

November 2021

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](http://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.


# WE ARE CHAF

Connecting homes and families




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**IN AN EFFORT TO REDUCE THE RISK OF COVID-19 EXPOSURE AND TO HELP PREVENT THE SPREAD OF THE VIRUS, WE ASK FOR YOU TO NOT ENTER THE OFFICE IF YOU OR ANYBODY IN YOUR HOME HAS HAD ANY RECENT EXPOSURE TO THE COVID-19 VIRUS**

**CHAF MANAGEMENT**





Drop off a **check or money order** made payable to CHAF Properties to 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 5<sup>th</sup> 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](mailto: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



## *Can You Overfill a Refrigerator?*



Americans consume 815 billion calories of food each day, according to [Mindfully.org](http://Mindfully.org). The site estimates that this is 200 billion more calories a day than needed, and it underscores Americans' love affair with food. Since most items are perishable and require a certain level of cooling, consumers try to pack as much food as possible into their refrigerators. However, overfilling the appliance can block air vents, restrict air circulation, and reduce energy efficiency.

**Air Circulation:** The refrigerator should not be filled to maximum capacity as this restricts the airflow and limits the appliance's ability to properly cool its contents. As a result, some items may spoil because they are not maintained at a proper cooling temperature. On the other hand, the refrigerator should not be empty either. An article in The Washington Post asserts that in a well-stocked refrigerator, food absorbs the cold air which helps to chill the other items in close proximity.

**Energy Efficiency Factor:** In an overcrowded refrigerator, the restricted airflow and limited cooling ability results in energy inefficiency. The refrigerator is one of the major household sources of energy consumption, and overfilling it uses even more energy. However, keeping it stocked to a comfortably full level allows it to run most efficiently, which saves not only energy but also money on your utility bills. Ellis Mass, a spokesman for LG Electronics, says, "If all you have in there is some mustard and a six-pack of beer, you are using a lot of energy to keep just a couple of things really cold."

**Blocked Air Vents:** You don't want to block the air vents. Even if the refrigerator is not overfilled, the placement of the refrigerated items can affect the appliance's cooling ability. According to the website [HomeTips.com](http://HomeTips.com), a loaf of bread or some other object in front of the passageway will prevent the refrigerator from getting cold.

**Other Considerations:** Frequently opening the refrigerator door negatively affects the appliance's efficiency as does a warm room temperature. In contrast to the refrigerator, a freezer can be stuffed to capacity if the airflow is not restricted. In addition, if you frequently overfill the refrigerator, or you're always taking trips to the grocery store, the California Energy Commission advises that you may need to purchase a larger appliance. Even though your existing refrigerator is paid for, the amount of money you spend in increased energy bills may justify buying a larger appliance that can better meet your family's needs.

## Parking Decals

**PARKING  
PERMIT**

**A-0001**

All vehicles parked on property must clearly display a valid parking decal. 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.

## *Follow us on social*

Facebook



Instagram



Working Together  
for a **DRUG FREE**  
Community



**THIS IS A REMINDER THAT CHAF IS A DRUG FREE COMMUNITY.**

Any Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident shall not engage in any **illegal** or criminal activity on or about the premises. **The unlawful manufacturing, selling, using, storing, keeping, purchasing, or giving of an illegal or controlled substance or paraphernalia** as defined in city, county, state, or federal laws, including but not limited to the State of Florida and/or the Federal Controlled Substances Act is a violation of your lease.

**Violating the Drug free/Crime free addendum could result in a 7 day to vacate, based on the situations/offense or a non-renewal of your lease. We will not tolerate crime on our properties.**

## 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](http://www.bit.ly/pc-rent)



**Pinellas County Emergency Rental  
Assistance Program-**

To apply visit:

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

**OUR FLORIDA**

Our Florida-

To apply visit: [www.ourflorida.com](http://www.ourflorida.com)

You attract  
the energy  
that  
you give off.  
Spread good  
vibes and  
think positively.

Enjoy life!

### 5 ways to change your mindset.

1. Acknowledge and embrace your weaknesses.
2. View challenges as opportunities.
3. Remember that the brain has the ability to change throughout life.
4. Prioritize learning over seeking approval.
5. Focus on the process instead of the end result.



 *Delicious  
as it Looks*



## Sweet Potato Pie

#### INGREDIENTS

- 3 medium sweet potatoes, peeled (about 1 3/4 pounds)
- 5 tablespoons butter, at room temperature
- 3/4 cup sugar
- 1 1/4 teaspoons freshly ground nutmeg
- 1 large egg
- 1/2 teaspoon vanilla
- 2 1/4 teaspoons baking powder
- 3 tablespoons evaporated milk
- Unbaked pie shell, 9 inches ([see recipe](#))

#### PREPARATION

##### Step 1

Place sweet potatoes in a large saucepan, and add water to cover. Bring to a boil, reduce heat to low and simmer until very tender, about 45 minutes. Drain well.

##### Step 2

Mash the potatoes in a bowl. The potatoes should yield about 2 3/4 cups mashed potatoes.

##### Step 3

Preheat oven to 350 degrees. Add butter to hot potatoes, and mash until smooth. Add sugar, nutmeg, egg and vanilla, mixing well. Combine baking powder with evaporated milk, and stir to blend. Add to mashed potatoes. Whisk mixture until velvety. Mound into pie shell, then spread evenly to edges.

##### Step 4

Bake until pie has set and is lightly browned on top, about 55 minutes. Cool to room temperature before serving.

### Looking for Volunteer Resident Coordinators

We are looking for community resident advocates to be a point of contact for each community. The resident advocate will collaborate with the resident relations specialist on events and give feedback on how to make the communities a better and brighter place to live. If you would like to be a voice for your community, please contact Aicea at [Ayoung@chafproperties](mailto:Ayoung@chafproperties) or 727-382-1406.

V O L U N T E E R  
*all that's missing is U!*

**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](mailto:Ayoung@chafproperties.com)  
727-382-1406


**Food Pantry**

High Point Neighborhood  
Family Center  
5812 150<sup>th</sup> Ave. N.  
Clearwater, FL 33760  
Every Monday from  
3 p.m. – 6 p.m.

**Bay Area Pregnancy Center**

Every Monday, the Bay Area  
Pregnacy Center is at  
High Point Neighborhood  
Family Center helping new  
and expecting mothers.  
Call 727-200-9165

**Homebuyers Education Course Starting  
November 4, 2021.**



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](http://www.nhsfl.org)

**HOMEBUYER EDUCATION**

*"Realizing the American Dream"* is our homebuyer training course designed to help families achieve the dream of homeownership. Prospective homebuyers learn the responsibilities and obligations required of a prudent homeowner. It is required by many mortgage lenders. Attendees will receive a Certificate upon completion of the workshop. A Certificate is required for Down Payment Assistance.

**Classes are held on a Thursday from 6:00 p.m. – 8:00 p.m.**

The next series of monthly classes are:





	May 6, 13, 20, 27, 2021	June 3, 10, 17, 24, 2021
July 8, 15, 22, 29, 2021	August 5, 12, 19, 26, 2021	September 2, 9, 16, 23, 2021
October 7, 14, 21, 28, 2021	November 4, 11, 18, 2021	December 2, 9, 16, 2021

**All education classes will be by ZOOM webinar**

To register:

1. Go to [www.nhsfl.org](http://www.nhsfl.org)
2. Click on "Services"
3. Look for the class you are interested in and "click here to register"
4. Select the date and follow the prompts

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



**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-** 2<sup>nd</sup> Friday of every month from 4:30 p.m.-6:00 p.m. (As of February 1<sup>st</sup> 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



# CHAF EVENTS




**BBQ AND BOUNCE  
COMMUNITY BARBECUE**

A community event sponsored by CHAF

**September 18th**  
11:30 AM-12:30PM

WE APPRECIATE YOU FOR  
MAINTAINING AND KEEPING  
YOUR COMMUNITY CLEAN

**Northside Villas**

RSVP BY EMAILING Alica at  
AYOUNG@CHAFPROPERTIES.COM




**POP-UP FOOD  
PANTRY**

OCTOBER 23  
2:00PM - 5:00PM

LAKEVIEW VILLAS  
4301 28TH STREET N  
ST. PETERSBURG, FL 33714

**\*FREE FOOD PACKAGES\***

The Melville Foundation & our sponsors alongside the St. Pete Free Clinic are teaming up to provide 150 free boxes filled with canned goods, produce, and frozen meats to the community!  
MelvilleFoundation.org | @MelvilleFoundation




**RIBBON-CUTTING CEREMONY**

