

MHA Newsletter

November 2026

Happy Thanksgiving from MHA! 🦃

As we head into the holiday season, everyone at Madison Housing Authority would like to wish our residents and their families a very happy Thanksgiving!

We are grateful to be part of such a wonderful community and appreciate the opportunity to serve you throughout the year. We hope you enjoy a safe, relaxing holiday filled with good food, family, and friends.

Happy Thanksgiving from all of us at MHA!

Successful Homeownership Workshop!

On November 4th, MHA hosted a Homeownership Workshop in partnership with Housing Partnership, bringing together residents interested in learning more about the path to homeownership.

The workshop covered important topics, including preparing financially to purchase a home, understanding the mortgage process, working with a real estate agent, and navigating the legal side of buying a home.

We were joined by representatives from Housing Partnership, Citizens Bank, Coldwell Banker, and a local real estate attorney who shared their knowledge and answered residents' questions.

Thank you to all of our guest speakers, community partners, and residents who participated! We appreciate everyone's time and commitment to helping our residents explore new opportunities and work toward their financial goals.



Madison Christmas Parade – November 27th! 🎄

Kick off the holiday season with a Madison tradition! The annual Madison Christmas Parade is happening on **Friday, November 27th**, in downtown Madison.

The parade begins at 5:30 PM, featuring festive floats, marching bands, and a special appearance by Santa! Following the parade, join the community for the annual Christmas tree lighting at Waverly Place, expected to take place around 6:30 PM.

It's a fun, family-friendly way to celebrate the start of the holiday season!

For more information, including the parade route, parking details, and road closures, visit the Borough of Madison's Holiday Events page.



Maintenance Reminder: Please Submit Work Orders!

Have something in your apartment that needs attention? Please make sure to submit a work order as soon as you notice a problem!

Our Maintenance Team wants to keep your home safe and comfortable, but we can't fix something if we don't know it's happening. Whether it's a leaky faucet, a running toilet, an appliance issue, or something that just doesn't seem right, please let us know rather than waiting for the problem to get worse.

The quickest and easiest way to submit a work order is through the Resident Portal!

The quickest and easiest way to submit a work order is through the Resident Portal! Requests submitted through the portal go directly to our Maintenance Team's phones, helping them receive and address your concerns more quickly.

Visit our Residents Page to access the Resident Portal and find other helpful resources.

A few reminders:

- Report maintenance issues as soon as you notice them.
- Be as specific as possible when describing the problem.
- Include photos when helpful.
- Use the Resident Portal whenever possible for the quickest communication.

Your help makes a difference! Timely reporting allows our Maintenance Team to address issues before they turn into bigger problems.

As temperatures drop, please also remember to remove your window A/C units. Leaving them in place can allow heat to escape and make it harder to keep your apartment warm. Our Maintenance Team can assist with removing second-floor units.

Sunday Connections: Intergenerational Dinner

Back by popular demand! Older adults are invited to an evening of good food and meaningful conversation with students from Chatham High School's National Honor Society.

Event Details:

- Date: Sunday, December 6th
- Time: 4:00 PM – 6:00 PM
- Location: Presbyterian Church, 240 Southern Blvd., Chatham Township

Interested in attending? Call the Chatham Senior Center at 973-635-4565 to RSVP or request a ride. Open to Madison Seniors as well.

Come enjoy great food, new friendships, and an opportunity to connect with the next generation!



What's Happening Around Madison This Month

Looking for something to do around town? Here are a few upcoming events in or around Madison this month!

Community Menorah Lighting

📍 Kings Road side of the Train Station
📅 Sunday, December 6
⏰ 5:00 PM

Join friends and neighbors for the community menorah lighting hosted by Chabad of Southeast Morris County. **Inclement weather arrangements:** In the event of inclement weather, the event will be held in the Courtroom at Hartley Dodge Memorial.

During the event, road closures will be in place on Kings Road between Green Avenue and Prospect Street.

WATCH FROM HOME

Can't join us in person? Celebrate the Festival of Lights from home with our livestream of the Community Menorah Lighting, hosted by Chabad of Southeast Morris County.

Watch the Menorah Lighting Live

Visits with Santa

📍 Santa's House, Kings Road side of the Train Station
📅 Saturday, November 28 - Wednesday, December 23
⏰ Various Times
💲 $19.99

Make a little holiday magic with a visit to Santa! Visit Rose City Christmas for appointment availability, locations, and booking details.

Tech Help

📍 Madison Library, 39 Keep St, Madison NJ
📅 Mondays and Thursdays
⏰ 4:00 - 5:00 PM
💲 Free, pre-registration required

On Mondays and Thursdays from 4 to 5pm, anyone can come to the library to receive help with their simple device problems from our tech-savvy teen volunteers in the coffee corner. Registration is required. Everyone registered will be helped, but it will be first come, first served within the hour block.

Anyone coming for tech help must have their passwords with them (either memorized or on paper). We are unable to provide assistance for any problems involving social security numbers, viruses, phishing attempts, complex computer issues, or anything exceeding simple tech questions. You will be required to sign a device waiver upon arrival.

If you have any questions, please contact our tech help coordinator by calling (973)377-0722 ext. 4216 or emailing teen@madisonnjlibrary.org.

Hack of the month:

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Keep the Heat In!

With colder temperatures arriving, keeping your apartment warm doesn't have to mean turning up the thermostat!

Here are a few simple ways to help keep the cold air out and make your home more comfortable:

- **Open your curtains during the day:** Let the sunlight naturally warm your space.
- **Close curtains at night:** This adds an extra layer of insulation against cold windows.
- **Check for drafts:** A rolled-up towel along the bottom of an exterior door can help keep cold air from sneaking in.
- **Keep vents clear:** Make sure furniture, rugs, and other items aren't blocking heating vents or radiators.

A few small changes can make a difference in keeping your home comfortable throughout the winter!

Have a great November, and stay warm!



MADISON HOUSING AUTHORITY

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