

Merrill Housing Authority
Park Place & Jenny Towers
No Smoking/Flame Free Policy

(Res. No. 374)

The Merrill Area Housing Authority deems it both necessary and beneficial to implement a Nonsmoking/Flame Free policy at Park Place, 215 Grand Avenue and Jenny Towers, 711 E. 1st Street, Merrill, Wisconsin. This will apply to all new and existing residents; there is no “grandfather” clause and **shall become effective upon annual lease renewal dates; Oct. 1, 2014 at Park Place and Jan. 1, 2015 at Jenny Towers.**

Smoking (including e-cigarettes) and/or the use of open flames (including candles and incense) in any apartment or common area causes many problems such as increased risk of fires, dangerous interaction with oxygen tanks, increased turnover costs to cleanup units formerly occupied by smokers and increased health risks to other tenants and staff associated with second-hand smoke.

The Merrill Area Housing Authority asserts that smoking (including e-cigarettes) and the use of open flames (including candles and incense) is prohibited in all apartments throughout Park Place and Jenny Towers, including common areas. Smoking will only be permitted in the designated outdoor smoking areas of each facility. At Park Place, this area is located on the Northwest corner of the building just off the staff parking area near the park. It is **NOT** the area under the entry canopy. At Jenny Towers, this area is located on the Southeast corner of the building. Both areas have been selected because they are not in immediate proximity to any tenant unit windows or key entry areas. The continued provision of these areas is dependent upon daily upkeep and cleanliness of these areas which will be the sole responsibility of smokers. If these areas are not kept clean, they will go away. The Housing Authority will provide the necessary receptacles for such upkeep.

Residents of Park Place and Jenny Towers are responsible for ensuring that their family members, guests and invitees also comply with this policy. Failure of tenants, family members, guests and invitees to comply with this policy is a lease violation and will result in the following cumulative steps:

First Offense – written warning

Second Offense – five day notice of lease violation

Third and Final Offense – termination of lease

Staff members smelling smoke will assume it is fire related and investigate accordingly. Any other indications of non-compliance reported by either staff or tenants will also be investigated and acted upon accordingly. Multiple allegations from multiple parties will, at the discretion of the Executive Director, be recorded and viewed as significant evidence after 5 such reports whether alleged or confirmed and will count as an offense meriting disciplinary action as outlined above.

I have received and understand the no-smoking policy as added to my lease by addendum effective October 1, 2014 for Park Place or January 1, 2015 for Jenny Towers.