



PATRIOT ESSAY CONTEST WINNERS

The Hunt Military Communities Foundation tasked military children to write what it means to show their patriotism as a way to honor 9/11, those who lost their lives, and those who still feel the pain of this day. We are proud to recognize the children who thoughtfully expressed their feelings, Congratulations to our 2023 Essay Winners:

- Kelsyn S. from Pearl Harbor
- Harrison L. from Maxwell
- Eden V. from Little Rock
- Norman Z. from Keesler
- Natalie K. from Pearl Harbor
- Alyssa T. from MCBH
- Justin D. from Fort Sam Houston
- Eran H. from Banker

OCTOBER IS ENERGY ACTION MONTH

Get ready to power up and make a difference in our community! October is officially Energy Action Month, and we're excited to invite you to join us in taking meaningful steps towards a more sustainable and energy-efficient future.

Every small action counts, and together we can create a lasting impact on our environment and on reducing energy costs. Here are some simple yet powerful ways you can participate in Energy Action Month:

- 1) **Turn Off and Unplug:** Be mindful of turning off lights, electronics, and appliances when not in use. Unplugging chargers and devices can make a significant difference in reducing energy consumption.
- 2) **Optimize Thermostat Settings:** Adjust your thermostat to conserve energy. Lower the temperature in cooler months and raise it in warmer months to save on heating and cooling.
- 3) **Conserve Water:** Report any leaky faucets and take shorter showers. Every drop saved helps in conserving this precious resource.
- 4) **Switch to LED Lights:** Replace traditional light bulbs with energy-efficient LED bulbs. They last longer and consume less electricity.

Join us in this exciting initiative to make a lasting impact on our environment and reduce our collective carbon footprint. Together, we can create a more sustainable future for our families and generations to come. For more energy conservation tips, visit <https://www.huntmilitarycommunities.com/resident-resources>. Let's shine a light on energy efficiency and show our neighbors what we can accomplish together!

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 on Main Base as well as gutter cleaning.
- The new slide for the playground on Michigan in Hunley Park will be installed in September!
- The zipline platform at the rocket ship playground will be installed in September!

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.

GOOD NEWS STORIES

"Response time is quick, productive, and very thoughtful! Danny was nice and courteous!...The repair work is done quickly and efficiently- we love living on base and the work order response has been awesome! So has the staff!"

"Quick, fast, and efficient, Mr. Danny saved the day by turning on my power in this Carolina heat. Very friendly and an expert in his craft."

"Danny is a great maintenance man, he was professional and diligent."

"Wasn't expecting them to show up so fast the same day after submitting a ticket but they knew their stuff and had our ac working again in no time. Thanks again to Danny and Luke!!

Chris was awesome helping us fix our lights outside!! he was super friendly and was great when my dogs saw a stranger!!

Chris is a great maintenance worker with a great attitude. Friendly and informative as well! A pleasure to have here at JBC."

"Chris is the man! He takes pride in his work and is super nice. Gets the job done right every time."

"David Day was outstanding and friendly and went above and beyond! He's a mechanic I would trust with anything."

"David came by within minutes when we called about a leaky dishwasher. Not only did he investigate and fix the leak, he thoroughly explained to us what happened, and then he even cleaned out our garbage disposal for us too (which we had no idea was even clogged!!) Before using a wet vac to clean up all the water from the dishwasher. In and out within a half hour. We're so grateful for your help David!!! Thank you for everything!"

"Chris came out to get a dead squirrel out of a vent from our ac and considering the day was about to end he came out and got it taken care of. Appreciate his help and professionalism. Would recommend him to anyone for help!"



**DON'T FORGET
TO LIKE & FOLLOW
US ON SOCIAL MEDIA!**



IMPORTANT EVENTS

Trick or Treat

Trick or treat at the Community Center on October 31st from 4:00 – 5:00 PM; show us your best costume!

Celebrate Spooky Month

Celebrate spooky month at the Hunt Community Center every Friday from 3:00 – 5:00 PM. The spooky table will have fun spooky trinkets!

Thanksgiving Raffle

Email Madalyn.Freitag@HuntCompanies.com with your name and address or come into the office between November 1st, 2023, and November 20th, 2023, to enter to win a free turkey dinner! The winner will be announced on November 20th.

Hot Chocolate Bar

Join us December 15th all day long for a Hot Chocolate Bar!

Holiday Wrapping

Holiday Wrapping room will be open all month long at the Community Center. Monday through Friday, 8:00 AM to 5:00 PM. We will have all the supplies you need to wrap your presents for under the tree!

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



NOVEMBER IS NATIONAL VETERANS AND MILITARY FAMILIES MONTH



THANKSGIVING - NOVEMBER 23RD



OCTOBER IS BREAST CANCER AWARENESS MONTH



WREATHS ACROSS AMERICA - DECEMBER 16TH

2023



OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
01 Rent is Due	02	03 Pet of the Month Starts Facebook	04	05 National Depression Screening Day	06 Celebrate Spooky Month Community Center 3 - 5 PM	07
08 Miss Veteran America Pageant Day	09	10 Energy Conservation Day Pet of the Month Ends Facebook	11	12	13 Navy Birthday Celebrate Spooky Month Community Center 3 - 5 PM	14
15	16	17	18	19	20 Celebrate Spooky Month Community Center 3 - 5 PM	21
22	23 Halloween Décor Starts Facebook	24	25	26 Deployed Day	27 Navy Day Celebrate Spooky Month Community Center 3 - 5 PM	28
29	30 Halloween Décor Ends Facebook	31 Halloween Trick or Treat Community Center 4 - 5 PM				

2023

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
			01 Rent is Due Thanksgiving Raffle Starts	02	03 Pet of the Month Starts Facebook	04
05 Daylight Saving Time Ends	06	07 Election Day	08	09 Pet of the Month Ends Facebook	10 Marine Corps Birthday	11 Veterans Day
12	13	14	15	16	17	18
19	20 Thanksgiving Raffle Ends	21	22	23 Thanksgiving OFFICE CLOSED	24	25
26	27	28 #GivingTuesday	29	30		



2023



DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
<p>Holiday Wrapping room all month long at the Community Center. Monday through Friday, 8:00 AM to 5:00 PM. We will have all the supplies you need to wrap your presents for under the tree!</p>					<p>Rent is Due 01 Recycling Pick Up Pet of the Month Starts Facebook</p>	02
03	04	05	06	<p>Pet of the Month Ends 07 Facebook National Pearl Harbor Remembrance Day Trash Pick Up</p>	08	09
10	11	12	<p>National Guard Birthday 13</p>	<p>14 Trash Pick Up</p>	<p>Hot Chocolate Bar 15 All Day Recycling Pick Up Holiday Decorating Contest Starts Facebook</p>	<p>16 Wreaths Across America</p>
17	18	19	<p>20 Space Force Birthday</p>	<p>First Day Of Winter 21 Trash Pick Up Holiday Decorating Contest Ends Facebook</p>	22	23
24	<p>25 OFFICE CLOSED</p>	26	27	<p>28 Trash Pick Up</p>	29	30
<p>31 New Year's Eve</p>					<p>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 8am to 5pm. We accept all items except electronics and appliances. There is another option for you at Outdoor Rec. Their recycling area is open 24hrs.</p>	