

COMMUNITY DIRECTOR UPDATE NOVEMBER 1, 2025



COMMUNITY NEWS

A Year of Accomplishments!

This year has been a busy and productive one for Moody Family Housing! Here's a look at some of the major projects we've completed:

- 17 Full roof replacements.
- 27 Full gutter replacements.
- Completion of the Sewer Line Project.
- Replacement of 3 gazebo roofs, along with painting, installing benches, and adding lights to 5 bus stops/shelters.
- Community beautification: Our staff planted flowers, added two small trees, and installed benches under the gazebos in Quiet Pines to give back to the community.

In addition to these projects, we've been hard at work maintaining our homes:

- Responded to 2,870 work orders (through October 10).
- Completed 187 preventative maintenance tasks.

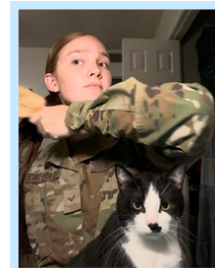
We're proud of what we've accomplished this year, and we're excited for what's to come. 2026 will bring even more projects! Stay tuned to hear about what's next!

Pet of the Month Winner: Mittens

Congratulations to Lydia Davis and her sweet fur baby!

Did you know Moody Family Housing has a Facebook Page?

Follow us to see community updates, contests, tips and events.



RESIDENT REVIEWS

At Moody Family Housing, your experience is at the heart of everything we do. Resident reviews help us celebrate what's working and improve where we can because your voice truly shapes our community. Here's what one of our residents had to say...

"Move in experience was very easy and straightforward. All staff we encountered were very helpful and professional."

TRASH & PEST CONTROL

Bulk pick-up is on Friday. Only notify the office if they missed you by the next day! Bulk pickup is an all-day event. Place items on the curb on Thursday evenings. Make sure items are not obstructed by anything (ex, a vehicle).

Pest Control: Magnolia Grove – Wednesday, November 12th.
Quiet Pines – Thursday, November 13th.

Inside Spraying: Callbacks are scheduled for Wednesdays for the homes that request them. You must call the office to get on the callback list.

Leasing Office Contact Information

-  (229) 992-2029
-  MoodyLeasing@HuntCompanies.com
-  MoodyFamilyHousing.com

TRASH SCHEDULE

Trash Pickup – Every Monday
Recycling – November 4th & 18th
Bulk Pickup – Fridays

MAINTENANCE TIPS

Get Your Home Winter Ready: Heating System Tips!

As we approach the cooler months, it’s time to prepare your heating system for the season. Here’s what to expect and how to stay safe:

What’s Normal?

- A brief burning or smoky smell when you first turn on the heat. This is dust burning off the heating elements after months of non-use.
- Smoke alarms may sound once or twice during the first run.
- The smell should fade within 10 to 15 minutes.

What’s NOT Normal?

If you notice any of these issues, turn off your system immediately and contact maintenance.

- The smell does not go away after 10 to 15 minutes.
- Visible smoke is coming from vents.
- Alarms continue to sound, or you feel lightheaded.



How your Heating System Works!

GAS HEAT:

- Uses a burner with a flame to heat air.
- A fan pushes the warm air through ducts into your home.
- A small “burning dust” smell is normal after months of non-use.

ELECTRIC HEAT:

- Uses electric coils (similar to a toaster) to heat air.
- A fan circulates the warm air.
- You may notice a faint warm metal or dusty smell the first time you turn it on.

Quick Resident Checklist

- ☐ Turn on your heat for 10 to 15 minutes this week to test it.
- ☐ Ensure warm air is coming from the vents.
- ☐ Check that smoke and carbon monoxide alarms are working.
- ☐ Report any issues or unusual odors immediately.

Thank you for helping us prepare!

Testing your heat early ensures everyone stays safe, warm, and ready for winter.

If you notice any problems, contact us at (229) 992-2029.

Place a work order through your portal, or email us at Moody@HuntCompanies.com.



UPCOMING COMMUNITY EVENTS

ANNUAL TURKEY WITH ALL THE TRIMMINGS GIVEAWAY

Date: Tuesday, November 18th – Friday, November 21st
Time: Random drawings at 2:00 PM **Location:** Moody Family Housing Office

This Thanksgiving, we're giving away 8 large turkeys with all the trimmings: cranberry sauce, green beans, stuffing, and pie! All residents are automatically entered, and 4 families from Quiet Pines and 4 from Magnolia Grove will be selected to receive a full dinner box. Winners will be announced by phone call, social media, and email, so stay tuned!

PET OF THE MONTH

Date: Saturday, November 1st – Saturday, November 15th
Winner Announced: Saturday, November 15th
Time: 5:00 PM **Location:** Facebook: FB.com/MoodyFamilyHousing2012

Watch for our upcoming Facebook post and share a photo of your pet in the comments. One lucky pet will be randomly selected as our Pet of the Month and will receive a special goodie basket just for them!

UPCOMING LOCAL EVENTS

MERRY MARKETPLACE

Date: Friday, November 14th – Sunday, November 16th
Time: 6:00 PM on Friday, 9:00 AM on Saturday, and 12:00 PM on Sunday
Location: James H Rainwater Conference Center

Merry Marketplace will feature nearly 100 artisans and boutique vendors from across the Southeast, and as always, proceeds will help fund dozens of Junior Service League community projects benefiting the health, education and welfare of Lowndes County and surrounding areas. In addition to shopping, we will have a full weekend of special events!

2025 CHRISTMAS TREE LIGHTING

Date: Friday, November 28th
Time: 6:00 PM **Location:** 100 East Central Avenue, Historic Lowndes County Courthouse Lawn

Get ready for a festive evening at the Lowndes County and City of Valdosta 2025 Annual Christmas Tree Lighting! Celebrating 200 Years of Lowndes County, Georgia!

ROUX THE DAY GUMBO COOK OFF

Date: Saturday, November 8th
Time: 12:00 PM **Location:** Georgia Beer Company

Mayor Scott Matheson shared his excitement about bringing the vibrant spirit of Mardi Gras to Valdosta through the inaugural Roux the Day Gumbo Cook-Off. “Events like this not only celebrate culture and community,” he said, “but also bring people together in fun and flavorful ways.” The cook-off will **feature four person teams crafting gumbo entirely from scratch**, including the roux! The registration fee is \$75 per team, and prizes will be awarded in the following categories:

- Top Three Winners
- Best Decorated Tent
- People’s Choice

If you have already contacted our local Management and Housing office team and are not satisfied with the outcome, or if you have words of praise to share, we encourage you to reach out to our senior management.

Community Director
Marissa Brooks
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Director of Operations
Stuart Campbell
✉ Stuart.Campbell@HuntCompanies.com



2025

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
						01
02 Daylight Saving Time Ends	03	04	05	06	07	08 Roux the Day Gumbo Cook Off
09	10 Marine Corps Birthday	11 Veterans Day OFFICE CLOSED	12	13	14 Merry Marketplace	15 Pet of the Month Merry Marketplace
16 Merry Marketplace	17	18 Annual Turkey Giveaway	19 Annual Turkey Giveaway	20 Annual Turkey Giveaway	21 Annual Turkey Giveaway	22
23	24	25	26	27 Thanksgiving OFFICE CLOSED	28 Christmas Tree Lighting	29
30						