

Central Park Tower Resident Council

UNIT HELP DESK — not lawyers

1511 Farnam Street, Omaha · All 64 units · September 30, 2026

We are collecting problems in your own unit.

The Council is acting as a help desk. We are not your lawyer and we are not management. If you want, we will help you write what is wrong and send it to CMS, the HUD contract administrator for this building. You decide what to report. You keep your own copy.

What we will do

Take your list. Help you contact CMS. Photograph only if you ask us to.

We will not enter a unit unless you invite us. We will not file a lawsuit for you.

Photos stay with your complaint. You may say no.

Check what is wrong in YOUR unit. Add a note if you can.

- | | |
|---|---|
| ☐ Plumbing | Tub or sink clogged · toilet leaks or will not flush · low water · no hot water |
| ☐ Ceiling | Leaks · stains · holes · peeling · mold |
| ☐ Floors | Soft spots · holes · trip hazards · water damage |
| ☐ Walls / paint | Holes · water stains · mold · peeling |
| ☐ Heat / AC | Will not heat · will not cool · filthy unit · bad smell · no filter |
| ☐ Stove / fridge | Burners dead · oven dead · fridge warm · missing parts |
| ☐ Windows / doors | Will not lock · drafts · broken glass · hard to open |
| ☐ Electric | Outlets dead · lights out · sparks · breaker trips |
| ☐ Pests | Roaches · mice · bed bugs · other |
| ☐ Other | Write it in. Elevator, mail, entry, smells, safety. |

Your name / apt # _____ **Phone** _____

May we photograph? Yes No (circle one) **Date** _____

Short note (what you already told the office, and when):

Drop this at Apt. 110 (Donahue) or Apt. 202 (Lukat), or hand it to a Council member.

Resident Council Help Desk only. CMS is the HUD contract administrator for Nebraska. We do not speak for CMS, HUD, or the owner. This is not legal advice and not a court paper.