montgomery Bus Boycott by 17,000 black citizens.

## DR. MARTIN LUTHER KING JR.

*January 10, 1929 – April 4, 1968*

Martin Luther King Jr. was an American Baptist minister and activist who became the most visible spokesman and leader in the civil rights movement from 1955 until his assassination in 1968. An African American leader in the church and the son of early civil rights activist and minister Martin Luther King Sr., King advanced civil rights for people of color in the United States through nonviolence and civil disobedience. He was most popularly known for his "I Have a Dream" speech.

