



PGSC

VOLUME ONE | 01 / 2026

Newsletter

"NO STRANGERS SHALL LIVE HERE. WE SHALL ALL BE NEIGHBORS."

IMPORTANT DATES

- December 31 – Office Closes at Noon
- January 1 – Office Closed (New Year's Day)
- January 1 – Rent Due
- January 19 – Martin Luther King Jr. Day (Office Closed)
- February 17 – Presidents Day (Office Closed)

WELCOME 2026

**"THE NEW YEAR BRINGS FRESH BEGINNINGS, GENTLE REMINDERS,
AND NEW REASONS TO BE GRATEFUL."**

As we welcome 2026, we want to thank our residents for continuing to make our communities a place of care, connection, and pride. A new year brings new beginnings—an opportunity to focus on wellness, stay connected with neighbors, and build positive routines that support healthy homes.

January is a time for reflection and renewal. Whether you are setting goals, prioritizing your health, or simply staying warm and safe during winter, we look forward to another year of growing together.

We wish you peace, comfort, and good health in the year ahead. Happy New Year to all of our residents and your families!





Resident Reminders

Rent & Office Procedures

- Rent is due on the 1st of each month
- Please include your unit number with all payments
- Paying online is cheaper than a stamp!
- Contact the office right away if you anticipate a payment issue

Pets & Service Animals

- All pets must be registered with the office
- Clean up after pets at all times
- Pets must be leashed in common areas
- Unauthorized animals are not permitted

Housekeeping & Common Areas

- Dispose of trash properly and use designated dumpsters
- Do not leave personal items in hallways or stairwells
- Keep balconies and patios free of clutter
- Laundry rooms are shared spaces—please remove items promptly
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Office Communication

- Keep your contact and emergency information updated
- Open and read all notices from management
- Respond promptly to requests for paperwork or recertifications

Community Courtesy

- Be mindful of noise, especially during evening and overnight hours
- Treat neighbors and staff with respect
- Help keep our community welcoming and safe for everyone



Resident Reminders

Service Request: To place a service request for your apartment please call the office at 773.924.2100. You can also set up an account online to put in the service request on your own.

Also, as a reminder, Maintenance will install lightbulbs free of charge, however, resident are responsible for paying for lightbulbs in their home. If you need to add the cost to your rental account, please inform us when you call in your service request.



Lease Renewal: As a reminder residents are required to sign a new lease agreement annually. Residents are notified 120 days prior to their annual lease signing.

Here are a few tips to help the process:

1. Be sure to sign and date all the forms in the Recertification package sent to you.
2. Be sure to turn in up-to-date information
3. If you receive SSI/Social Security you are required to print out from Social Security Administration. Print out must have current date on it.
4. If you receive a pension, you are required to get a PRINTOUT from your pension that has a current date on it.
5. You will need to turn in six current months of checking account statements.
6. You will need to turn in one current month of your saving account statement.
7. If you have direct express, you will need an ATM print out to show your current balance.
8. If your income increases or decreases you are required to report it.
9. All lease agreements are not the same. Please refer to YOUR lease for reference.



Extermination: Please note that the 2026 extermination dates have been distributed to each building. To make sure that we are pest free please allow exterminators to complete their job inside your home. Please Note: Refusing exterminators entry into your home is a lease violation and could lead to eviction proceedings



Service Coordinators

January 2026 Social Services Program Calendar

400 Building – January 2026 Activities

- Tai Chi – Every Monday, 1:00 pm – 3:00 pm
- Entera Health Meet and Greet with Lunch – Tuesday, January 13, 1:00 pm – 2:30 pm
- RCN Astound Presentation – Thursday, January 15, 1:30 pm – 3:00 pm
- Movie Day – Thursday, January 22, 1:00 pm – 3:30 pm
- Commodity Food Boxes – Wednesday, January 28, upon delivery

401 Building – January 2026 Activities

- Bingo – Every Monday, 4:00 pm
- Tenant Association Meeting – Saturday, January 10, 12-1 pm
- CEDA Paperwork Drop-Off – Every Tuesday and Thursday
- Commodity Food Boxes – Wednesday, January 28, upon delivery

460 Building – January 2026 Activities

- CEDA LIHEAP Applications – Every Tuesday, Wednesday, and Thursday in January
- Conversation, Coffee, & Tea with the Service Coordinator – Thursday, January 8, 10:00 am – 11:30 am
- Fire Safety Presentation by Chicago Fire Department – Tuesday, January 13, 10:30 am – 12:00 pm
- Senior Safety Seminar by Senior Officers – Tuesday, January 13, 12:00 pm – 1:30 pm
- Movie Day – Tuesday, January 20, 11:30 am – 2:30 pm
- Active Life – Medical Supplies LLC – Wednesday, January 28, 12:00 pm – 1:30 pm
- Caption Call Presentation – Wednesday, January 28, 10:00 am – 11:30 am
- Commodity Food Boxes – Wednesday, January 28, upon delivery



Community Spotlight

SENIOR BENEFITS & DISCOUNTS!

MICHAEL'S

10% off

Must be 55+ and have a Michael's Rewards account

ROSS

Ross Senior Discounts: What You Can Expect

- Every Tuesday, Ross gives seniors an extra 10 percent off their in-store purchases.
- To be eligible for this discount, you must be 55 or older.

KOHL'S

We offer a 15% discount on qualifying purchases every Wednesday in our stores to customers aged 60 or better.

Additional Information:

- Limit one per customer
- Dollar-off coupons, including Kohl's Cash, will be applied before the age-specific coupon
- Cannot be used in conjunction with other percent-off coupons
- In-store-only discount
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Chicago Public Library - FREE books, movies, classes, and events

Illinois LIHEAP

In Illinois, LIHEAP is managed by the Illinois Department of Commerce and Economic Opportunity's Office of Community Assistance. This program helps low-income households pay for home energy costs, mainly heating during the winter. Illinois residents may qualify if their household income is within the limits set each year by the Department of Commerce.

Lifeline

Lifeline can help you get monthly discounts on your phone and internet services. The discounts can include a lower bill or free wireless minutes. You may get help from this program if you have limited income or are currently enrolled in certain public benefits programs.

See your Service Coordinator for other resources you may be entitled to.



Community Spotlight

COMMUNITY CONNECTION

WINTER IS A GREAT TIME TO:

- Check in on neighbors, especially seniors
- Let management know about maintenance concerns early
- Keep shared spaces clean and safe for everyone

Things to do in Chicago Winter

Ice Skating:

Millenium Park

Maggie Daley Park

Hyde Park -Midway Plaisance

The Peninsula Rooftop

Be sure to call or google schedule and prices for each rink.

Museums: Check out your local library for passes!

Winter WonderFest: Chicago's favorite indoor holiday experience, complete with dazzling décor, thrilling rides, skating on The Verizon Google Pixel Ice Rink, and seasonal fun for all ages.

Be sure to call or google schedule and prices.

DID YOU KNOW? BRONZEVILLE EDITION

- Bronzeville is often called the "Black Metropolis" for its historic role in Black culture, music, and business.
- Legendary figures such as Gwendolyn Brooks, Ida B. Wells, and Louis Armstrong lived or worked in the area.
- Today, Bronzeville continues to thrive through art, education, and community engagement.



Fun & Entertainment

SODUKO

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7		2		9		5		4
	9		7		4		3	
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9		4		1		7		8
	7			6			4	
			2		7			

MY SHOW IS ON...

Here are some great shows to watch:

- **Abbott Elementary** - Lighthearted, funny, and family-friendly - a feel-good favorite.
- **All the Light We Cannot See** - A moving historical drama with beautiful storytelling.
- **Only Murders in the Building** - A fun mystery with humor - perfect for evenings indoors.

WINTER WORD SEARCH



- SNOW
- MITTENS
- SCARF
- ICE
- CHICAGO
- HOLIDAY
- FROST
- SLEIGH

I	L	H	E	Y	J	E	C	W	A
A	E	R	R	E	D	E	F	G	R
K	A	Q	E	W	N	O	H	N	A
R	O	P	I	B	Z	H	Z	L	A
E	E	Q	I	J	A	E	E	D	P
E	R	M	A	D	A	S	S	A	Q
J	Q	S	V	R	A	V	H	E	R
T	E	D	A	S	E	L	R	A	D
C	C	D	A	C	T	D	V	A	J
P	R	E	W	P	E	C	A	L	T



PGSC Staff & Info

LaToya Stokes, CEO

Maintenance

Cedric Anderson
Dedric Anderson
Cynthia Williams-Adamson
Francis Archie
Trent Dockery
Catina Eberhardt
Ronald Henry
Richard Kent
Terrance Skinner
Larry Tolliver
Rico Waters
Khaleel Watkins

Finance

Valerie Offord
Linda Henry
Aline banks
Paula Robinson

Human Resources

Michelle Williams

Service

Coordinators

Asher Harris
Antoinette Byrdsong
Dychea Johnson
Lisa Morrow
LeAndra Peters
Stefona Reed
Bridgette Savage
Valerie Wolfe

Management Team

Diasha Brown
Lillie Cox
Michele Henson
Taylor Idlett
Nina Pugh
Shana Thompson

PGSC Building Information

Charles A. Beckett Assoc. L.P.

Main Office
400 E. 41st Street
Chicago, IL 60653
Off. 773-924-2100
Fax 773-924-9794

PGS B III & BHCDC

401 E. Bowen
Chicago, IL 60653
773-924-2112
Fax 773-924-9794

Paul G. Stewart Phase V

410 E. Bowen
Chicago, IL 60653
773-451-2781
Off. 773-451-2781
Fax 773-924-9794

BALPI & II

Bronzeville Associates Senior Apts. L.P.

460 E. 41st Street
Chicago, IL 60653
Off. 773-924-2700
Fax 773-924-9794

A.K.A Bronzeville Family (Walk-up Apartments)

400 E. 41st Street
Chicago, IL 60653
Off. 773-924-2100
Fax 773-924-9794

**Pat Dowell
3rd Ward**

Alderman's Office
5046 S State St,
Chicago, IL 60609
(773) 373-9273

Safety & Security HUB 773-924-0505

After Hours Emergency Maintenance 773-451-2783