

Date of Incident	02-19-2025
Prepared By	Dawn Buck
Reviewed By	Incident Report was reviewed by Alison Snyder on 02-20-2025 at 04:51 PM.
Property	Regency House
Time of Incident	22:45:00
Location of Incident	Unit 221 and Unit 107

Report Last Updated By	Update Date
Dawn Buck	02-20-2025
Alison Snyder	02-20-2025
Dawn Buck	02-20-2025
Dawn Buck	02-20-2025

Incident Type
Property Damage
Description of Incident
At about 10:45 pm, Harold Womack III in Apt 221 filled both his kitchen sink and bathtub with random garbage and items and then let the water overflow all over his apartment and caused a severe leak again in the apartment 107 below, this time flooding the bathroom, living room and kitchen areas, and damaging that residents' belongings. Police were called and Mr. Womack had to be removed from the property because he was uncooperative and combative. When we were finally able to access his apartment, we found furniture destroyed, the living room window broken out, mirrored closet door smashed and broken and the whole apartment floor wet.
Corrective action taken at the time of the incident
Police were called to the unit by both Shayne Boseman, on call maintenance tech, and residents Mother, Shantel Dodson, who was called. She waited for police to arrive to have him removed from the unit.
What we have done related to Customer Service and helping the resident, if anything?
We immediately secured unit 221. We had emergency water extraction for Unit 107 and 221. Blowers were placed in unit 107 to dry it out. Resident from 107 was called in the morning and explained what happened and how we would proceed to repair her apartment. Dawn is working with Shantel Dodson to try to get Mr. Womack to voluntarily vacate the apartment. He is on a PHA lease, so PHA was contacted to terminate the lease if that step is necessary.
Witnesses names and phone number
Shayne Boseman 215-510-7884 Shante Kennedy 215-432-2762
Was there security camera footage of this incident?
Yes
Link to security footage video in Box
http://https://lindyproperties.box.com/s/dznp72pxaq77wst3jn72tcpxwigczu6n
Did this incident involve a resident?
Yes
Unit
221
Resident Name
Harold Womack III
Did this incident involve a Lindy team member?
No
Did this incident involve a vendor?
No
Should this incident be reported to the residents renters insurance policy?
Yes
What is the estimate of the loss?
\$1500

