

# YANTH Newsletter

# BIG THANKS



We are sending a big **THANK YOU** to everyone who consistently pays their rent on or before the first of the month. We truly appreciate your reliability and dedication to keeping your account in good standing. Your punctuality does more than just keep the books balanced, it allows us to focus our full energy on maintaining the property and providing the high-quality service you deserve. Thank you for being such wonderful tenants!



## Appearance of Home & Property

We kindly remind all tenants to help maintain a clean, safe, and welcoming community by keeping the appearance of your home and surrounding property in good condition.

Yards should be free of debris, trash and excess items, and landscaping should be maintained regularly. Please ensure all vehicles on property are operable, properly registered and in good condition.

An inoperable vehicle includes, but is not limited to vehicles that have flat tires or no tires, broken windows, missing parts, expired registration, or are unable to move under their own power. Vehicles that appear abandoned or are not being regularly used may also be considered inoperable. Residents are not permitted to store or park inoperable vehicles on the property, including driveways, yard, parking areas, or along the street adjacent to the home. If a vehicle becomes inoperable, it must be repaired or removed from the property within thirty (30) calendar days after YANTH provides notice.

Failure to comply with the inoperable vehicle policy may result in lease violations and further action as outlined in your lease agreement.

Your cooperation helps preserve the overall appearance and value of our community for everyone to enjoy.

## Annual Certifications



All tenants are reminded that annual recertifications are required in accordance with your lease agreement. Each household must complete the recertification process every year to verify continued eligibility for the programs. YANTH will notify tenants in advance when their recertification is due and will provide the necessary forms and instructions at that time.

Failure to complete the required annual recertification by the deadline may result in a violation of your lease agreement and could affect your eligibility to remain in the program.



# Orientation & Cleaning Class

April 15, 2026  
10:30 AM at YANTH


**!! MANDATORY FOR ALL NEW TENANTS !!**

## Why No Modifications are Allowed in Year 1

Welcome to your new home! We want you to be as comfortable as possible as you settle in. However, we would like to remind all tenants that **no modifications or alterations**, even minor ones are permitted during your first year of occupancy.

The primary reason for this policy is the Builder's Warranty. All new constructions or major renovations are covered by a comprehensive warranty during the first 12 months. This warranty ensures that the builder is responsible for repairing any defects in workmanship, materials or essential systems like plumbing and electrical. This protects both the property and tenants from potential issues.

We understand that personalizing your space is important, and after the first year of residency, we can revisit any requests that are submitted in writing.



### Outstanding Work Orders

Do you have any outstanding work orders or maintenance requests that haven't been resolved? Please reach out to your assigned counselor as soon as possible to request an update. Keeping us informed helps us track performance and prioritize urgent repairs for the community.




## ANNUAL INSPECTIONS



We are updating our annual inspection process to be more efficient. To better align with specific program requirement, inspections will now be conducted during designated months based on your housing program. Please keep an eye out for formal Notice of Inspection.

APR 2026	Tax Credit 2	
	Tax Credit 5	MAY 2026
JUN 2026	Tax Credit 6	
	Low Rent/NAHASDA	JUL 2026
AUG 2026	Tax Credit 8	
	Tax Credit 3	SEP 2026
OCT 2026	Tax Credit 4	
	Tax Credit 7	NOV 2026
DEC 2026	New Mutual Help	





## Mandatory Financial Workshop

April 30, 2026  
1:00PM at YANTH

All new tenants join us for a workshop designed for renters and homeowners. In this workshop, you'll learn:

- Financial Awareness & Values
- Budgeting & Spending Plans
- Financial Decision-Making Skills
- Long-Term Stewardship & Sustainability



## NEIGHBORHOOD WATCH



Are you willing to make safety a #1 priority in your community? Join your local Neighborhood Watch Group today!

Call or text to find out how you can help participate in your area or how to become a block watch captain.

If you are interested or have any questions, contact Mina Eppinger, YAPD Neighborhood Watch Program Liason at (928) 649-7152 or (928) 257-9947. She can also be emailed at [meppinger@yan-tribe.org](mailto:meppinger@yan-tribe.org).

## Elder & Disabled Yard Services

YANTH and Public Works Departments are available to assist with yard and maintenance requests for elder and disabled tenants. An elder is defined as a head-of-household tenant who is sixty (60) years of age or older. Tenants who are disabled must first contact Social Services, who will then submit a request on their behalf.

Service areas are assigned as follows: Public Works is responsible for the Middle Verde & Tunlii communities, while YANTH handles request for the Clarkdale and Camp Verde communities.



## ◆ Reporting Change ◆

- Tenants are required to report any change that may affect household composition and/or rent calculation within thirty (30) calendar days of the change. The Head of Household must report and provide verification of any changes in income source, increases or decreases in monthly income (exceeding \$100.00), additions to or loss of household members, and any change in full-time student status (LIHTC tenants only).
- Please note that adding household members is not automatically approved. Any new adult household member must successfully complete the required background screening and fingerprinting process prior to approval.
- Failure to report required changes to YANTH will be considered a breach of the lease agreement. Tenants who knowingly provide false information regarding income or household composition may be subject to prosecution for criminal fraud and termination.
- If a tenant experiences a loss of income and does not report it in a timely manner, rent adjustments will not be made retroactively. However, if YANTH discovers unreported income or employment, a retroactive adjustment will be made effective the date the change occurred.
- Please be mindful of and adhere to these reporting policies to remain in compliance with your lease agreement.

## RENT DUE

Rent is due on the first of each month. If payment is not made in full by the 10th, a delinquency notice will be issued and you will be given an additional 10 days to bring your account current. If rent remains unpaid by the 20th, a certified termination notice will be mailed. Failure to pay the full balance within thirty (30) days of the termination notice, may result in your case being forwarded to the Attorney General's Office to begin eviction proceedings.



Please be reminded that leaving junk or bulk items at curbside is not permitted at this time. Public Works is currently in transition and working to establish a set schedule for future bulk item pick-ups in coordination with waste management disposal dates. Until an official schedule is in place, tenants are asked not to place any items on the curb. For information on upcoming pick-up dates or to arrange proper disposal, please contact Public Works directly at (928) 649-7127. We appreciate your cooperation in keeping the community clean and orderly.



# ◆ Take Pride in Your Home ◆

As we close, YANTH would like to remind all tenants that taking care of your unit is not only appreciated, but a key responsibility of residency. Keeping your home in good condition and limiting unnecessary repairs helps ensure a safe and comfortable living environment for everyone. We encourage you to take pride in your home. Our people have always carried a strong sense of pride, and that should be reflected in how we care for our living spaces. By respecting and maintaining your home, you help preserve the community and set a positive example for others.



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**Pest Control Operator**  
**Lance Polivema**  
(928) 202-7246

**AFTER HOURS MAINTENANCE ON-CALL**  
**(928) 821-1773**

We enjoy seeing your furry friends around the community! Just a friendly reminder to ensure everyone stays in compliance with their **lease agreement**:

- **Authorized Pets:** Each unit is authorized to have either one dog or one cat.
- **Registration:** Please ensure your pet is current on all shots and has registration documents.
- **Neighborly Love:** Remember to pick up after your pets in common areas and keep dogs on leash at all times.

Keeping these simple rules in mind helps keep our community clean and comfortable for everyone.