



**LOWELL HOUSING
AUTHORITY**

**LOWELL HOUSING AUTHORITY
REQUEST FOR PUBLIC COMMENT
OUTDOOR STORAGE POLICY**

**Attached please find a copy of the Outdoor Storage Policy.
The Lowell Housing Authority will accept comments during
a 45 day period beginning June 30, 2017 – August 15, 2017.**

PLEASE SUBMIT ALL COMMENTS TO:

**GARY K. WALLACE, EXECUTIVE DIRECTOR
LOWELL HOUSING AUTHORITY
P.O. BOX 60
350 MOODY STREET
LOWELL, MA 01853-0060**

Equal Housing Opportunity

A Foundation for Stability and Opportunity

Lowell Housing Authority

Outdoor Storage Policy

The Lowell Housing Authority (LHA) has developed this policy to allow for the proper storage of personal property in public areas within the complex, with certain restrictions.

The standards established by this policy will help:

- Protect you and the rest of the community from safety hazards and health hazards.
- Keep the complex a pleasant place to live
- Increase the efficiency of our LHA Maintenance staff

Section 1: General Storage Overview

Certain items are not to be stored in public areas because they may cause safety or health hazards, create an unpleasing environment that does not meet community standards, or interfere with staff efforts to care for the buildings and lawns. Any item left unattended in a public area is considered "stored." Examples of public areas are building entryways, indoor hallways, stairwells, laundry rooms, buildings exits, fire rescue platforms, staircase landings, sidewalks, lawns, and parking areas.

- All swimming pools and wading pools are prohibited
- All Tents/Canopies are prohibited
- All garbage must be disposed of in a safe and sanitary manner by a responsible adult and ONLY in containers provided by the LHA or the City of Lowell.
- No trees, bushes, vines, or shrubs of any kind can be planted in individual yards, without the permission of the LHA.

Section 2: Lawn/Garden

- Two (2) lawn ornaments (no more than 24 inches tall) will be allowed within the designated landscape area (bed) per 100sq ft.
- Lawn ornaments must be kept in a manner that will not prohibit or make difficult the maintenance (mowing) of the lawn.
- No items are to be left on the lawn unless in use, this includes but is not limited to:
 - a) Furniture
 - Indoor furniture that is left outside will be treated as if it were abandoned property.
 - Folding lawn chairs and plastic resin stacking may be stored April 1 - October 1 only
 - b) Toys
 - All children's toys, plastic slides, tricycles, wagons, and similar toys and other play equipment cannot be left in the grass area.
 - All sporting equipment including tennis rackets, baseballs, bats, basketballs, and gloves, hockey sticks, skis, golf clubs cannot be left in the grass area.
 - c) Bicycles
 - Bicycles must be placed in bicycle storage racks, when provided.
 - DO NOT lock bikes to stair hand railings as these railings are provided for people's safety and must not be obstructed.

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- Do not lock bikes to posts, trees, picnic tables or fences.
- d) Trash and Debris
 - Garden hoses must be stored inside by October 1st to avoid possible freezing of water lines.
 - Additional garden tools should be stored in your apartment unless in use.
 - Any and all plants located outside the apartment building need to be in plastic movable pots.
 - Potted plants must not block walkways, doorways or stairs.

Section 3: Year Round Large Item Storage

Air Conditioners *(Please see the Air Conditioner Policy for additional details)*

- Air conditioners must be in good working order with original housing, vents, and guards in place. The LHA does not supply vents or guards.
- Air conditioners must be mounted in the window according to manufacturer's directions.
- Air conditioners will be subject to inspection and approval of LHA staff.
- Air conditioners are not allowed in windows during the months of November, December, January, February, and March, without a letter from a physician documenting need.
- Air conditioners left in windows during these months will be removed by the LHA and a fee will be charged in accordance with the LHA Maintenance Policy.
- Air conditioners CANNOT be disposed of in the dumpsters provided by the LHA.

Grills

- Hot grills must be used under adult supervision at all times!
- At no time should grills be left on sidewalks.
- Grills must Never be operated indoors! Propane tanks must not be stored inside the unit; and must be kept in safe area away from the building.
- Charcoal must be kept in a dry area away from heat producing appliances.
- Charcoal must be left in grill until cold. When cooled the remains must be placed in a trash bag and placed in the dumpster.
- Charcoal grills are allowed for all units, but must be used in an area 10 feet away from the building.
- *Charcoal burners shall not be operated on balconies or within ten (10) feet of a combustible construction.
- **Gas grill with a container (LP tank) greater than 2.5 pounds shall not be located on balconies or within ten (10) feet of a combustible construction. No grills (gas or charcoal) should be stored on any balcony.
- No outside burners other than grills are allowed.

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Section 3a: Available Storage Areas for LHA Apartments

Personal belongings may be stored in your apartment. All hallways and stairwells are to be kept clear. Items may be stored in public areas in accordance with the guidelines in this policy.

All questions regarding storage of personal property should be directed to the Property Manager at each development.

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