

February 2022

Contact Us

Contemporary Housing Alternatives of Florida, Inc.

5345 Laurel Pl,
Clearwater, FL 33760
(727) 522-1504
9:00 a.m.- 3:00 p.m.
www.Chafproperties.com

Our Mission

Our Mission is focused on urban revitalization by providing affordable, vibrant, multi-family housing for low and moderate-income individuals and families.

Our Values

Contemporary Housing Alternatives of Florida, Inc. has a commitment to excellent customer service, diversity, integrity, respect, and teamwork.

Follow us on social

Facebook

Instagram



WE ARE CHAF

Connecting homes with families



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“Every great dream begins with a dreamer. Always remember, you have within you the strength, the patience, and the passion to reach for the stars to change the world.” —Harriet Tubman



Drop off a **check or money order** made payable to CHAF Properties at the leasing office. Our new address is 5345 Laurel PL Clearwater, FL. 33760 (We do not accept cash)

Or

Highpoint leasing office drop box, located at 5345 Laurel PL. Clearwater, FL 33760 (Dropbox is located on Windtree Dr).

Or

Call the leasing office at no cost to you. During the first five days, the call volume increases. When this is the case, please **text us on our communication log**, a member of our team will contact you to process your payment. If you are unable to contact us by phone, please choose another method of payment. Not being able to pay through the phone is not an excuse to not pay on time when there are other options.

3. MAILING YOUR PAYMENTS- If you are mailing your rental payments to the leasing office, please send them to 5345 Laurel PL, Clearwater FL. 33760. Mailed payments must be received by the 5th to avoid a late payment charge. Note: We do not accept postmarked as on time.

4. MAKE A PAYMENT ONLINE. Your rent can be paid through your resident portal on our website for a small fee of \$2.95. There is also an option to manage recurring payments through autopay.

**All payments will need to be received by the end of the 5th day of the month. On the 6th day, a \$50.00 late fee will be charged to your account.

***If you are unable to make your rent payment by the 5th of the month, please let us know by contacting Alicea Young at ayoung@chafproperties.com or 727-382-1406. You can also notify us on the text communication log.

If you have any questions, please free to reach out to us

Partial Payments

As of January 1st, 2022, CHAF Properties is no longer accepting partial payments for rent. A partial payment is a payment that is less than the full amount due on your account. If your rental balance is two months delinquent, we will not accept one month of rental payment. You would need to pay off the account to a zero balance.

Tips for Budgeting



If your goal is to make 2022, a better financial year, you may want to consider Zero- Sum Budgeting. The budgeting method revolves around two main ideas: Budgeting to zero and paying for next month's expenses with this month's income.

What is budgeting to zero? Budgeting to zero means spending every single dollar on a specific goal. You can have goals like paying bills, saving for a vacation, or adding to an investment. Over time you can identify overspending in one or multiple categories and make adjustments.

How to Pay for Next Month's Expenses Today. The second main goal for the zero-sum method is to pay for the months ahead with the current month's income.

This allows for two benefits:

- No issues paying bills on time.
- Safety net of at least one month's income in case of emergency.

Accomplishing these two goals would put someone far ahead of the average American.

According to a recent Federal Reserve survey, 46% of Americans said that they would have to borrow or sell something to pay for a \$400.00 emergency.

Given this reality, paying bills a month ahead can take time unless a person already has savings. Once accomplished, this goal can provide financial security and peace of mind.

Tips for implementing the Zero-Sum Budget. Start with your monthly bank statement in hand. Make a list of spending categories. Assign expenditures to one of these categories. This helps you see what you spend and where. Now, decide where you can cut spending and where you can add spending, to suit goals such as paying off bills. Make sure every dollar you bring in has a 'home' in you budget.

A few recommendations for someone trying this, or any other, budgeting method:

- Use an app, tool, or spreadsheet to help stay organized and accurate. This makes the process so much easier.
- Find an accountability partner
- If overspending is a problem, roll with the punches and work to keep back on track.

Parking Decals

**PARKING
PERMIT**

A-0001

All vehicles parked on property must clearly display a valid parking decal registered to your vehicle. Residents' decals must be installed on the bottom left corner by the VIN number.

Only the licensed drivers on the lease will receive a parking decal.

If you purchase a new vehicle, you must bring your registration into the office for verification and we will issue a new decal.

If you sell your vehicle, please provide the Bill of Sale and return the parking decal to your leasing office.

Old decals are not transferable and must be returned, even if it is damaged, or a \$25.00 fee is charged.

"There is no power for change greater than a community discovering what it cares about."

MARGARET J. WHEATLEY



KEEP CHAF CLEAN

CHAF hopes that everyone will be mindful and encouraged to take pride in the community that you reside in, and we hope we don't have to access any fees that can be easily avoided. You are provided these units at a truly below-market rental rate. It is expected that you, as a resident, would be appreciative of those rates and to, at a minimum, take care of your unit and the property grounds!

PLEASE KEEP IN MIND

- Do not throw trash on the ground. Dispose of waste in the trash and encourage children and your guests to do the same.
- Remember, bags of trash are to be disposed of inside the dumpster and are to be closed after you drop it in. Tie up your trash bags when taking them out! When this is not done trash ends up all over the property.
- When you see trash that somebody else left, please pick it up and throw it away.
- Do not have small children taking out the trash. They drag the garbage bags causing holes in the trash bags which then leaves a trail of trash behind. The dumpster is very large and small children will have a hard time opening the dumpster to dispose of it correctly.
- If the dumpster is full, do not continue to pile up your garbage on top. Please take an extra step and go to another dumpster that is not full.
- **15 mins a week to pick up litter in your community from every resident will help your community shine. Please take pride in where you live.**

***** If trash is not disposed of properly, the fine is \$50.00 per offense and the second offense will be an automatic non-renewal of your lease. *****





Ameristar Carpet Cleaning

813-363-3006

\$65.00

Cash must be paid before service can be provided.



Trust your instincts, and don't hesitate. If you see something, say something. To request help or report suspected human trafficking, call the National Human Trafficking hotline at 1-888-373-7888 or text "help" to Befree (233733).



When your lease is about to end, please visit the leasing office at least 45 days prior to your lease ending to pick up a renewal packet. Once completed, please return the renewal packet and all documents by the 15th of the month before the lease expires. Due to the impact of COVID-19, there has been a delay in lease renewals. If you have not signed your lease by your lease end date, please do not worry. We are working very hard to get all renewals completed. We apologize for any inconvenience and thank you for understanding.

CHOOSE YOUR NEIGHBOR!
 Refer a friend and make **\$50.00**

CHAF Properties, LLC.
 Contemporary Housing Alternatives of Florida, Inc.

ARE YOU BEHIND ON RENT DUE TO THE COVID-19 PANDEMIC?

Financial help is available

Struggling to pay rent due to the COVID-19 pandemic?
 Financial help is available. Learn more and apply at: www.bit.ly/pc-rent

Pinellas County Emergency Rental Assistance Program-

To apply visit: <https://covid19.pinellascounty.org/where-to-get-help/>



Our Florida-

To apply visit: www.ourflorida.com

COMMUNITY RENTAL ASSISTANCE

Emergency rental assistance is available for at-risk & extremely low-income individuals and families in Pinellas County.

ARE YOU AT RISK OF LOSING YOUR HOME OR BECOMING HOMELESS?
 HAVE YOU BEEN ADVERSELY AFFECTED BY COVID-19 PANDEMIC?

CALL TO LEARN MORE ABOUT FUNDING ELIGIBILITY OR TO APPLY:

727.442.9041 ext. 167

Funding by: Charitable Foundation

1120 N. Betty Lane • Clearwater, FL 33755 • www.HEPempowers.org

Homeless Empowerment Program- HEP
 Phil White- 727-442-9041 EXT 167



Want to take a nap that will leave you refreshed and ready to go again? Try drinking a cup of coffee first.

It sounds counterintuitive, but that's the advice from health.com website.

Why it works:

The caffeine in a cup of coffee takes about 30-minutes to kick in. After a 30 minute nap, you'll wake up just as the caffeine takes effect. Research backs the ideas up.

In 1997, the journal Psychophysiology reported that sleepy adults who drank 200 mg of caffeine (twice the amount in 8 ounces of brewed coffee) and then took a short nap performed better on a stimulated driving test than people who got only the caffeine.



Ingredients

4 tbsp olive oil

1 onion , finely chopped

2 garlic cloves , crushed

¼ tsp chilli flakes

2 x 400g cans chopped tomatoes

1 tsp caster sugar

6 tbsp mascarpone

4 skinless chicken breasts, sliced into strips

300g penne

70g mature cheddar , grated

50g grated mozzarella

½ small bunch of parsley , finely chopped

Chicken Pasta Bake

Prep: 30 mins
Cook: 45 mins

Easy

Serves 6

Method

STEP 1

Heat 2 tbsp of the oil in a pan over a medium heat and fry the onion gently for 10-12 mins. Add the garlic and chilli flakes and cook for 1 min. Tip in the tomatoes and sugar and season to taste. Simmer uncovered for 20 mins or until thickened, then stir through the mascarpone.

STEP 2

Heat 1 tbsp of oil in a [non-stick frying pan](#). Season the chicken and fry for 5-7 mins or until the chicken is cooked through.

STEP 3

Heat the oven to 220C/200C fan/gas 7. Cook the penne following pack instructions. Drain and toss with the remaining oil. Tip the pasta into a medium sized ovenproof dish. Stir in the chicken and pour over the sauce. Top with the cheddar, mozzarella and parsley. Bake for 20 mins or until golden brown and bubbling.

How can we help?

We would like to know the interest and resources needed of our residents to help improve daily living.

Please contact Aicea, the Resident Relations Specialist with any resources you would like or need.

Ayoung@chafproperties.com

727-382-1406

Food Pantry

High Point Neighborhood

Family Center

5812 150th Ave. N.

Clearwater, FL 33760

Every Monday from

3 p.m. – 6 p.m.

Bay Area Pregnancy Center

Every Monday, the Bay Area

Pregnancy Center is at

High Point Neighborhood

Family Center helping new

and expecting mothers.

Call 727-200-9165



High Point Youth Empowerment Center

5345 Laurel Place, Clearwater, FL 33760

ALL PROGRAMS AND SERVICES WILL BE FREE TO THE COMMUNITY!!!

- ✚ Open Playgrounds- Monday- Friday 11:00 a.m. – 2:00 p.m. (with guardian supervision)
- ✚ Teen Basketball- (ages 12-17) Monday- Friday 2:00 p.m. – 7:00 p.m.
- ✚ Teen Computer Lab- (ages 12-17) Monday- Friday 2:00 p.m. – 7:00 p.m.
- ✚ Teen Game Room- (ages 12-17) Monday- Friday 2:00 p.m. – 7:00 p.m.
- ✚ Karate classes- (ages 12 and up) Thursdays 5:30 p.m. -6:30 p.m.
- ✚ Yoga classes- (ages 12 and up) Tuesdays 5:30 p.m. -6:30 p.m.
- ✚ Resources- Appointment scheduling Tuesdays and Thursdays 1:00 p.m. – 5:00 p.m.
 - Bilingual Specialist
 - Resume building
 - Job seeking
 - Basic counseling
 - Transportation (TD buss pass) * fee \$11,
 - ACCESS (Assistance applying for and re-certifying for food stamps, Medicaid, TANF)
- ✚ AMI Kids Pre-Apprentice Program- (Free access to construction trade) Registered Apprenticeship Program (RAP)
- ✚ Early Learning Readiness- (ages Infant – 5years) dates and times TBA
- ✚ Feeding Tampa Bay Food Pantry- 2nd Friday of every month from 4:30 p.m.-6:00 p.m. (As of February 1st we had 3 of these events distributing over 14,000 pounds of produce and 900 bags of groceries to the community.)
- ✚ Weekly food distribution- dates and times TBA



Windtree Villas Residents

THE BASKETBALL COURT IS OPEN TO THE COMMUNITY AT THE HIGH POINT YOUTH EMPOWERMENT CENTER, LOCATED AT 5345 LAUREL PL, CLEARWATER FL. 33760. THE CENTER IS OPEN TO YOUTH AGED 10-17. CHILDREN 9 AND UNDER WILL NEED TO BE ACCOMPANIED BY A GUARDIAN 18 YEARS OLD OR OLDER. THE YOUTH EMPOWERMENT CENTER OFFERS A WIDE VARIETY OF ACTIVITIES. THE FACILITY IS OPEN FROM 11 A.M. TO 7 P.M. MONDAY - FRIDAY. PLEASE SEE THE FLYER ABOVE TO SEE ALL THAT HPYEC HAS TO OFFER.

IF YOU ARE INTERESTED IN ENROLLING YOUR CHILD IN THIS ENRICHED PROGRAM, PLEASE VISIT THE YOUTH EMPOWERMENT CENTER TO SPEAK WITH LAUREL. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CENTER AT 727-382-1420.

Every child deserves the opportunity to experience new worlds and achieve their full potential.



The New Worlds Reading Initiative is a FREE Florida literacy program that:

- Mails a new book to each eligible enrolled K-5 grade student in Florida each month for free.
- Helps students build a personalized library based on their interests.
- Provide families with practical supporting materials that build reading confidence.
- Reinforces the science of reading strategies.
- Support each student to successfully launch their reading skill and develop a love of reading.

To enroll, please visit www.newworldsreading.com



Resources for Home Buying Classes

Neighborhood Home Solutions

Neighborhood Home Solution (NHS) is a non-profit, HUD approved housing counseling agency advocacy for affordable housing since 1980. Services include Homebuyer Education, Down payment Assistance, Post Purchase Counseling, Financial Fitness and credit rebuilding, home Mortgage Loan Modification, foreclosure Intervention and Meditation, hardest Hit Fund Assistance

1600 Dr. Martin Luther King Jr Street S

St. Petersburg, Florida 33701

727-821-6897

For more information email info@nhsfl.org) or visit the website www.nhsfl.org to register for a class.

FREE

FIRST TIME BUYER HOME BUYER ZOOM SESSIONS!



MONDAYS

FEBRUARY 21, 2022

FEBRUARY 28, 2022

6:00 PM - 8:00 PM

*Must attend both sessions for completion certificate



Jo Ann S. Nesbitt
Home Ownership Consultant

"Home Buyer Education is a must in today's market! Knowledge is Power!"

Yes you can manage money when money is tight!

Budgeting your way to financial health!

The Home Based Business the First-time Homebuyer's solution to making that extra cash!

Mortgage essentials! ★

Down-payment Know-how!



St. Jude Great Commission CDC
Great Opportunities Change Outcomes

REGISTER AT: STJUDEGREATCOMMISSIONCDC.ORG

RESERVE YOUR SEAT NOW!

727-954-5381

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Please do not feed
stray cats, dogs, or wild
animals.

These animals could be
dangerous and not likely
vaccinated against
communicable diseases.

Feeding stray cats could attract wild
animals such as raccons, possums,
rats and other possible vermin.

They are a danger to you
and your pets! Please help us
immediately
by reporting stray animals to

Animal Control at

727-582-2600.

Please report any person
feeding stray animals by
calling the leasing office

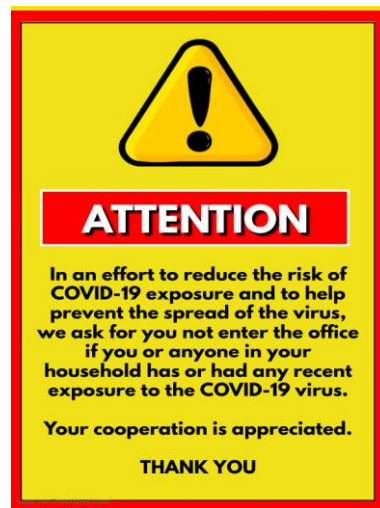
727-522-1504.



Why it is important to clean up after your pet?

Dog waste is even more full of disease-causing bacteria and parasites than other types of waste. These bacteria and parasites are harmful to humans and spread diseases to other dogs. If you don't pick up after your dog, you are putting other people and other dogs at risk of getting sick.

To help prevent the spread of COVID-19



- Wear a mask to protect yourself and others and stop the spread of COVID-19.
- Stay at least 6 feet (about 2 arm lengths) from others who don't live with you.
- Avoid crowds and poorly ventilated spaces. The more people you are in contact with, the more likely you are to be exposed to COVID-19.
- Get a COVID-19 vaccine when it's available to you.
- Clean your hands often, either with soap and water for 20 seconds or a hand sanitizer that contains at least 60% alcohol.
- Avoid close contact with people who are sick.
- Cover your cough or sneeze with a tissue, then throw the tissue in the trash.
- Clean frequently touched objects and surfaces daily. If someone is sick or has tested positive for COVID-19, disinfect frequently touched surfaces.
- Monitor your health daily.