

Chaf Properties

November 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

Facebook

Instagram



We're So Glad You're Here!

It is a pleasure to have you as a resident at CHAF Properties. We value every one of our residents. If you have been living with us for a while, we want to thank you for your continued loyalty! A great community is built on the contributions of people like you.

Towing Hours

During towing hours, 8 pm - 8 am, your guests should park in the visitor's parking spaces to prevent being towed. If your guests are visiting for more than three days, please come to the office for a visitor's pass. You will need the guest's registration and ID to receive a visitor's pass. Please call 813-516-7798 if your vehicle or your guest's vehicle has been towed.



Upcoming office closures

Our office will be closed on the following days.

Thursday, November 23, 2023

Friday, November 24, 2023

Monday, December 25, 2023

Monday, January 1st, 2023



***** To ensure you are seen by your housing coordinator, please make an appointment before visiting the office. Appointments can be made by email, text, or phone. *****



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.

RENT PAYMENTS ARE A PRIORITY MAKE PAYMENTS ON TIME

Effective 1/1/2023, after the 5th of the month, all payments will be required to be certified funds, which is money orders or cashier check.

Six (6) or more late payments after the 15th during your current lease, could result in a non-renewal of your lease.

Rent is due on the first day of the month.

There is a grace period from the 2nd through the 5th without being penalized with a late charge. Payments after the 5th will incur a late payment fee. We do not accept partial payments.

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 date 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.



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? We have apartments ready for move in. 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.
Contemporary Housing Alternatives of Florida, Inc.

How to pay rent and 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.



Property name: Oak Villas
Username: _____
Password: _____
[Forgot Username](#)
[Forgot Password](#)

REGISTER

SIGN IN

Step 3:

Once logged in, pay rent or select work orders

Work Orders



- New
- Scheduled
- In Progress

[View all](#)

Step 4:

For work orders- Complete the 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

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)

LIFE HACKS



Clogged drain? Pour one cup of baking soda and half a cup of vinegar down the drain. Cover the plug with a plate and wait 30 minutes, then blast it with hot water. Problem solved!

Gum in the carpet? When gum freezes, it gets brittle and easily breaks apart. Therefore, it will start to crumble and be easy to remove.

Avocado tip. To tell if an avocado is good to eat, just pop off the little button on the stem end. Green means good. Brown means it's too ripe, and likely a slimy mess inside.

Want your strawberries to last longer? Wash them with diluted vinegar. This can extend their life by up to two weeks.

Getting a lot of scam calls recently? Next time you get one, pick up the phone and mute your microphone. This will mark your number as a "ghost number," and you should start receiving fewer and fewer calls from telemarketers.

Contest Winners



UPcoming EVENTS

November



(NOT THE CONTEST PICTURE)

December



Let's shine as a community!

Deck your patio or balcony for the season and help spread some light. Please email Alicea at Ayoung@chafproperties to enter. The contest starts Monday, November 27th. All entries are due by Tuesday, December 22nd. More details to come.



GREEN LIVING TIP: Household electronics can use energy even when they are turned off. Leaving an appliance plugged in allows it to always draw a small amount of electricity. To eliminate this energy draw, unplugged your electronics when not in use. You can also use a power strip with an on/off switch. Turn the power off at the strip whenever you turn the appliance off.

SAFETY TIP: It is a good idea to have a fire extinguisher in your kitchen, but it won't do you any good if you don't know how to use it. Be sure to read all the instructions with your extinguisher. It should be rated for use on residential cooking equipment. Use the PASS method to extinguish the fire: Pull the safety pin, Aim at the base of the fire, Squeeze the handle slowly, and Sweep from side to side. If the fire is not extinguished, immediately leave your home, and call 911 for help.

HEALTHY LIVING TIP: Getting a good night's sleep doesn't just make you feel better during the day. It could also save your life. A recent study suggests that sleeping less than six hours a night can lead to an increase in heart attack or stroke risk. Chronic sleep deprivation increases chemicals and hormones in your body that increase the risk of cardiovascular disease. It can also lead to higher cholesterol, high blood pressure, diabetes, and obesity. So, try to get to bed earlier for your health.

Delicious as it Looks

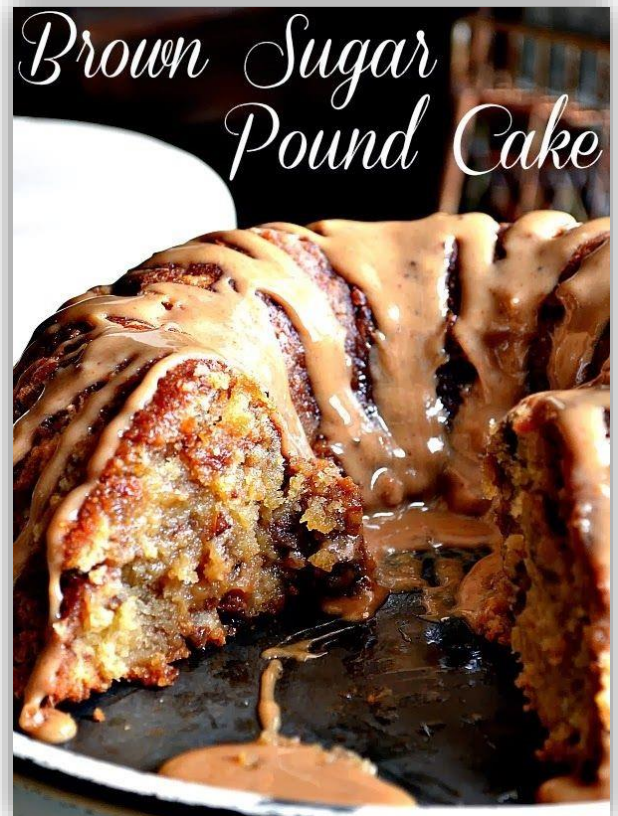
Brown Sugar Caramel Pound Cake

Ingredients:

- 1 ½ cups butter softened
- 2 cups light brown sugar, packed
- 1 cup granulated sugar
- 5 large eggs
- 3 cups all-purpose flour
- 1 teaspoon baking powder
- ½ teaspoon salt
- 1 cup whole milk
- 1 8oz bag toffee chips (I use Heath)
- 1 cup pecans, chopped

Caramel Drizzle:

- 1 – 14 oz can sweetened condensed milk
- 1 cup brown sugar
- 2 tablespoons butter
- ½ teaspoon vanilla extract



Directions:

Preheat oven to 325 spray a 12 cup Bundt pan with cooking spray or grease and dust with flour

Beat butter until creamy. Add sugars beating until fluffy. Add eggs one at a time. In medium bowl, combine flour, baking powder and salt. Add flour mix to batter alternately with milk, beat until just combined. Stir in toffee chips and pecans. Spoon batter into pan and bake 85 minutes or until wooden pick comes out clean. To prevent excess browning, cover cake with foil while baking.

Let cake cool in pan for 10 minutes. Remove from pan and let cool completely on a wire rack. Spoon caramel drizzle over cooled cake.

Directions for Caramel Drizzle

In a medium saucepan combine condensed milk and brown sugar; bring to a boil over medium-high heat, whisking frequently. Reduce heat, and SIMMER for 8 minutes, whisking frequently. Remove from heat; whisk in butter and vanilla. Let cool for 5 minutes before using. NOTE: Make sure to drizzle the caramel while it's still HOT

Enjoy!!

Free Lactation Consultants

At the High Point Baby Café

Every Wednesday from 10:00 am to 12:00 pm

High Point Youth Empowerment Center
5345 Laurel Place
Clearwater, FL 33760



Having trouble breastfeeding?
Get the help you need from our
board-certified lactation consultants!

- No appointment necessary
- Free of charge
- Family members welcome



Photo: © 2016 Regina Roig-Romero

Registration required

Call (813) 673-4646 ext 5114 for more information

Visit: <https://cfctb.org/program/pinellas/>
Email: pinellaswarmline@cfctb.org

@TampaBayBabyCafe



What You Do Matters

Parent-Child Educational Playgroups



What we offer:

- Experience play-based learning in our unique parent-child educational playgroups. You'll learn how to support your child's healthy development through play and everyday interactions.
- Activities for children ages 6 months - 5 years that promotes brain development through positive interactions with peers and caregivers.
- Free Ages and Stages Developmental Screenings to monitor your child's milestones.



- All Playgroups are FREE
- Parent-Child Educational Playgroups
- St. Petersburg - Sanderlin NFC
 - Clearwater - High Point YEC
 - Tarpon Springs - Coming Soon!

Visit our website at cfctb.org/pinellas



Scan to learn more



HIGH POINT NEIGHBORHOOD FAMILY CENTER

Free after school programs, summer camp, and family support services



STOP BY OR CALL

727-533-0730
www.highpointfamilycenter.org
5812 150th Ave N Clearwater FL

OUR PROGRAMS

Elementary Students

Our All Stars program is for children ages 6-11 (elementary school) in our community. We focus on team building, positive reinforcement, and personal enrichment. We offer free after school care. Our summer camp is low cost but high in value, offering stimulating programs and services.

Teen Program

We have expanded our offerings to now include programs and activities for teens (ages 12-17) such as movie nights and video game tournaments, as well as tutoring, mentoring, college and career prep. Our focus is on leadership development and teen-lead programs and events. This is a drop in program, located at 5345 Laurel Place next to the CHAF Offices

Family Support

Family Support program which offers help with utility bill payments, employment assistance, assistance applying for and re-certification for food stamps, and Medicaid. We can connect you to the help you need. Help is available in English and Spanish.

