



## OBSERVER REPORT

**MARBLEHEAD HOUSING AUTHORITY** – May 19, 2026

LWVM Observer: Cathy Marie Michael

Board Members Present – Jennifer Schaeffner, Bill Kuker, Terri Tauro, Jean Eldridge, Kristin DuBay Horton- arrived 3:50  
Cathy Sheehan, Executive Director

### **Public Comment**

Judith Zorzy's: "My comments are in regard to codes of conduct and ethics. I feel that some types of communication between the MHA can feel like retaliation, intimidation and harassment. The impact of which can cause psychological or physical harm due the anxiety that it creates for the tenant.

I asked that when the board of commissioners are made aware of these instances, that they investigate whether MHA is in compliance with Federal and State laws (such as the Fair Housing Act).

I also asked them to speak with the tenant that continues to smoke. Marijuana stinking up the hallway when I enter the building and exit my apartment that I have spoken about and sent emails to housing on several occasions.

Marijuana is still a controlled substance. And even if it's medicinal, there is supposedly a non-smoking policy in place"

Female tenant - Do you inform new tenants of housing policies? I have noticed they are not being followed.

Male Tenant has been working on getting a Crab Apple tree here, but it is still in its planter, therefore the roots cannot grow. Also, would like to know the best location for this tree?

Female Tenant: The notice to discuss the meeting on the rental lease, arrived at 5pm Friday for a Monday 9am meeting. Too late.

Female Tenant with several comments:

- Tenants need follow-up from their requests to the board along with ED support. This is not happening.

- Chronic mud puddle in back of Roads school. This was brought up months ago and now that it's warm it's attracting mosquitoes.
- Still no robocall for this meeting
- Board said they would not respond now during public comment, instead will address these issues later on in the agenda. The wood flashing has been in disrepair for months, but there is no plan to fix it. What will the MHA do?
- Heritage trees - there are a dozen or more squirrels nesting in these and hollowing them out. They have been pruned so the branches don't fall on cars. The Superintendent of Landscape always dumps lots of compost on the roots, but this will kill it.
- Dog litter especially at Roads School from both the community walking their dogs and the tenants' dogs - This has been brought up by Tenants many times. Elaine works on 3 gardens at Roads school and is constantly cleaning up dog poop. We want to beautify our grounds and am sure the Board does too. The Board has proposed banning dogs. This is not what we asked for. We would like signage or another solution to curb dogs. (Later in the meeting the ED insisted that signage will not help.)

Female Tenant: There have been complaints in the past that Tenants are parking on the lines taking up more than 1 spot. At present there are not enough spots for everyone.

Female Tenant: How about maintenance puts a sign on mis-parked cars?

### **Executive Director's Report**

- 8 projects in motion
- 100 applications pulled for Champs
- 8 vacancies
- Response to Dog litter - We think it's not manageable or enforceable. It's out of our hands. I am confident it's not an ongoing issue.
- Great success seeing our managers out in the community. We've received positive comments on that.
- Robocalls did go out but may not have gone to everyone. Anyone who did not receive one should contact the office because we use this same list for urgent calls
- 250th - June 28, all are invited. COA will make their bus available with a reservation
- We summarize our minutes only, unless you hand yours in.

## **Commissioners' Comments**

### **Terri Tauro**

- Robo calls - people are getting robocalls. ED said we do our best to issue robocalls. It has not impacted participation. Check with office if not receiving them because we also use it for urgent updates.
- Terri and Kristin will work on capturing stories of tenants and getting it into the appropriate time capsule

**Bill Kuker:** There is a lot of fear out there with tenants.

Discussion - should we, can we piggyback off of Jenny Armini's monthly meetings at the COA

### **New Business**

- Bill again suggested utility usage and costs are sky high
- Kristin suggested installing water collection off of gutters
- Broughton Rd. Nothing new to report

**Next MHA meeting** - Tuesday Jun 16 MHS Cafeteria, evening meeting