

May 2022

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 ARE CHAF

Connecting homes with families



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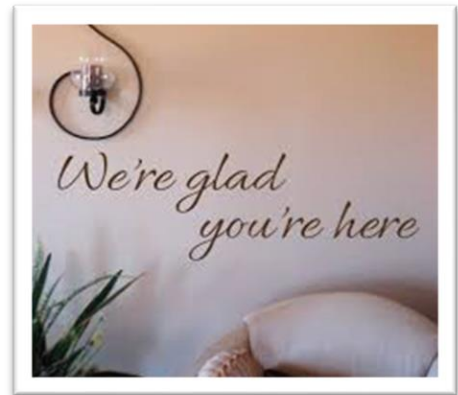
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If you have recently joined our community, thank you for choosing CHAF Properties as your new home. We value every one of our residents! If you have been with us a while, we want you to know how much we appreciate your continued residency! It takes special people like you to make our communities a great place to call home.

Please welcome our
new
Director of Property
Management,
Jackie Murphy



When your lease is about to expire and you plan on staying another year, please visit the leasing office at least 45 days prior to your lease expiration to pick up a renewal packet. Once completed, please return the renewal packet and all documents required by the 15th of the month before your lease expires. If you are not renewing your lease, we need a written notice at least 30 days prior to vacating your apartment. If you have not signed your lease by the end of your lease end date, please do not worry. We are working very hard to get all renewals completed.

Thank you for understanding.

CHOOSE YOUR NEIGHBOR!

Refer a friend and make
\$50.00



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



**HAPPY
MOTHER'S
DAY**

Sunday, May 8, 2022

Thinking of Mom

Mother's Day is the time to give thanks to moms, grandmothers, and other special women in our lives. If cards and flowers aren't your styles, there are plenty of other ways to show your appreciation. Share a list of her favorite memories, make her a playlist of meaningful songs, treat her to an at-home spa day, or bake her a batch of cookies. Whatever you do, she will cherish the fact you thought of her.

Spring CleaningTip: How to make DIY oven cleaner



Prepare to be amazed by this natural cleaner that removes grease and grime to leave your oven sparkling!

Ingredients

- ¼ cup dish soap
- ½ cup lemon juice
- 1 cup vinegar
- 1 ¼ cup water

Instructions

1. Add all your ingredients to your spray bottle. Use a funnel to help prevent spillage.
2. Gently shake everything up.
3. Use your oven cleaner

Take the Edge Out of Impulse Buying

Impulse buying can throw a well-planned budget out of balance. Before you click on the “Buy it” link, grab the product from the shelf and head to the cash register, and try this trick: Procrastinate.

Instead of telling yourself you absolutely can't buy the item, leave it in your virtual shopping cart (or on the shelf) for 24 hours. It'll still be there when you revisit your decision, and the delay will give you a better perspective on whether you really, really want it, or are just responding to a momentary urge you'll regret.

HOW CAN WE
**HELP
YOU?**

We would like to know the interest and resources needed of our residents to help improve daily living. Please contact Alicea, the Resident Relations Specialist with any resources you would like or need.

Ayoung@chafproperties.com

727-382-1406



How to lose weight without going hungry

To achieve a healthy weight, and maintain it for the rest of your life, don't think about losing weight fast. Do it slowly and steadily.

You won't have to make intricate calculations about how many calories you should eat, then write down the value of every morsel you consume. And you won't have to buy a diet book that calls for recipe ingredients you've never heard of. Instead, reduce calories by making better food and drink choices.

Drinks: Rather than drinking a latte with 500 calories, have a cup of black coffee. Instead of drinking sugary soda pop, choose diet pop or water.

Planning: Plan your meals and snacks for a week. Make a shopping list that includes low fat meats, fish, chicken, vegetables, fruits and whole grain bread.

Snacks: If you want to snack on chips, nuts, crackers or candy, put the amount you intend to eat in a bowl. Stash the bag away so you won't eat more without thinking about it.

Prepare foods wisely: Broil or bake your chicken, fish and red meats. Frying adds calories. Battering and deep frying can double the number of calories.

Skip the butter when you make mash potatoes. You won't notice it is missing after you add low-fat gravy.

Salad: Use fat-free or low-fat salad dressing. Two tablespoons of blue cheese dressing has 150 calories. You might use three or four tablespoons, depending on the size of the salad.

Eat breakfast: Studies show that people who eat breakfast will eat less the rest of the day. Include protein, like cheese or an egg, fruit, and whole-grain bread. Drink a glass of water before each meal.

How much to eat: At home and at restaurants, eat a reasonable portion of food. Relax and take your time. If you eat fast, you'll eat more.

You may not want to do all of these things but doing some of them will result in weight loss.

BEING HEALTHY
AND FIT ISN'T A
FAD OR A TREND.
INSTEAD, IT'S A
lifestyle. 



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 raccoons, 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.



LOVE... WHERE YOU LIVE

THE ART OF *Neighboring*

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 assess 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. *****

ARE YOU BEHIND ON RENT DUE TO THE

COVID-19 PANDEMIC?

Financial help is available

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

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

OUR FLORIDA

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



High Point Youth Empowerment Classes

Monday- Hip Hop Dance Class

Tuesday- Yoga Class

Wednesday- Karate class

Thursday- Cooking Class

Friday- Art Class

****All programs and services are free to the community!!****



Having Trouble Sleeping?

For the best night's sleep, the Better Sleep Council recommends keeping the temperature in your bedroom at 60 to 65 degrees Fahrenheit. Warmer or cooler temperatures can cause restlessness and interrupt your slumber.



TLC for Feet

When a day on your feet leaves them achy and stiff, treat them to a quick massage. Rolling your foot on a tennis ball or frozen bottle of water can help loosen the connective tissues on the sole. Sit up straight in a chair and put the ball or bottle on the floor. Roll one foot, heel to toe, back and forth over the object, pressing down slightly. Keep rolling for a minute or two, then repeat with the other foot.

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.

*******The next class is June 6th *******



NHS Homeownership Center
1600 Dr. Martin Luther King Jr., St. S.
St. Petersburg, Fl. 33701
(727) 821-6897 Fax: (727) 821-7457
www.nhsfl.org

ORIENTATION

Orientation provides an overview of the entire home-buying process, including budgeting, credit issues, and qualifying for a mortgage. The Orientation will help you decide if homeownership is right for you and if it is within reach.

Classes are held on **Monday** from
6:00 p.m.—7:00 p.m.

Future classes are:

October 4, 2021	November 1, 2021	November 29, 2021
January 3, 2022	January 31, 2022	March 7, 2022
April 4, 2022	May 2, 2022	June 6, 2022
June 27, 2022	August 1, 2022	August 29, 2022

All education classes are by ZOOM webinar

To register:

1. Go to www.nhsfl.org
2. Click "Here" to register (in middle of page, above the education section)
3. You will be directed to ClientMax, our client portal system.
4. Once you setup your account you will be able to enroll in the available classes.

All Services are **free** and available to all income levels.
NHS is a nonprofit, HUD approved Housing Counseling Agency





Remember, Honor, Celebrate Memorial Day pays tribute to those who have made the ultimate sacrifice while serving in the armed forces. There are many ways you can take part in honoring these heroes.

Explore their stories. Read a military memoir or watch a movie or documentary. You can listen to recordings of veterans' firsthand accounts online at StoryCorps.org.

Learn about your family's military heritage. Talk to family members who were in the military about their experiences. Ask about stories of past relatives who served. Post a tribute. If you have a loved one who is a fallen hero, post a photo and story about them on social media.

Send a letter. Express your thanks in a note to currently deployed troops.

Search online for one of many nonprofit groups that gather and distribute letters to men and women serving overseas.

Visit a memorial. Spend time at a local military monument or museum or pay your respects at a veteran's cemetery. You can also make virtual visits to many war memorials across the country and overseas.

Pause at 3 p.m. Stop and reflect during the National Moment of Remembrance, a one-minute pause observed at 3 p.m. local time on Memorial Day.

**In observance of this day,
CHAF will be closed
Monday, May 30, 2022**



How to Make a Hot Dog Bar



THE BLT DOG



THE CLASSIC DOG



THE HAWAIIAN DOG



JALAPENO APPLE SLAW DOG



CARAMELIZED ONION AND CHEDDAR DOG



THE BUFFALO DOG



GRILLED MEXICAN STREET CORN DOG



CHICAGO DOG

Ingredients

- Grilled hot dogs
- Grilled brioche buns

TOPPINGS:

- White cheddar cheese
- Caramelized onions
- Grilled corn or Mexican corn salad
- Pickled green beans
- Diced shallot
- Grilled pineapple
- Baked beans (try it!)
- Crumbled gorgonzola
- Scallions
- Chives
- Pickle spears
- Bacon
- Tomato
- Shredded lettuce
- Jalapeno apple slaw

CONDIMENTS

- Ketchup
- Yellow mustard
- Spicy brown mustard
- Ranch dressing
- Buffalo wing sauce
- BBQ sauce

Instructions

- 1 To make the hot dog bar an easy process, make a list of all the toppings you'd like to have out. You can chop, cut and grate all of them the night before, place them in separate bowls or jars, then cover and store them in the fridge until it's go-time!

For cookouts, I like to estimate about 1.5 hot dogs per person. For toppings, they will differ depending on what's popular in your family. I'd say as long as you have 1 cup of most toppings (for instance, you don't need an entire cup of bacon! But you do need a cup of cheese and tomatoes), you're good. Use your judgement!

Don't be afraid to get crazy - baked beans and mac and cheese actually taste amazing on hot dogs. Make it a carb party.

- 2 To make the grilled corn salad I mention above: stir together about 1 ½ cups corn kernels with 2 tablespoons chopped cilantro, a pinch of salt and pepper, a 1/4 teaspoon chili powder, juice from ½ lime and 2 to 3 tablespoons crumbled cotija cheese. This can be made the night before, but is probably best 2 to 3 hours before.
- 3 To make the jalapeno apple slaw I mention above: toss together 2 cups shredded green cabbage with 1 grated apple, 1 thinly sliced jalapeno pepper, a pinch of salt and pepper, a drizzle of olive oil and juice from ½ lime. This can be made the night before. Gets even more flavor in the fridge!

Course: Main Course Cuisine: American Author: How Sweet Eats

This notice is not inclusive of the rules and regulations as detailed in your lease agreement and addendums on file in the office. CHAF reserves the right to change and/or amend these rules and regulations at any time.

Please remember we are here for you and hope you continue to stay with CHAF Properties.

A VIOLATION OF ANY TERMS OF YOUR LEASE OR THE ABOVE MENTIONED

1st & 2nd offense a 7-day notice to cure (unless illegal activity which is grounds for immediate termination of the lease).

3rd offense for the same issue results in a 7-day notice to vacate the property.

3 or more 7-day notices for any various violations is an automatic non-renewal and depending on the offense, a 7-day notice to vacate.



Thank you  for making a difference

LET'S MAKE THIS A BEAUTIFUL COMMUNITY

These regulations are provided in your lease agreement, but in an effort to help maintain a pleasing appearance of the properties and to ensure the safety of our residents, we are sending you a friendly reminder of your information.

1. **Front Porch / Entryways:** Residents shall not store garbage outside their front doors. Residents shall not hang laundry or rugs outside on the landscaping or side of buildings. Only approved well-maintained "patio" sets will be allowed (all others may be removed at the owner's expense). Indoor furniture, boxes, mop/buckets, coolers, etc. are NOT permitted; If CHAF deems any of the above-mentioned item/s to be removed the resident may be subject to a \$50.00 fine per item.
2. **GARBAGE DISPOSAL AND LITTERING:** No trash is to be left outside your home or patio areas. All trash must be disposed of properly in your trash containers (a \$50 fee will be charged per bag of trash removed by staff). Dumping of furniture is strictly prohibited and any resident identified as having disposed of furniture will be charged accordingly. Residents and guests are prohibited from littering the common areas or grounds.
3. **DAMAGE TO THE APARTMENT/PROPERTY:** Residents are responsible to put in a work order for light bulbs, blinds, batteries, drip pans, and any other repairs, damage/s, or impairment done to the apartment. There will be a charge for replacements. Residents are also responsible for the action/s of their children and guests. Tenants will be financially responsible for damage/s to landscaping, buildings, or parking spaces. Any damage to the grounds is an immediate breach of your lease and warrants prosecution to the fullest extent of the law.
4. **PARKING/SPEEDING:** All CHAF property resident vehicles (2 per household) MUST have their cars registered through the office and have a valid CHAF parking decal. Vehicles that cannot be identified as that of the resident or resident's guest are subject to towing at the owners' expense. 10MPH is the speed limit on all CHAF properties.
5. **LOITERING:** Loitering is unacceptable behavior in all CHAF communities- Areas that would be considered places to loiter are stairs, parking lots, laundry rooms or transformer boxes. Transformer boxes are considered electrical equipment and carry the same dangers as the common transformers we see hanging high on power poles.
6. **NOISE ORDINANCE:** CHAF observes quiet hours between 10 pm and 8 am. Residents are reminded that any violations of the noise provisions will be a violation of their lease agreement and are subject to non-renewal or early termination of their lease agreement.
7. **TRESPASSING:** Any guests or uninvited persons causing problems will be asked to leave and will be assisted off the property, risking legal action if found re-entering the property. Residents housing unauthorized individuals will be held accountable for such actions.
8. **SUBLETTING:** As indicated in the lease agreement, the resident may not sublet the apartment or assign the lease agreement to another party.
9. **PETS:** Residents with pets must have animals on file with the leasing office, have the pet fee of \$250.00 non-refundable, and there is a monthly pet rent per pet of \$20.00 (limit of two approved pets). **Pets are required to be kept on a leash at all times while outside. Pets are not permitted to be tied up or kept in any area outside of the apartment. The resident is responsible for cleaning up and disposing of their waste. Failure to adhere to these guidelines will result in action being taken as outlined in the Pet Addendum. NO VISITING PETS ALLOWED**
10. **ILLEGAL USE OF PREMISES:** Residents, guests or any other person affiliated with the resident shall not engage in any unlawful activities on or near the property. Such activities include, but are not limited to, drug-related criminal activity, and violence that damages or is destructive or disturbing or injuring others. Drug-related criminal activity means the illegal manufacture, sale, distribution, or use of a controlled substance. Engaging in any such activity is justifiable cause for immediate termination of the lease without an opportunity to cure the violation.



SUMMER YOUTH EMPLOYMENT PROGRAM

Build valuable work ethic and a **BRIGHTER FUTURE.**

Participants are placed on competitive jobs in the community and earn minimum wage or higher.

Applicants must be youth ages 15 - 18 and pass a local background check

APPLY TODAY!

Interns learn the following skills:

- Time Management
- Financial Literacy
- Job Skills

and much more !

- Largo**
(727) 430 - 1006
 - Tarpon Springs**
(727) 491 - 5897
 - Lealman & St. Pete**
(727) 821 - 4819
 - Clearwater**
(727) 401 - 3249
- Lealman: Ext. 5244
St. Petersburg: Ext. 5125

FOR MORE INFO VISIT

WWW.BoleyCenters.org

BOLEY CENTERS' YOUTH EMPLOYMENT PROGRAM IS FUNDED BY THE JUVENILE WELFARE BOARD OF PINELLAS COUNTY



FSI CONNECT

Real-Time Help For Families Is A Call Or Click Away



Are you a family with one or more children residing in Pinellas County?

Have you hit a bump in the road and need help getting back on your feet?

FSI Connect and the Family Services Initiative can help. Call or click today!



727-888-HELP
727-888-4357



PEMHS.ORG/FSICONNECT

WHO WE HELP

- Families living in Pinellas County
- Families with at least one child under 18, or who are pregnant
- Families with income 250% of federal poverty guidelines or less
See examples below

	FAMILY OF TWO \$45,775/YEAR OR \$3,815/MONTH
	FAMILY OF THREE \$57,575/YEAR OR \$4,798/MONTH
	FAMILY OF FOUR \$69,375/YEAR OR \$5,781/MONTH
	FAMILY OF FIVE \$81,175/YEAR OR \$6,765/MONTH

*Other qualifications may apply

HOW WE HELP

- RENT ASSISTANCE
- UTILITY BILLS
- GROCERIES
- CHILD CARE
- INFANT NEEDS
- COUNSELING
- TRANSPORTATION
- EDUCATION & JOBS



Are you interested in becoming a Lifeguard?

Lifeguard training available through AMIKIDS at Windtree Villas

June 13 - 17, 2022
(Monday-Thursday 9 am - 4 pm)



If you are interested, contact Aicea Young to register.
727-382-1406 or ayoung@chafproperties.com



MODERN LIVING AT A MODEST PRICE