

November 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



We're Thankful for you!

It is November when we gather to reflect on all we are thankful for and to give thanks for our blessings. We value our residents at CHAF Properties.

We would like to take this opportunity to thank those who have recently joined our community. We also send out our sincere gratitude to our long-term residents! We are fortunate to have great people like you in our community!

The Office Will Be Closed

The Office will be closed in observance of the holidays on the following dates.

Thursday & Friday, November 24 & 25th

Monday, December 26, 2022, in observance of Christmas.

Monday, January 2, 2023

Self-Care Corner: A Cup of Calm

Sipping on a steaming beverage can help you relax and unwind. If you need a stronger dose of Zen, try an herbal tea known for reducing stress and anxiety, such as chamomile, peppermint or lemon balm.

Fill Up on Football

Like turkey and pumpkin pie, pro football is also a Thanksgiving Day staple. Every year since 1934, the Detroit Lions have hosted an afternoon game. In 1966, the Dallas Cowboys joined in the tradition. A nighttime matchup was added in 2006 with the remaining NFL teams rotating as hosts.

REMINDER:
DAYLIGHT
SAVINGS TIME
ENDS THIS
WEEKEND...

WE FALL BACK
ONE HOUR
SATURDAY
NIGHT/SUNDAY
MORNING!

ENJOY THE EXTRA
HOUR OF SLEEP!

November 6th, 2022



AVOID AN EVICTION!!

It is important that you keep your account current. Good communication and planning will ensure that you remain in your apartment. Contact your Leasing Office before receiving an eviction notice and take your housing seriously.


- Evictions will show up on your background.
- Evictions stay on your public record for up to seven years.
- Evictions can damage your rental and credit history.
- If you have been evicted, it may be difficult to qualify for a new rental if a potential landlord checks your rental history.

Abiding by your rental agreement is the most important thing you can do to avoid being evicted. Your agreement is a legally binding contract, so understanding everything expected of you—from maintenance of your property to noise restrictions and timely rent payment is vital.

Resident notes


As the weather turns cold you will probably crank up the heater for the first time in a while. It may have dust build-up from disuse which could emit a smell. The dust on the heating element will be burned off, creating a smoke or fire smell. Sometimes, the smoke smell is strong enough to activate the smoke detectors. If that happens, reset the smoke detectors. The smell should dissipate shortly.

Rent is due on the 1st of the month




We love our communities and need your help to keep CHAF Properties beautiful. Please dispose of all trash in the dumpster and ensure all items go inside and not left on the ground. Leaving trash on your patio, balcony or front door for any length of time is not permitted. This can lead to a \$50.00 fine.

Thank you for your help and understanding




Don't wait! Now is the time to ensure your oven is working correctly! Double-check the oven and stove to make sure your big day runs smoothly!

When using your garbage disposal, be mindful of what you place inside as overfilling or placing hard items down the drain will break your disposal



Be courteous to your neighbors by observing quiet hours between the hours of 10 pm to 7 am.



Upcoming
Contest

**Christmas
Decorating
Contest**



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 28th.

All entries are due by Tuesday,
December 20th.

More details to come.



If you believe you or your guest's vehicle has been towed,
Contact:



(727) 323-8927

Any motor vehicle without current license plate tags, flat tires, or in an unsightly state of repair is subject to towing. Any vehicle parked in a fire lane, parked on the grass, double-parked, parked on or over the white line, or any other violation is also subject to towing without notice.

Towing is in effect 24/7

Any guests must be appropriately parked in the spaces marked for visitors.

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
have 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.

WIT & WISDOM

“Give thanks not just on Thanksgiving Day, but every day of your life. Appreciate and never take for granted all that you have.”
—Catherine Pulsipher

“When you rise in the morning, give thanks for the light, for your life, for your strength. Give thanks for your food and for the joy of living.” — Tecumseh

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

Resources for Home Buying Classes

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.

Neighborhood Home Solutions
Homebuyer Education
Schedule of Classes June– December 2022

June 9, 16, 23, 30, 2022	July 7, 14, 21, 28, 2022	August 4, 11, 18, 25, 2022
September 8, 15, 22, 29, 2022	October 6, 13, 20, 27, 2022	November 3, 10, 17, 23, 2022
December 1, 8, 15, 22, 2022		



Neighborhood Home Solutions
Financial Fitness
Schedule of Classes June– December 2022

June 8, 15, 22, 29, 2022	July 6, 13, 20, 27, 2022	August 3, 10, 17, 24, 2022
September 7, 14, 21, 28, 2022	October 5, 12, 19, 26, 2022	November 2, 9, 16, 2022
December 7, 14, 21, 2022		





Family Games for After the Feast

The dishes are done, the leftovers are put away, and now is the time for a slice of pie and some good old-fashioned fun. These party games are sure to score big points at holiday gatherings.

Charades. This classic activity requires players to silently act out a word or phrase for their teammates to guess before the timer runs out. Add a seasonal spin by suggesting festive phrases to guess, such as “turkey” or “parade.”

Who am I? Write down the names of famous people, real or fictional, on sticky notes. On each player’s turn, they blindly choose a sticky note to place on their forehead. The other players must give clues to help the person guess the mystery identity.

Simple, but silly!

Blindfolded sketch. Giggle till you gobble by blindfolding players and instructing them to draw a turkey on a piece of paper. Give step-by-step directions, and award points for every body part that’s in the right spot!

Board and card games. The classics rarely disappoint. Pull out board games you have on hand and vote on which one to play. A deck of cards provides endless opportunities for group fun, from crazy eights to rummy to spoons.

A to Z gratitude. Go around the table and have each person share something they’re thankful for, but it must start with the next letter of the alphabet. Continue until all letters have been used.

Delicious
as it Looks

How to make the best Pumpkin Pie

Ingredients

3 large eggs
1 cup canned pumpkin
1 cup evaporated milk
1/2 cup sugar
1/4 cup maple syrup
1 teaspoon ground cinnamon
1/2 teaspoon salt
1/2 teaspoon ground nutmeg
1/2 teaspoon maple flavoring
1/2 teaspoon vanilla extract
1 frozen deep-dish pie crust (9 inches)
1 sheet refrigerated pie crust, optional
Whipped cream, optional



Easy Pumpkin Pie
TOTAL TIME: Prep: 10 min. Bake:
50 min. + cooling

YIELD: 8 servings.

Directions

1. In a large bowl, beat the first 10 ingredients until smooth; pour into pie crust. Cover edge loosely with foil.
2. Bake at 400° for 10 minutes. Reduce heat to 350°; bake 40-45 minutes longer or until a knife inserted in the center comes out clean. Remove foil. Cool on a wire rack.
3. If decorative cutouts are desired, roll pie crust to 1/8-in. thickness; cut out with 1-in. to 1-1/2-in. leaf-shaped cookie cutters. With a sharp knife, score leaf veins on cutouts.
4. Place on an ungreased baking sheet. Bake at 400° for 6-8 minutes or until golden brown. Remove to a wire rack to cool. Arrange around edge of pie. Garnish with whipped cream if desired.

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: _____

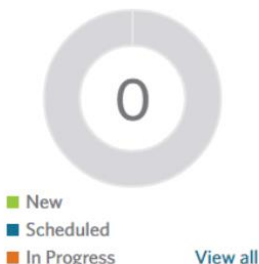
[Forgot Username](#)
[Forgot Password](#)

REGISTER **SIGN IN**

Step 3:

Once logged in, select work orders

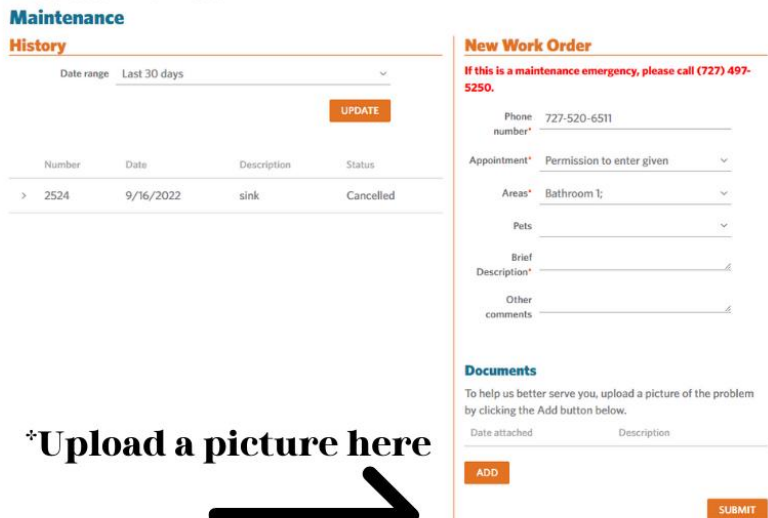
Work Orders



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)