

Public Housing Resident Advisory Board Meeting  
Online through Zoom  
November 13, 2025 5:00 p.m.

FCHA Staff in Attendance

1. Christine Fogle
2. Robert Barrick
3. Daniel Myers
4. Amanda Keefer

Tenants in Attendance

1. Michael Wessell
2. John Andersen

Robert Barrick Presentation:

Capital Fund

1. Total Capital Funds available - \$1,282,051.00.
2. 2026 Upcoming Projects
  - Capital Needs Assessment for all AMPs
  - Outdoor Pavilion installation in AMP3 and AMP4
  - Site work to correct drainage issues and sidewalk replacement for all AMPs
  - Start process of taking 2026 items through necessary steps to begin work.
  - Install bushes in AMP3

Questions from Residents:

- John Andersen asked about sidewalk and drain issues. Robert responded that all AMPs are scheduled for repairs. John asked for clarity on AMP terminology.
- John asked for update on PEPCO program/contract. Daniel Myers explained that the contract is set to expire at the end of this year; will be some accounting delays. The Capital Needs Assessment will be used as a guide for future repairs/upgrades and potential future energy performance contract. This will be evaluated at end of needs assessment, but no immediate changes or decisions will be made during 2026 year. John asked about replacing his own bulbs. Daniel stated tenants cannot make any changes until guidelines are handed out. John did not understand how bulb could negatively affect property. Daniel explained that certain appliances use different amounts of energy and have different needs. John understood.
- John asked about WIFI needs—Xfinity/Comcast has offered to upgrade/replace lines in building. The property manager has previously denied requests to do so, and he questioned if we would consider allowing this. Daniel explained the poor internet service in the WB area. Comcast technician stated it was line issue but not allowed to run new lines per Housing Authority. Michael Wessell added it was more of a Comcast/technician issue too. Christine Fogle clarified the reason for denial; they cannot drill through brick, create more holes, or cause damage to install new line. Michael suggested that John talk to Comcast and ask for a supervisor to discuss. Robert Barrick offered to look at the lines on John's specific building to see if he can troubleshoot the cable issues. Everyone understood.

Christine Fogle Presentation:

2026 Public Housing Lease and ACOP

1. No changes to the ACOP
2. No changes to Pet/Assistance Animal Policy

3. No changes to Lease Part 1
4. No changes to Lease Part 2

#### 2025 Public Housing Handbook

1. Page 4 Requesting Repairs
  - Added: Maintenance will respond to non-emergency work orders within 30 days.
2. Page 7 Yard Regulations
  - Added/Edited: No portable fire pits.
  - Sidewalk chalk is for sidewalks ONLY and must be cleaned up daily.
  - Bikes, skateboards, and electronic scooters/bikes can only be operated on streets and not on the sidewalks. Tenants will play with balls away from the buildings.
  - All seasonal or holiday yard décor must be removed at the end of the holiday or season.
3. Page 8 Indoors
  - Add: Contact paper will not be permitted on shelves, cabinets, appliances, or walls. Tenants shall not paste mirrors on doors, walls, or ceilings. No LED strip lights may be attached to walls.
  - The burning of candles, oil lamps, or any other open-flame devices is prohibited inside the dwelling unit.
4. Page 8 Vehicles
  - Edited: Vehicles without a valid registration and current inspection sticker or inoperative vehicles may not be kept on the parking lots at any time.

#### Questions from Residents

- No questions

#### Open Forum

- Michael stated the Tenant Only sign needs replaced. He asked for updated on drainage issue near his unit. This was discussed earlier during Robert's presentation. Michael stated 'ok'.
- John mentioned the assessment occurring now and asked if FCHA intends to replace windows with environmental challenges in mind. Daniel responded regarding the assessment and purpose; trying to establish timeline and life expectancy of current building structure as we need safe, habitable environments. Specifically, windows will wait until assessment is completed. FCHA plans to look at doors, windows, roofs, wiring, plumbing, etc. John asked about a plan if the life expectancy of buildings is short-term, and if there will be assistance if move-outs need to happen. Daniel stated that it is a larger scale item, but there would be HUD procedures in place should something like that occur. New construction plans would be in place before something like that would happen.
- Michael asked about radon testing results. Robert stated that we have not received those results yet, but did receive lead tests and they were negative so far. John asked about other possible testing within the next year. Robert stated that a majority of the Capital Needs testing has been completed.
- John asked if we could email updated handbook. Christine explained process for updates and requested that he write "email" on acknowledgement form. John asked if tenants are able to make rent payments online with new system. Daniel explained this is not currently an option, but is something that he is working toward. Tenants would be able to pay their account online hopefully by early spring 2026, and paperwork updates and other tenant processes should be available by the end of 2026.
- Michael asked who has access to FCHA's camera system. Daniel responded that himself, Robert, and Christine are the only ones who have access to cameras. Michael brought up concerns about fireworks, and someone driving the alley on a scooter onto the grass. He was told that staff cannot access camera and has been advised to call police. He is confused

by purpose of cameras if they cannot be used for issues. John brought up issues about parking and if cameras can enforce those policies.

- Michael stated that he feels isolated with lobby closed; we should be working together more. He is uncomfortable with placing money and papers in mailbox. Christine explained the process for reported after hours behaviors or concerns; they should call Waynesboro Police Department. John asked about adding more cameras on lights. Daniel explained that West Penn denied our ability to do so. Michael stated that cops do not respond. Christine stated that she will reach out to local police department.
- There are concerns about front staff handling issues/concerns. Christine assured both that she will address those issues/concerns with the office staff. Christine offered her email for communication.

Closed meeting at 6:35 p.m.