

AUGUST 2024

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



Renter's insurance is designed to provide financial protection for your personal belongings in the event of damage or loss while you are living in a rented property. This type of insurance also offers liability coverage, which safeguards you if a third party suffers damages for which you are held responsible. Many insurance companies offer renter's insurance, making it easily accessible for renters, and the cost is often reasonable, making it an affordable option for protecting your assets and mitigating potential liabilities.

In order to protect your personal items, CHAF highly recommends you purchase renters' insurance

Highlights

The Office Will Be Closed

The Office will be closed on Monday, September 4, 2022, in observance of Labor Day.

To All of our new Residents



RESIDENT REFERRALS!

All resident referrals will receive a \$50 rent credit - make sure your referred friends let us know you brought them here! We appreciate you!

Friendly Reminder

Submitting Maintenance Requests- Did you know you can submit maintenance requests on the resident portal? Just head to our website, www.chafproperties.com and click on the 'PAY RENT' and log in. You'll need to get registered if you haven't already - contact us if you need help!

Eviction Prevention



To ensure a smooth experience, please keep your account up to date and communicate any concerns or needs. Effective planning and open communication are key to enjoying your time in your apartment. Know it can be concerning, but falling two months behind on rent could unfortunately lead to eviction. If you are applying for rental assistance, please notify Alicea promptly at ayoung@chafproperties.com. Remember, your agreement is a legally binding contract, and it's important to fulfill all your responsibilities, including property maintenance, adhering to noise restrictions, property upkeep, and making timely rent payments.

AVOID AN EVICTION!!

- 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.



To ensure your housing coordinator sees you, please make an appointment before coming into the office. Appointments are necessary to prioritize the needs of our residents. We want to ensure that everyone gets the assistance they need in a timely manner. Thank you for understanding. If you do not make an appointment, we cannot guarantee that we will be able to meet with you. We appreciate your cooperation and look forward to assisting you. Appointments can be made by phone, text, or email.



Maryann Ruppenthal

Director of Property Management

Melissa Gutierrez

Senior Property Manager

Mgutierrez@chafproperties.com

727-382-1409

Windtree Villas

Tatianna Williams

Housing Coordinator

Twilliams@chafproperties.com

727-382-1414

Lakeview Villas, Caribbean Court,
Oak Trace, Oak Villas, Sandpebble,
Breezeway Villas

Nikki Ritz

Housing Coordinator

Mgutierrez@chafproperties.com

727-382-1408

Ashley Place, Boardwalk,
Cross Bayou Villas

Bryanna Franklin

Housing Coordinator

Bfranklin@chafproperties.com

727-382-1415

31st Street Landings, Cypress
Pointe, Northside Villas, Magnolia
Court, Russell Street, Southside
Homes



· Residents, please do not park in the spaces marked for visitors. Visitor parking is limited, and we need to ensure that spaces are available for guests. If you park in these spaces, you may be towed.

· Towing hours are 8 pm to 8 am.

· For guests staying beyond three days, a visitor pass is necessary. Please visit the office with your visitor's registration and driver's license to obtain a pass.

· If you have visitors from out of town, have them take a picture of the registration and ID and bring it to the office.

****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.**

SUBMIT WORK ORDER

If you have a maintenance issue, there are a couple of ways to put a work order in. Submit your work orders on your resident portal at www.chafproperties.com. If you are unable to do so, call your leasing office, or text your property manager during office hours. We are closed on the weekend and will not get to your message until the following business day.

Please do not stop the maintenance staff to tell them about your issue.

The Maintenance Emergencies number (727) 497-5250

is ONLY for emergencies after hours.

What is a maintenance emergency?

- Flooding
- Electrical Sparks
- Backed up toilet (only if you have 1 bathroom).

What is not an emergency?

- AC broken
- Burners on your stove not working
- Garbage disposal issues

If you call the emergency maintenance number and say it is an emergency matter just to get someone to your home, you will be charged for the CHAF employees' overtime wage and their mileage.

CHOOSE YOUR NEIGHBOR!

Refer a friend and make
\$50.00



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



WIT & WISDOM

“As long as you are being true to yourself, you will always find happiness.”

—Amber Riley

“Happiness isn’t always the big things. Happiness is actually the little things, the little moments that make up our day.”

—Sheryl Sandberg

“It is not how much we have, but how much we enjoy, that makes happiness.”

—Charles Spurgeon

“Happiness is within. It has nothing to do with how much applause you get or how many people praise you. Happiness comes when you believe that you have done something truly meaningful.”

—Martin Yan

“If you’re grateful, you can find happiness in everything.”

—Pharrell Williams

“If you want happiness for an hour, take a nap. If you want happiness for a day, go fishing. If you want happiness for a year, inherit a fortune. If you want happiness for a lifetime, help someone else.”

—Chinese proverb

“One of the secrets of a happy life is continuous small treats.”

—Iris Murdoch

“Do not set aside your happiness. Do not wait to be happy in the future. The best time to be happy is always now.”

—Roy T. Bennett

Resources for Home Buying Classes

Next Class is Monday, August 26, 2024 - 6pm-7pm

Neighborhood Home Solutions (NHS) is a not-for-profit neighborhood revitalization and community development organization that was incorporated in 1980. NHS is an innovative organization quick to respond to the needs of the community and the clients in need of its services and advocacy.

Mission Statement:

To provide affordable housing and homeownership solutions to individuals and families.

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.



Be Prepared with an Emergency Kit

National Preparedness Month in September is a time to ready yourself and those in your care for the unexpected. Take the first step by assembling a kit equipped with the supplies you might need in the event of a natural disaster or other emergency. Keep your supplies in something that is easy to carry in case you must leave your home. Suggestions include a wheeled suitcase, a large plastic storage container or a couple of backpacks. The Federal Emergency Management Agency recommends stocking these items in your emergency kit: nonperishable food, such as dried fruit, canned tuna or chicken, and peanut butter; bottled water; manual can opener; plates, utensils and wet wipes; first aid kit and toiletries; change of clothes; blanket; work gloves; multipurpose tool; matches; battery-powered radio, flashlight and extra batteries; whistle to signal for help; local map; cash; copies of insurance policies and identification; and paper and pencils. Depending on your household members, you may need to include prescription medications, baby supplies, pet supplies, and books and games for children. Make sure you have enough supplies for at least three days.

Gathering these items and packing your emergency kit can help you feel more secure. For more information on how to be prepared, visit www.Ready.gov

QUARTERLY PEST CONTROL

Contemporary Housing Alternatives of Florida, Inc.

<u>31ST STREET LANDING</u>	3 rd Wednesday of February, May, August, and November
<u>ASHLEY PLACE UNITS 101-131</u>	2 nd Wednesday of February, May, August, and November
<u>UNITS 202-229</u>	3 rd Wednesday of February, May, August, and November
<u>BOARDWALK APTS.</u>	3 rd Wednesday of January, April, July, and October
<u>BREEZEWAY VILLAS</u>	4 th Wednesday of March, June, September, and December
<u>CARIBBEAN COURT</u>	2 nd Wednesday of March, June, September, and December
<u>CROSS BAYOU VILLAS</u>	4 th Wednesday of February, May, August, and November
<u>CYPRESS POINTE</u>	2 nd Wednesday of February, May, August, and November
<u>LAKEVIEW VILLAS BLDG. A</u>	1 st Wednesday of March, June, September, and December
<u>LAKEVIEW VILLAS BLDG. B</u>	2 nd Wednesday of March, June, September, and December
<u>LAKEVIEW VILLAS BLDG. C</u>	3 rd Wednesday of March, June, September, and December
<u>LAKEVIEW VILLAS BLDG. D</u>	4 th Wednesday of March, June, September, and December
<u>MAGNOLIA COURT</u>	1 st Wednesday of February, May, August, and November
<u>NORTHSIDE VILLAS</u>	2 nd Wednesday of January, April, July, and October
<u>OAK TRACE</u>	4 th Wednesday of January, April, July, and October
<u>OAK VILLAS</u>	1 st Wednesday of January, April, July, and October
<u>RUSSELL STREET APTS</u>	4 th Wednesday of every month
<u>SANDPEBBLE APTS.</u>	1 st Wednesday of March, June, September, and December
<u>SOUTHSIDE LOTS 934 & 936</u>	3 rd Wednesday of every month
<u>SOUTHSIDE LOTS 1825, 1827, 1861 & 1863</u>	2 nd Wednesday of every month
<u>WINDTREE VILLAS</u>	
<u>VERONA 15219-15393</u>	1 st Monday of March, June, September, and December
<u>VERONA 15000-15197</u>	4 th Monday of February, May, August, and November
<u>WINDTREE VILLAS</u>	
<u>TOPAZ AND WILLOW</u>	2 nd Monday of January, April, July, and October
<u>WINDTREE DR 15010-15136</u>	3 rd Monday of March, June, September, and December
<u>WINDTREE DR 15164-15381</u>	2 nd Monday of March, June, September, and December
<u>BAMBOO, ALMA AND</u>	
<u>WESTMINISTER</u>	4 th Monday of March, June, September, and December

If you find that your living space requires pest control services between the regularly scheduled appointments, we kindly ask that you reach out to the leasing office to schedule an additional service. This will ensure that any unexpected pest issues are promptly addressed.

It's crucial to take note of the scheduled days for pest control visits to your building. It's important to understand that denying pest control access to your unit is considered a violation of your lease agreement, as this can lead to unaddressed pest problems affecting other residents as well.

When pest control professionals visit, it's necessary to secure your pets in a separate area, regardless of how friendly they may be. This not only ensures their safety but also allows the technician to effectively carry out the pest control service in your home, addressing any issues thoroughly and efficiently.



Delicious as it Looks

Beef Kebab Marinade

Packed with flavor and so easy!

Ingredients

FOR THE MARINADE:

1/3 c. balsamic vinegar
 1/3 c. Worcestershire sauce
 1/3 c. olive oil
 2 garlic cloves, grated
 1/2 tsp. ground black pepper
 1/4 tsp. red pepper flakes (optional)
 2 Tbsp. honey, divided
 2 Tbsp. Dijon mustard, divided

[See Nutritional Information](#)

FOR THE KEBABS:

1 1/2 lb. sirloin or New York strip, cut into 1-inch cubes
 8 oz. baby portobello mushrooms, large stems removed
 1 red onion, cut into 1-inch pieces
 1 green bell pepper, cut into 1-inch pieces
 1 yellow bell pepper, cut into 1-inch pieces
 1 red bell pepper, cut into 1-inch pieces
 Chopped fresh parsley, for garnish



Directions

- 1 | For the marinade: Whisk together the vinegar, Worcestershire, olive oil, garlic, black pepper, red pepper flakes, and 1 tablespoon each of the honey and mustard in a medium bowl. Transfer 1/4 cup of the marinade to a small bowl; whisk in the remaining 1 tablespoon each honey and mustard to make a glaze. Set the glaze aside.
- 2 | For the kebabs: Add the marinade and the meat to a resealable plastic bag. Seal the bag and massage it gently to coat all of the meat. Refrigerate at least 1 hour or up to 6 hours. Remove the meat from the refrigerator 30 minutes before grilling.
- 3 | If using wooden skewers, soak in water for at least 30 minutes. Preheat the grill to medium-high heat (400 to 450°). Thread the meat, mushrooms, onion, and peppers on the skewers, alternating as you like.
- 4 | Grill the kebabs uncovered until grill marks form, about 4 minutes. Turn the kebabs, and brush the grilled side with half of the glaze. Continue grilling until grill marks form on the bottom side, 3 to 4 minutes more. Turn the kebabs, and brush with the remaining glaze; grill to desired degree of doneness (about 135° for medium), about 1 minute more.
- 5 | Let kebabs rest for 5 minutes. Sprinkle with parsley just before serving.