

AUGUST 2026

YANTH NEWSLETTER



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CAMP VERDE AZ 86322



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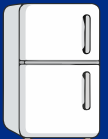
APPLIANCE CARE TIPS

Taking a few minutes each month to clean and maintain your appliances can help them last longer, work more efficiently, lower energy bills, and prevent costly repairs. Proper care also helps ensure appliances are available for the next family who lives in the unit.



Washer & Dryer Care

- Do not overload the washer or dryer. Overloading puts extra strain on the motor and can damage the machine.
- Use only the recommended amount of laundry detergent. Too much detergent can leave residue and cause odors.
- Leave the washer door or lid open after each load to allow it to dry and help prevent mold and mildew.
- Wipe the rubber door gasket and detergent dispenser regularly to remove soap buildup.
- Wash your machine monthly. There is so much buildup that happens from detergent and remnants from dirt and clothing. Use machine washing tabs and run as regular load.
- Clean the dryer's lint filter after every load. A clogged lint filter reduces efficiency and increases the risk of fire.
- Keep the area around the washer and dryer clean and free of clutter.



Refrigerator & Freezer Care

- Wipe up spills as soon as they occur to prevent stains and odors.
- Clean shelves and drawers regularly with warm soapy water.
- Keep the refrigerator at the recommended temperature of 37-40°F and the freezer at 0°F.
- Do not over pack your freezer. Cold air needs to circulate freely to keep food properly frozen. An overfilled freezer works harder, uses more energy, and may not keep food at a safe temperature.
- Avoid blocking the air vents inside the refrigerator and freezer with food or containers.
- Check door seals regularly to ensure they close tightly. A loose seal allows cold air to escape and increases energy use.
- Throw away expired food and keep the refrigerator organized to improve airflow.



Help Protect Your Appliances

Proper appliance care helps reduce maintenance issues and extends the life of your appliances. If you notice an appliance is not working properly, report the issue to YANTH as soon as possible. Prompt reporting can help prevent further damage and avoid more costly repairs.

LOCK-OUT REMINDER



To help avoid unnecessary inconvenience, please remember to always carry your house key with you when leaving your home. If you become locked out of your residence or lock your pet in a room and require assistance from YANTH

during regular business or after hours, a **\$30 lock-out fee** will be assessed to your tenant account. To avoid this fee, double-check that you have your keys before closing your door.

COMMUNITY BUILDING RESERVATIONS

If you are planning a meeting, gathering, celebration or community event and would like to reserve the Tunlii Community Building, Clarkdale Gym, or small Recreation Building in Tunlii, please contact Kirstie Tsikewa, Accounts Payable Technician at **(928) 567-7838** or via email at **ktsikewa@yan-tribe.org**. She is the main point of contact for reservations.

Please contact Kirstie directly to check availability and make reservations. Do not assume a building is available until your reservation has been confirmed.



APS BILLING & SOLAR PANEL REMINDER

YANTH encourages all tenants to review your monthly APS invoice to ensure your account is being billed accurately.

Check for Taxes

All units/homes located on Tribal Land are exempt from certain state, and local taxes on your electric service. Please review your APS bill each month to verify that taxes are not being charged. If you notice taxes on your bill, contact APS Customer Service (800) 253-9405 to discuss your account and request a Sales Tax Exemption Certificate.

Verify Your Solar Panels Are Working

If your home is equipped with solar panels, be sure they are operating properly. Your monthly APS bill should reflect your homes energy production or credits. If your bill appears unusually high or you believe your solar panel is not functioning correctly, contact APS and notify YANTH so the issue can be investigated.

Taking a few minutes each month to review your APS statement can help identify billing errors or equipment issues early, preventing unnecessary expenses and ensuring your solar energy system is performing as intended.

BACK TO SCHOOL DRIVE SAFELY & STAY ALERT

As students head back to school, our neighborhoods will once again be busier with children walking, riding bicycles, and waiting for school buses. We ask all residents to use extra caution during the morning and evening hours when children are traveling to and from school.

Please slow down, watch for children who may unexpectedly enter the roadway, and always obey posted speed limits and school bus stop laws. Be especially mindful when backing out of driveways or parking spaces, as young children can be difficult to see.

Parents are encouraged to remind their children to look both ways before crossing the street, and stay alert by avoid distractions such as phones or headphones while walking.



By working together and staying observant, we can help ensure a safe and successful school year for everyone in our community.

BEAT THE HEAT & HUMIDITY: YOUR GUIDE TO A COOL HOME THIS MONSOON SEASON

The Arizona monsoon is officially here, bringing spectacular lightning shows, heavy downpours, and a significant spike in humidity. While the rain is a welcome break from the dry heat, the extra moisture and sudden dust storms can make your home feel sticky and cause your air conditioning unit to work double-time.

To help you stay comfortable and keep your utility bills in check, we have rounded up the most effective ways to manage your indoor climate this season.

1. Optimize Your Thermostat Settings

When the humidity rises outside, your AC has to work harder to pull moisture from the indoor air. To help it do its job, make sure your thermostat fan is set to **AUTO** rather than ON. Leaving the fan on continuously can actually blow the moisture your system just removed right back into your living space, making your home feel much stickier.

2. Guard Against Dust and Humidity

Monsoon dust storms and sudden downpours can change indoor air quality in seconds.

- **Seal your space:** Keep all windows and patio doors tightly closed during and immediately after a storm. This blocks humid air and dust from entering.
- **Use exhaust fans:** Always run your bathroom fan during showers and your kitchen hood fan while cooking. Leave them on for about 20 minutes afterward to vent out excess moisture.
- **Check your filters:** Dust storms clog air filters incredibly fast. If you notice reduced airflow, reach out to management or replace your filter to keep the system running efficiently.

3. Block Out the Sun

Even on overcast monsoon days, solar rays passing through your glass windows can rapidly raise your home's temperature. Keep your blinds, shades, or blackout curtains drawn completely during the hottest parts of the day; especially on west and south facing windows.

4. Report Maintenance Issues Early

High winds and heavy rain can occasionally affect systems. If you notice your AC is blowing warm air, see water pooling near your unit, or spot any weather-related leaks around windows, please contact YANTH immediately so maintenance can address it.

Stay safe, stay dry, and enjoy the storm season from the comfort of your home!



YANTH COUNSELOR HOURS

YANTH Housing Counselors are available **Monday through Thursday, 7:30am to 5:30PM** for tenant assistance, questions, and housing-related needs.

Please reach out during these hours and we'll be happy to assist you.

KEEP COOKING OIL & GREASE OUT OF YOUR DRAINS



Please remember that cooking oil, grease and fats should never be poured down your kitchen sink drain. These materials can cool and harden inside the pipes, causing clogs, backups, unpleasant odors, and costly plumbing problems.

What should you do instead? Allow grease and oil to cool, pour it into a container or disposable can, and place in the trash. For small amounts of grease, wipe the pan with a paper towel before washing.

BULK TRASH PICKUP

Public Works Department will conduct bulk trash collection from August 7 through October 16. Each community has two scheduled pickup dates:

Pickup Schedule:

- **Middle Verde:** August 7 & 13
- **Rimrock:** August 28 & September 4
- **Camp Verde:** August 28 & September 4
- **Tunlii:** September 18 & 25
- **Clarkdale:** October 9 & 16



Approved Bulk Items Include:

Furniture, mattresses, box springs, bed frames, appliances **without Freon**, toilets, sinks, bathtubs, bicycles, barbecues with **propane tank removed**, child car seats, basketball goals, carpeting/rugs properly bundled, and yard waste such as branches and brush bundled in lengths under 4 feet. Please prepare your items properly before pickup. Upholstered items may need to be wrapped and sealed, and all water must be drained from plumbing fixtures.

OVERGROWN TREES & PROPERTY SAFETY

Trees that have become overgrown and pose a danger to your home, structure, or foundation should be addressed before they cause damage. If you have a tree that you believe presents a safety hazard, please contact Karla Reimer, Administration Office Manager to request an assessment for removal. Karla will contact the proper department to review and determine the tree qualifies for removal. Keeping trees properly maintained helps protect your home, foundation, and surrounding property.



Karla Reimer (928) 567-1003



PROPER NOTICE



Effective September 1, 2026, YANTH will no longer provide light bulbs, smoke alarm batteries, or moving boxes to tenants at no cost.

Maintaining your home includes replacing light bulbs and smoke alarm batteries when needed. If YANTH Maintenance is required to replace these items at a tenant's request, a fee will be charged to tenant's account.

Exception: Elder tenants who are 62 years of age or older and are Head of Household will not be charged these fees.

Please plan accordingly and keep the replacement items on hand.

SNAKE SAFETY REMINDER



If you see a rattlesnake or any other snake near your home, **do not approach, touch, or attempt to remove it yourself.** Keep a safe distance and contact the Fire Department immediately for assistance.

Please remember that YANTH staff are not trained or equipped to handle or remove snakes. For everyone's safety, allow trained personnel to respond.

Stay safe and keep your distance!



CV Fire District (928) 567-9401
Verde Valley Fire District
(928) 634-2578

WORK ORDER ACCESS REMINDER

To ensure maintenance repairs are completed as quickly as possible, YANTH must have access to your home during normal business hours.

Please make sure your phone number, mailing address and email address are always up to date with YANTH. Our Maintenance Department will contact you using your preferred method to schedule a date and time for repairs.

If we are unable to reach you, Maintenance Staff will make a visit to your unit. After **three (3)** documented unsuccessful attempts to contact or gain access, maintenance will enter the unit using the assigned key to complete the repair. If YANTH does not have a working key for your unit, the lock may need to be drilled to gain entry, and the cost of replacing the lock will be charged to the tenant.

YANTH is required to complete work order repairs in a timely manner. When access is delayed or denied, it disrupts the maintenance schedule and may result in your repairs being postponed while staff move on to other scheduled work orders. Your cooperation helps us provide timely service to all tenants.



ANNUAL INSPECTIONS

Please remember annual unit inspections are conducted each year as part of our property maintenance and compliance requirements. Inspections are scheduled by project and will take place during designated months throughout the year. Tenants will receive advanced notice prior to their project inspection month. Tenants are required to be available for their scheduled inspection and must ensure all rooms and areas of the home are accessible.

Please help us complete inspections safely and efficiently by:

- Being available at your scheduled inspection time.
- Making sure **all rooms, closets, and other areas of the home are accessible.**
- Removing any items that may prevent staff from accessing areas that need to be inspected.
- Securing all pets before YANTH staff arrive.

Pet Safety Reminder: Pets must be properly secured during inspections. If a YANTH staff member is bitten by a pet, YANTH will document the incident and contact the authorities as necessary.

We appreciate your cooperation in helping ensure that all units remain safe, clean and in good condition. The schedule is as follows:



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.



HELP US HELP YOU: MAINTAINING YOUR HOME

YANTH is here to assist tenants in maintaining their homes through **policy reminders, education, inspections, and outreach.** We understand that maintaining a home is not always easy, but keeping your home and property clean, safe, and well-maintained is a shared effort.

While YANTH works to ensure units remain **habitable, safe and healthy**, tenants are ultimately responsible for the **daily upkeep and care of their home and property.** This includes keeping the interior and exterior areas clean, reporting maintenance concerns promptly, preventing damage, and following YANTH policies and lease requirements.

Our goal is not simply to identify problems but to **help prevent them.** When YANTH provides a reminder, conducts an inspection, or reaches out regarding your home, please view it as an opportunity to address concerns before they become bigger or more costly issues.

Help us help you! Together, we can keep our homes safe, healthy, comfortable, and well-maintained for you and your family and community.

Name

Nadie Beauty, Executive Director
 Sharon Loring, Administrative Assistant
 Anita Mariano, Comptroller
 David Trujillo, Project Manager
 Freddy Watahomigie, Maintenance Superintendent
 Nancy Guzman, Services Manager
 Bertina Honwyteawa, Housing Counselor
 Corina Smith, Housing Counselor
 Gabrielle Jackson, Housing Counselor
 Karen Hamaley, Housing Counselor
 Rebeccah Beauty, Housing Counselor
 Vonda Smith, Intake Specialist
 Lance Polivema, Pest Control Operator

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