

YANTH NEWSLETTER

JULY 2026

WHY DOES YANTH PROVIDE SO MUCH INFORMATION?

You may notice that YANTH regularly shares reminders, notices, and education articles through newsletters, letters, and other communications. The purpose of providing this information is to help tenants better understand their responsibilities and stay informed about housing policies and requirements.

Most of the information shared comes directly from your Lease Agreement and YANTH Housing Policies. These reminders are intended to prevent misunderstanding, help tenants remain in compliance, and promote safe, clean and well-maintained homes.

We encourage all tenants to read the information provided and obtain a copy of their lease and housing policies for future reference. Staying informed helps ensure a successful tenancy and positive living environment for everyone.

SMOKE FREE HOUSING

YANTH would like to remind all tenants that all YANTH housing units and properties are designated as smoke-free environments.

Smoking is not permitted inside any unit, in common areas, or anywhere on YANTH property grounds. This includes, but is not limited to, cigarettes, cigars, pipes, vaping and any other smoking materials.

This policy is in place to support a healthy living environment, reduce fire risks and help maintain the quality and condition of all housing units.



WHY DO WE HAVE DESERT LANDSCAPING?

Desert landscaping helps conserve one of Arizona's most valuable resources, Water! Unlike grass lawns, desert plants require very little watering and are naturally adapted to our climate.

Desert landscaping also reduces maintenance costs, supports local wildlife and helps keep our communities attractive and environmentally friendly. By using less water and fewer resources, we can help preserve our desert environment for future generations.

Please help protect landscaped areas by avoiding parking on them, keeping them free of debris, and reporting any irrigation issues to YANTH.



FIRE EXTINGUISHER ANNUAL SERVICING

To help ensure the safety of all residents, fire extinguishers are scheduled for annual servicing. During your annual inspection, staff will remove the fire extinguisher from your home so it can be inspected and serviced by a certified contractor.

This routine maintenance helps ensure that fire extinguishers are in proper working condition and ready for use in an emergency. We appreciate your cooperation as we work to keep our community safe.

OFFICE CLOSURE NOTICE - INDEPENDENCE DAY

In observance of Independence Day, YANTH will be closed on Thursday, July 2 and Friday, July 3.

Normal business office hours will resume on Monday, July 6.

We encourage tenants to plan accordingly if they need assistance before the holiday closure.

We wish everyone a safe and enjoyable Fourth of July holiday!

UNDERSTANDING HOUSING TRANSFER REQUESTS

YANTH understands that changes in household circumstances may create a need for a housing transfer. To ensure fairness and consistency, all transfer requests must follow the established Transfer Policy.

How to Request a Transfer

All transfer requests must be submitted in writing to Intake Specialist, Vonda Smith. Verbal requests will not be considered. The written request should clearly explain the reason for the transfer and include any verification documentation that may be required.

Eligible Reasons for Transfer Consideration

Transfer requests are only considered under the following circumstances:

- Increase/Decrease in household composition
- Verified Medical Need

Submitting a transfer request does not guarantee approval.

Review Process

Once a written request is received, the Intake Specialist will gather and review pertinent information regarding the tenant's history. This review may include:

- Rent payment history
- Household & unit maintenance habits
- Compliance with lease requirements
- Relationship with neighboring residents

The completed information will then be forwarded to the YANTH Director for review. The Director will carefully evaluate all relevant facts and ensure the request complies with the Transfer Policy before making a final determination.

Factors Considered

To be eligible for transfer approval, tenants should demonstrate:

- Good maintenance and care of their current unit
- Positive housekeeping & yard habits
- A good payment history (no outstanding balance or payback agreement)
- A positive relationship with neighbors and community
- Compliance with all housing program requirements

Notification of Decision

The YANTH Director will provide written notification regarding the status of the transfer request within ten (10) business days of receiving the request.

If you have any questions regarding the transfer process or would like to submit a written transfer request, please contact your Housing Counselor.

Air Filter Replacement Reminder

Did you know that changing your air filter regularly helps keep your home comfortable and your cooling and heating system running efficiently? YANTH reminds all tenants to replace their air filter every **45 days**.

A clean air filter helps improve indoor air quality by reducing dust, dirt, pet dander, and other airborne particles. It also allows your HVAC system to operate more efficiently, which can help prevent unnecessary wear and costly repairs.

When air filters become clogged airflow is restricted causing your cooling and heating system to work harder than necessary. This can lead to reduced performance, increased energy usage, and potential damage to the unit.

To help maintain your home and HVAC system:

- Check your air filter monthly.
- Replace the filter every 45 days, or sooner if it appears dirty.

Ensure the replacement filter is installed correctly with the airflow arrow pointing in the proper direction.

Changing the Smoke Alarm Battery

Step-By-Step Instructions



Smoke alarms help protect you and your family by providing early warning in the event of a fire. To ensure your smoke alarms work properly, batteries should be checked regularly and replaced when needed.

Never remove the smoke alarm from the ceiling or disconnect it from its mounting bracket. Smoke alarms must remain installed and operational at all times. If you are unable to replace the battery, please contact YANTH.



Report Water Leaks Immediately

If you notice a water leak or any kind, report it to YANTH immediately. This includes dripping faucets, leaking toilets, water heater leaks, broken pipes, roof leaks, or any unexplained water inside or outside of unit. Even small leaks can quickly lead to costly damage, mold growth and higher water bills. Prompt reporting helps protect the unit and allows YANTH to make repairs before the problem becomes worse.

Adding Household Members

All changes to household composition must be reported to YANTH within 30 days. Please



remember that adding a new household member is **not automatically approved**.

Before any new person can be added to your household, a **Change Report** must be completed and submitted to your Housing Counselor. Any proposed adult household member must also complete the required **background and fingerprint screening process** and receive approval from YAPD.

New adult household members may **not move into the home** until all required paperwork has been completed, the screening process has been finalized, and written approval has been provided to YANTH by YAPD.

Failure to report household changes or allowing unauthorized occupants to reside in the home may result in a lease violation. If you have any questions about adding a household member, please contact your Housing Counselor before the individual moves into the unit.

Work Order Submission

To ensure maintenance requests are handled as efficiently as possible, all work orders must be reported directly to the YANTH Administrative Assistant at (928) 567-4191. Submitting requests through the correct channel helps us track, assign, and complete repairs in a timely manner. Please do not report maintenance issues to your counselor. While they are here to support you in other ways, submitting work orders through them can result in duplicate entries in the system, which may cause unnecessary delays in addressing your request. When submitting a work order, please be sure to provide a current and accurate contact phone number. It is also important that you are available or make arrangements for maintenance staff to access your unit when repairs scheduled. Missed appointments or inability to access the unit may result in delays in completing your request.



Keep Your Yard Clean and Well-Maintained

As a tenant, you are responsible for keeping your yard clean, safe, and free of weeds, debris, and clutter.

Regular yard maintenance helps keep our communities attractive,



prevents pests infestations, reduces fire hazards, and promotes a healthy living environment for everyone.

Please ensure that weeds are removed promptly, trash and debris are properly disposed of, and personal belongings are stored neatly. Items such as old furniture, appliances, vehicle parts, tires and other unnecessary materials should not be stored in yards or common areas.

Yards will be monitored during routine inspections. Tenants who fail to maintain their yard may be issued a notice to correct the violation in accordance with their lease agreement.

Thank your for helping keep our communities clean, safe, and beautiful.

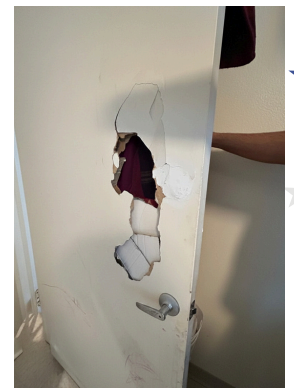
Tenant Responsibility: What is Considered Tenant Damage

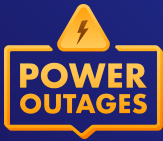
Tenant damage is any damage to the unit or property that occurs due to misuse, neglect, accidents, or failure to properly maintain the unit. While normal wear and tear from everyday living is expected, tenants are responsible for keeping their unit in good, clean and safe condition.

Examples of tenant damage include, but are not limited to:

- Holes in walls, doors, or flooring caused by misuse
- Broken windows, window screens, doors or blinds due to neglect or force
- Damaged plumbing fixtures from improper use or tampering
- Missing or broken smoke detectors due to removal or tampering
- Damage cause by pets not properly controlled or supervised
- Clogged drains or toilets due to misuse (wipes, grease, foreign objects)
- Burn marks, holes, or stains on counters, cabinets, or flooring
- Unauthorized alterations or modifications to the unit
- Damaged caused by failure to report maintenance issues in a timely manner

Tenants will be held responsible for any damaged determined to be caused by their actions or neglect. Repair costs for tenant-caused damage will be charged to tenant's account ledger. We encourage all tenants to promptly report maintenance issues and take care of their units to help avoid unnecessary charges.





Monsoon Season Preparedness: Be Ready for Possible Power Outages

Monsoon season is approaching, bringing the potential for heavy rain, high winds, and brief power interruptions. While our community has not experienced extended utility outages in recent years, it is always a good practice to be prepared in advance. Residents are encouraged to keep a small emergency kit on hand that includes flashlights with extra batteries, bottle water, non-perishable food, and any necessary medications. It is also helpful to charge cell phones and backup power banks ahead of storm activity when severe weather is forecast. If a power outage does occur, please remain calm and avoid using candles whenever possible. Flashlights are safest option for lighting. Keep refrigerator and freezer doors closed to help preserve food during short outages. We encourage all tenants to take these simple steps now so you are prepared should weather-related outages occur. A little preparation goes a long way in keeping your household safe and comfortable during monsoon season.



Pet Policy Update - Lease Agreement Change

YANTH is updating the lease agreement pet requirements to align with the Animal Control Ordinance. Effective immediately, tenants may keep up to two (2) pets in or upon the dwelling. Permitted combination include: two (2) dogs, or two (2) cats, or one (1) dog and one (1) cat. All other pet-related lease requirements remain in effect, including responsible care, control of animals, and maintaining a clean and safe living environment. Tenants are responsible ensuring their household complies with this updated requirement. Please contact your Housing Counselor if you have questions or need clarification regarding your lease agreement.

Background Requirements Update - Policy Review in Progress



YANTH and the Tribal Council are currently reviewing proposed revisions to the background check requirements for housing eligibility. These discussions include potential updates to the number of disqualification years associated with certain offenses, including felony-related convictions. At this time, no changes have been finalized. Any approved revisions will be formally communicated to all applicants and tenants once adopted by the Tribal Council and implemented by YANTH policy. We encourage all applicants to continue submitting complete and accurate information during the application process. Further updates will be shared as they become available.



Good Tenants Make Good Neighbors

Being a good tenant means being a good neighbor. Please be mindful and respectful of those living around you. Keep noise levels to a minimum, avoid walking through other tenants yards, and refrain from any behavior that may disturb the peace of the community. Parents and pet owners are responsible for supervising their children and pets at all times. Everyone should also remain alert when children are playing outdoors and obey all posted traffic speed limits to help keep our neighborhoods safe. If you experience a public disturbance or dog at large and are unable to resolve the issue with your neighbor, please contact YAPD for assistance. Remember, maintaining a safe and peaceful community is everyone's responsibility. Please be advised that if YANTH receives three (3) or more public disturbance reports in a twelve month period, the tenant will be in violation of the policy and lease and may be terminated.

Name

Nadie Beauty, Executive Director
Anita Mariano, Comptroller
Freddy Watahomigie, Maintenance Superintendent
Nancy Guzman, Services Manager
Bertina Honwyteawa, Housing Counselor
Corina Smith, Housing Counselor
Gabrielle Jackson, Housing Counselor
Karen Hamaley, Housing Counselor
Rebecca Beauty, Housing Counselor
Vonda Smith, Intake Specialist
Lance Poliverna, Pest Control Operator
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