

MAY 2023

Contact Us

**Contemporary
Housing Alternatives
of Florida, Inc.**

5345 Laurel Pl,
Clearwater, FL 33760
(727) 522-1504
8:00 a.m.- 4:30 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 media.

Facebook



Instagram



WE ARE CHAF



Thinking of Mom

On Mother's Day, we give thanks to moms, grandmothers, and other special women in our lives. If cards and flowers aren't your style, you can show your appreciation in many other ways. Whether you give her a playlist of meaningful songs, bake her cookies, take her to a spa day, or share a list of favorite memories, she'll treasure the fact that you thought of her.



Happy Memorial Day
Monday, May 29th

Highlights

Our office will be closed on May 29th in observance of Memorial Day

Stay Grounded

The next time you're relaxing outdoors, take a moment to connect with the Earth—literally. A type of therapy called grounding is gaining attention for its effects on chronic pain, sleep quality and mental health. The main method is simple: Stand or walk on the grass or sand while barefoot. You can also place your hand on the ground. Some research suggests that the Earth's electricity links to the body to reduce inflammation and improve mood, while other health experts believe the benefits are mostly due to the calming effects of being in nature.

Float Like a Butterfly

Did you ever wonder why someone who is friendly, and outgoing is called a social butterfly? It's because they can float from person to person, striking up a conversation with ease, much like a butterfly flits between different flowers in a garden.

Payments

Housing Coordinators



Celia Hernandez
Move In Specialist

727-382-1412

Chernandez@chafproperties.com

Nikki Ritz
Housing Coordinator

727-382-1408

Nritz@chafproperties.com

Naishaliz Maldonado
Housing Coordinator

727-382-1414

Nmaldonado@chafproperties.com

Melissa Gutierrez
Housing Coordinator

727-382-1409

mgutierrez@chafproperties.com

Samantha Bley
Housing Coordinator

727-382-1409

Sbley@chafproperties.com

We receive an overwhelming amount of phone calls daily. If you are having difficulty reaching us by phone, please send us a text message. Someone will reply to your message and will be happy to give you a call back.

All payments after the 5th of the month are required to be certified funds.
Certified funds are money orders and cashier's checks.

RENT PAYMENTS ARE A PRIORITY- MAKE PAYMENTS ON TIME

Rent is due on the first day of the month.

****Per the lease you signed, you agreed to pay your rent on or before the 1st day of each month with no grace period and without demand.**

**** Your lease may not be renewed after your sixth late payment.**

Credit Builder

If you have enrolled in credit builder, do not forget to add the extra \$5.99. Payments without the fee will be considered partial payments, and they will not be added to your account. In the event that the \$5.99 is not received by the 5th, a late fee will be assessed.

PROMISE TO PAY DATES:

As a courtesy, we will allow promise to pay dates. These are dates you can pay your rent after the 5th but must be before the 15th of the month. This only applies to residents that are **current** on their rent. A promise to pay date does not void a late fee. And no payment should be made after the 15th of the month.

The full amount stated on the notice must be paid by the end of the three-day late payment period if you owe more than one month's rent. If we do not receive the balance in full by the end of the 3-day notice, an eviction could be filed with the courts as a last resort. Please keep us informed of any late payments as we want to work with you. It is imperative that you be current on rent payments.



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 assess any fees that can be easily avoided. You are provided with 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 them 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 leave 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. *****



With summer right around the corner, we can expect warmer weather and longer, brighter days. While UV rays are most intense between 10 a.m. and 4 p.m., it is important to practice sun-safe behaviors throughout the day. If your shadow is shorter than you are, then seek shade. Wear sunscreen every day to reduce your risk of skin cancer—doing so can reduce melanoma risk by 50% and squamous cell carcinoma risk by 40%. It is sufficient to use sunscreen with SPF 15 on a daily basis, but if you spend extensive time outdoors, you should choose sunscreen with SPF 30 or higher. Select a sunscreen that protects against UVA (rays that cause tanning and premature aging) and UVB (rays that cause sunburn). UPF is the Ultraviolet Protection Factor for clothing, and UPF 30–49 is considered very good protection, while 50-plus provides excellent protection. Clothing choice offers the easiest protection against harmful UV radiation, because there is no need to reapply. Even if an item of clothing does not have a UPF label, it may still help protect your skin. You should select dark or brightly colored fabrics that are densely woven, such as denim, canvas, wool or synthetic fibers. You can protect your eyes and the sensitive skin of your face and neck with sunglasses and hats with 3-inch brims made of unbleached cotton, polyester, silk or satin.



Our towing company will be changing on May 25, from Comm Tow to A1 Towing. We will let you know when you can come into the office to pick up your new decal.

****All vehicles on the property will be required to have a properly displayed parking permit. Vehicles without permits (including rentals, loaners, etc.) must be parked in the visitor parking areas. We will provide visitors' parking if your community does not have one already. You may obtain your parking permit from the business office during normal business hours. Any previously issued parking permits will no longer be valid. You are responsible for informing your guest(s) of the parking rules.**



Since we are a growing community, it means that we are always in the mindset of renewals. We will start contacting you about your renewal 120-90 days before your lease expires. Providing all the required documents at least 60 days before the end of your lease ensures that we are compliant. Please respond to your notice in a timely manner.

***If you choose not to renew your lease, we require a 60 written notice.**

**STRONGER
TOGETHER**

How to submit a work order online

HOME WHO WE ARE RENTAL PROCESS PROPERTIES RESOURCES PAY RENT CONTACT **APPLY NOW**

Modern Living at a Modest Price

Our mission is to facilitate urban revitalization by providing affordable, vibrant, multi-family housing for low-income and moderate-income individuals and families.

APPLY NOW

Step 1:

Visit www.chafproperties.com

Step 2:

Select the option to Pay Rent and Register.



CHAF Properties
MODERN LIVING AT A MODEST PRICE

Property name: Oak Villas

Username: _____

Password: _____

[Forgot Username](#)
[Forgot Password](#)

REGISTER **SIGN IN**

Step 3:

Once logged in, select work orders

Work Orders



■ New
■ Scheduled
■ In Progress

[View all](#)

Step 4:

Complete questions

*****You may add pictures and more details of the repair you need by adding them to the documents.

Maintenance

History

Date range: Last 30 days **UPDATE**

Number	Date	Description	Status
> 2524	9/16/2022	sink	Cancelled

New Work Order

If this is a maintenance emergency, please call (727) 497-5250.

Phone number* 727-520-6511

Appointment* Permission to enter given

Areas* Bathroom 1;

Pets

Brief Description*

Other comments

Documents

To help us better serve you, upload a picture of the problem by clicking the Add button below.

Date attached Description

ADD

SUBMIT

*Upload a picture here



Step 5:

Submit your work order



** ***If you have a maintenance emergency, call 727-497-5250.

Maintenance emergencies are; flooding, electrical sparks, backed up toilet (if you have one toilet)

FLEX.

Pay Rent On Your Own

How do residents contact Flex with questions?

Residents can contact customer support directly within the app or by sending an email to help@getflex.com.

What are the resident qualifications to use Flex?

To be eligible, residents must: • Have no outstanding rent balance. • Have a minimum credit score. • Have a valid debit card that has a history of deposits (no pre-paid cards). • Be a current resident at a property that uses an active resident portal for rent payments. • Must have funds in their account to cover the first installment payment before the 5th of the month.

How late can a resident sign up for Flex and still have their rent covered?

Residents who are approved by 5:00 pm ET on the 3rd of the month will be eligible for Flex rent payment for that month. If a resident signs up after the 3rd, they will be enrolled for the following month. For example, if a resident signs up by 5pm ET on June 3rd, they will be eligible to pay June rent via Flex. If they sign up on June 4th, they will be able to start paying rent through Flex in July.

What happens if a resident doesn't pay Flex back?

Flex takes charge of all customer repayment issues internally, including write-offs. For late repayments, Flex works with residents to develop payment plans to help them get back on track. While Flex does not continue to offer its services to users who have a past due balance when rent is due, users that repay their balance may be eligible to re-enroll. Residents whose repayment is past due more than 60 days will be reported as delinquent to the credit bureau. Flex processes all customer repayments and write-offs internally, never coming back to the property for repayment. However, residents can be put on payment plans to help them get back on track. Once the resident has zeroed out their balance, they will be eligible to reactivate with Flex.



We're always on the lookout for great new residents, just like you!

Do you know someone who's looking for a new place to call home? Please be sure to tell them about the wonderful space you discovered with us!

Just have the person mention your name on the initial visit and if they sign a lease and move in, we'll take \$50.00 off your rent.

CHOOSE YOUR NEIGHBOR!

Refer a friend and make **\$50.00**

CHAF Properties, LLC.

Neighborhood Home Solutions
Homebuyer Education
Schedule of Classes January – December 2023

January 5, 12, 19, 26, 2023	February 2, 9, 16, 23, 2023	March 2, 9, 16, 23, 2023
April 5, 13, 20, 27, 2023	May 4, 11, 18, 25, 2023	June 8, 15, 22, 29, 2023
July 6, 13, 20, 27, 2023	August 3, 10, 17, 24, 2023	September 7, 14, 21, 28, 2023
October 5, 12, 19, 26, 2023	November 2, 9, 16, 23, 2023	December 7, 14, 21, 28, 2023

This course is designed to help families achieve the dream of homeownership. Prospective homebuyers learn the responsibilities and obligations required of a prudent homeowner.

Upon completion, attendees will receive the Certificate that is required by many mortgage lenders. This certificate is also required for Down Payment Assistance.

"All Classes by ZOOM webinar"

Services are free and available to all income levels. Neighborhood Home Solutions is a nonprofit, HUD approved Housing Counseling Agency.

TO REGISTER SIMPLY GO TO www.nhsfi.org, THEN TO "CLICK TO REGISTER". YOU WILL BE DIRECTED TO OUR CLIENT PORTAL SYSTEM – ClientMax. ONCE YOU SET UP YOUR ACCOUNT YOU WILL BE ABLE TO ENROLL IN THE AVAILABLE CLASSES.



"Opening Doors to Affordable Housing Opportunities Since 1980"

Neighborhood Home Solutions
1600 Dr. Martin Luther King Jr. St. S.
St. Petersburg, FL 33701
727.821.6897 – www.nhsfi.org





Delicious as it Looks

Taking care
of your mind &
thoughts

Taking care of
your physical
health & body

Self-Care

Increasing your
own well-being through self-
care behaviors

Taking care
of your spiritual
health

Taking care of
your emotions

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Remember to take care
of yourself!

Sometimes you get
so busy taking care of
others that you forget that
**YOU ARE
IMPORTANT TOO.**



Better-Than-Takeout Shrimp Fried Rice



This is an easy, one-skillet recipe that is ready in 20 minutes and tastes better than takeout; it is healthier and not greasy. To save time if you do not have leftover rice on hand or do not want to cook a batch, use two pouches of ready-to-serve rice. The shrimp is tender and juicy. I use fresh shrimp, but you can use frozen shrimp that has already been cooked. There's garlic, ginger, green onions, sesame oil, and soy sauce for layers of flavor while peas, carrots, corn, and bits of egg add texture.

INGREDIENTS:

- 2 tablespoons sesame oil
- 2 tablespoons canola or vegetable oil
- 1-pound medium-large fresh shrimp, cleaned (approximately 15-20 count shrimp)
- 1 cup frozen peas and diced carrots blend (I do not thaw and use straight from the freezer)
- 1/2 cup corn (I use frozen straight from the freezer)
- 2 to 3 garlic cloves, finely minced or [pressed](#)
- 1/2 teaspoon ground ginger
- 3 large eggs, lightly beaten
- 4 cups cooked rice (I use white, long-grain or brown may be substituted. To save time use two 8.8-ounce pouches cooked and ready-to-serve rice)
- 2 to 3 green onions, trimmed and sliced into thin rounds
- 3 to 4 tablespoons low-sodium soy sauce
- 1/2 teaspoon salt, or to taste
- 1/2 teaspoon freshly ground black pepper, or to taste

DIRECTIONS:

1. To a large non-stick skillet or wok, add the oils, shrimp, and cook over medium-high heat for about 3 minutes, flipping halfway through. Cooking time will vary based on size of shrimp, do not overcook. Remove shrimp with a slotted spoon (allow oils and cooking juices to remain in skillet) and place shrimp on a plate; set aside.
2. Add the peas, carrots, corn, and cook for about 2 minutes, or until vegetables begin to soften, stir intermittently.
3. Add the garlic, ginger, and cook for 1 minute, stir intermittently.
4. Push vegetables to one side of the skillet, add the eggs to the other side, and cook to scramble, stirring, as necessary.
5. Add the shrimp, rice, green onions, evenly drizzle with soy sauce, evenly season with salt and pepper, and stir to combine. Cook for about 2 minutes, or until shrimp is reheated through. Recipe is best warm and fresh but will keep airtight in the fridge for up to 5 days or in the freezer for up to 4 months. Reheat gently as desired.

Adapted from [Easy Better-Than-Takeout Chicken Fried Rice](#)