



## HUNT COMMUNITIES UPDATE

HMC is excited to make the below investments in our communities to improve the resident experience.

- Air Force Academy (\$1.35M) - Pressure reducing valve infrastructure and tree removal.
- Ft Gregg-Adams (\$33M) - Whole house renovation of 270-units in the Harrison Villa neighborhood.
- Columbus (\$980K) - Roof replacement in Magnolia neighborhood and window replacement on impacted seals.
- Laughlin (\$200K) - Window replacement on ~30-units, tree removal, and stormwater mitigation.
- Maxwell (\$630K) - Tree removal, basement mitigations, and window replacement.
- Vance & Patrick (\$3.7M) - Total roof replacement on ~400-units.
- Marine Corps Base Hawaii (\$31M) - Interior renovations to 433 units in the Pa Honua Phase II and IV neighborhood.

These projects are just a sample of the over twenty-five projects we have slated for 2023. If you have questions or are interested in understanding the upcoming projects in your community, please contact your Community Director, who will be happy to share what we have planned for your community.

## HUNT MILITARY COMMUNITIES FOUNDATION ANNOUNCES THIRD ANNUAL PATRIOT ESSAY CONTEST

Children between the ages of 8 and 16 are invited to share their thoughts on what it means to be patriotic or how they show patriotism in their community.

To apply, children can visit [Patriot.HuntHeroesFoundation.org](https://Patriot.HuntHeroesFoundation.org) and submit an essay of no more than 200 words or a video message of less than 2 minutes.

The Hunt Military Communities Foundation members will review all applications, and up to five winners will be selected. Each winner will receive a \$100 monetary gift, a Hunt Little Hero Challenge Coin, and will be featured on social media and through a media release.

Having our youth share what it means to show patriotism has become an annual tradition. It is heartwarming to hear their thoughts and celebrate their patriotism when we reflect on the events of 9/11/2001 and recognize National Patriot Day annually on September 11th.

The deadline for submissions is September 5th, 2023. This contest is open to any child between the ages of 8 and 16.

864-768-3300 

@JBCFamilyHousing 

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# COMMUNITY ANNOUNCEMENTS

On February 25th, 2020, the Secretary of Defense and Secretaries of the Air Force, Army, and Navy signed the Military Housing Privatization Initiative Tenant Bill of Rights (TBoR). Hunt Military Communities is fully supportive of the initiatives outlined in this document and remains committed to providing the best possible housing for America's Service Members and their families. As part of the TBoR, the Universal Lease was created with State-specific addendums. As of February 1st, 2023, the Air Force approved the Universal Lease (UL) IAW the TBoR for all AF privatized installations. The UL has standardized the lease across the entire Military Family Housing industry. How does this affect you as a tenant? Historically, Active-Duty Service Members (SM) were not required to renew their lease annually as in the civilian housing community. The UL will require all SM's leases to be renewed annually. JBC Family Housing has begun coordinating with SM's whose lease has expired to ensure compliance with AF guidelines and the TBoR.

The UL has specific requirements that all SM's must comply with when renewing your lease. There are two major changes that will be required at renewal they are as follows:

- 1) RESIDENT INSURANCE:** Owner requires all Tenants to maintain a policy of liability insurance issued by an authorized insurance company that provides limits of liability in an amount of at least \$100,000 per occurrence (the "**Minimum Required Insurance**"). Tenant must furnish proof of insurance to Owner on or before the Lease Commencement Date and, Tenant must continue to provide evidence of coverage throughout the term hereof. Owner strongly recommends that Tenant secure a renter's insurance policy covering Tenant's personal belongings, which also includes personal liability insurance covering Tenant's actions.
- 2) PET DEPOSIT:** It is agreed between Tenant and Owner that for the privilege of maintaining the above-identified pet(s) within the Premises, the amount of \$250 will be paid as a refundable pet deposit.  
**NOTE: If pet deposit was paid at move-in, this will be applied to renewal lease agreement.**

# COMMUNITY IMPROVEMENTS

- We have started pressure washing in Hunley Park and are slated to have that neighborhood complete by the end of June. Once Hunley Park is complete, we will move on to the main base; this will also include gutter cleaning.
- The new slide for the playground on Michigan in Hunley Park is on order.
- The zip line platform at the rocket ship playground is on order.

# BULK TRASH

This is a friendly reminder that we do not have curbside pick-up. All bulk trash is to be disposed of in the bulk trash dumpster located at the Maintenance Office, 1597 S O'Neal, Monday – Friday 8:00 AM to 5:00 PM. We accept all items except electronics and appliances. There is another option for you at Outdoor Rec. Their recycling area is open 24 hours.



## JULY EMPLOYEE SPOTLIGHT

### Danny Redd

Danny is a Maintenance Technician here at Joint Base Charleston Family Housing. Danny brings a wealth of experience and expertise to our team from his 30 years of owning a lawn care and Handyman service in Raleigh NC. He also has two years of apartment maintenance experience and recently earned HVAC certification. We know that Danny's passion for serving others will shine through in his work at Hunt Military Communities and we are so excited to have him on board.



**HMC FOUNDATION'S WHAT DOES IT MEAN TO BE A PATRIOT ESSAY CONTEST DEADLINE - SEPTEMBER 5TH**

**INDEPENDENCE DAY - JULY 4TH**

# IMPORTANT EVENTS

## Popsicles in the Park

Summer is right around the corner! Popsicles in the park every Friday in July from 2:00 – 3:00 PM at the rocket ship playground located by the Community Center.

## Family Movie Night

July 28th - Family movie night sponsored by Hunt at the Airbase Library starting at 6:00 PM.

## Back to School "Bowl-a-thon"

August - Stay tuned for the date and time for "Back to School "Bowl-a-thon" that will be held at the newly reopened base bowling alley.

## Willy Wonka Wednesday

We love candy! Come get a Willy Wonka Candy bar every Wednesday in September at the Hunt Community Center from 8:00 AM to 5:00 PM.

## Coffee Bar

September 29th - Coffee Bar all day at the Hunt Community Center!! Autumn marks the transition from summer to winter so help us celebrate and come grab a hot cup of joe with your choice of creamer!

# CONTACT INFORMATION

**Office Hours:** Monday – Friday, 8:00 am – 5:00 pm

**Office Number:** 864-768-3300

**Email:** JBContact@HuntCompanies.com

**Facebook:** @JBCFamilyHousing

**Website:** JBCharlestonFamilyHousing.com

# MEET OUR FRIENDLY STAFF

## Sandra Berkos

Community Director

## Janice Ryan

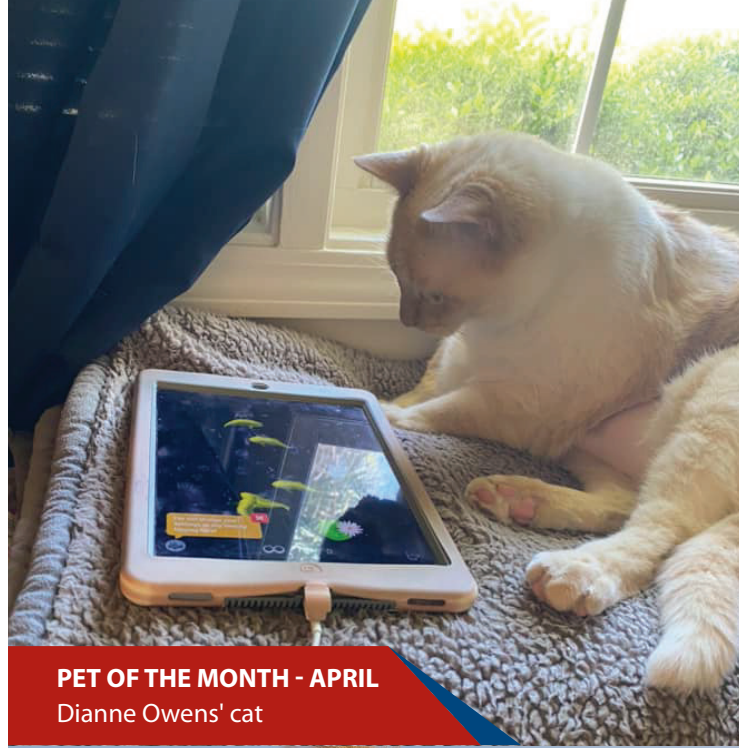
Community Manager

## Kathleen Dakin

Resident Service Specialist

## Madalyn Freitag

Resident Service Specialist



## PET OF THE MONTH - APRIL

Dianne Owens' cat



## PET OF THE MONTH - MAY

Megan Fernandes' pup Meli



## PURPLE HEART DAY - AUGUST 7TH



## PET OF THE MONTH - JUNE

Nicole Rodriguez pup Whiskey

# 2023

# JULY

SUN	MON	TUE	WED	THU	FRI	SAT
						01 HMC Foundation's Patriot Essay Contest Start
02	03 Red, White, & Blue Contest Ends Facebook Independence Day <b>OFFICE CLOSED</b>	04	05	06 Trash Pick Up	07 Pet of the Month Starts Facebook Popsicles in the Park Rocket Ship Playground 2:00 - 3:00 PM Recycling Pick Up	08
09	10	11	12	13 Pet of the Month Ends Facebook Trash Pick Up	14 Yard of the Month Starts Facebook Popsicles in the Park Rocket Ship Playground 2:00 - 3:00 PM	15
16	17	18	19	20 Yard of the Month Ends Facebook Trash Pick Up	21 Popsicles in the Park Rocket Ship Playground 2:00 - 3:00 PM Recycling Pick Up	22
23	24	25	26	27 Trash Pick Up	28 Family Movie Night Airbase Library 6:00 PM Popsicles in the Park Rocket Ship Playground 2:00 - 3:00 PM	29 Army Chaplain Corps Anniversary
30	31					



# 2023

# AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
		01	02 Pet of the Month Starts Facebook	03 Trash Pick Up	04 Recycling Pick Up	05
06	07 Purple Heart Day	08 Pet of the Month Ends Facebook	09 Yard of the Month Starts Facebook	10 Trash Pick Up	11	12
13	14	15 Yard of the Month Ends Facebook	16 National Airborne Day	17 Trash Pick Up	18 Recycling Pick Up	19
20	21	22	23	24 Trash Pick Up	25 Family Movie Night Airbase Library 6:00 PM	26
27	28	29	30	31 Trash Pick Up		

# 2023

# SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
					01 Recycling Pick Up	02
03	04 Labor Day <b>OFFICE CLOSED</b>	05 HMC Foundation's Patriot Essay Contest Submission Deadline	06 Yard of the Month Starts Facebook Willy Wonka Wednesday Community Center 8:00 AM - 5:00 PM	07 Trash Pick Up	08	09
10	11 Patriot Day	12 Yard of the Month Ends Facebook	13 Pet of the Month Starts Facebook Willy Wonka Wednesday Community Center 8:00 AM - 5:00 PM	14 Trash Pick Up	15 National POW/MIA Recognition Day Recycling Pick Up	16
17	18 Air Force Birthday	19 Pet of the Month Ends Facebook	20 Willy Wonka Wednesday Community Center 8:00 AM - 5:00 PM	21 Trash Pick Up	22	23 First Day Of Fall
24 Gold Star Mother's Day	25	26	27 Willy Wonka Wednesday Community Center 8:00 AM - 5:00 PM	28 Trash Pick Up	29 Coffee Bar Community Center Recycling Pick Up	30