

# Chaf Properties

May 2025

Contact Us

**Contemporary  
Housing Alternatives  
of Florida, Inc.**

5345 Laurel Place

Clearwater, FL 33760

(727) 522-1504

8:00 a.m.- 4:30 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.

*Follow us on social.*

Facebook

Instagram



Meet April – Our New Property  
Manager for

**Ashley Place, Cross Bayou, and  
Boardwalk!**

We're excited to welcome **April Gagnon** as the newest member of the CHAF Properties team!

April joins us with years of experience in property management and a passion for creating strong, supportive communities. She brings a hands-on approach, a friendly attitude, and a focus on making sure our residents feel at home.

April is already getting to know the community, so don't be surprised if she greets you by name! Feel free to stop by the office, say hello, or reach out with any questions or concerns.

April can be contacted by phone at

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727-382-1408 or by email at

## **Renewal Applications**

We have boxes posted outside the leasing office for lease renewal applications. If it's time to renew your lease, please stop by the office to pick up an application. After completing the application and gathering all necessary documents, please email your property manager or text us to schedule an appointment.

## **A Big Thank You & A Warm Welcome!**

To our current residents – thank you for being a valued part of our community. We appreciate you and everything you do to help make this a great place to live!

To our new residents – welcome home! We're delighted that you've joined us and look forward to you experiencing everything CHAF Properties has to offer.

If you ever need anything, our team is here to help.

**- CHAF Properties Management**

## Healthy Mind, Productive Home: Self-Help Tips for Daily Life

Your home isn't just where you live—it's where you recharge, reset, and sometimes even work or study. That's why creating a space and routine that supports your mental health and productivity is so important.

Here are five easy ways to improve your well-being—right from the comfort of your apartment:

### 1. Create a Mental Wellness Routine

- Start your day with a short mental check-in: *How am I feeling? What do I need today?*
- Add calming rituals like deep breathing, journaling, or a moment of stillness before bed.

### 2. Keep Your Space Clutter-Free

Messy surroundings can increase stress and distraction. Try a "5-minute tidy" each evening—it makes a huge difference in mental clarity the next day.

### 3. Use a To-Do List or Planner

Whether it's a paper planner or an app, writing down tasks clears mental space and keeps you on track. Prioritize 2–3 key tasks per day to stay focused and avoid overwhelm.

### 4. Bring Nature Indoors

Plants, natural light, or even just opening a window can lift your mood. A small succulent or herbs in the kitchen window can add life and a sense of calm.

### 5. Take Intentional Breaks

Working from home? Don't skip your breaks. Step away from screens, stretch, drink water, or take a quick walk—it helps reset your focus and reduce fatigue.

**Small changes in your space and routine can create a big impact on your mental well-being and productivity.** Take care of your environment, and it will take care of you.

## Pay Rent On Your Own Time

### 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](mailto: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.

## Important Reminder: Proper Disposal of Large Furniture Items

Please be reminded that large furniture items **must not be placed outside the dumpster area**. Doing so may prevent Waste Management from collecting any trash at all, resulting in delays and sanitation issues that affect the entire community.

### Why this matters:

When trash collection is delayed due to improperly discarded furniture:

- **Dumpsters overflow**, creating unpleasant odors and a messy appearance.
- **Pests** like rodents and insects are attracted, increasing health risks.
- **Litter spreads**, affecting shared spaces and reducing community appeal.
- **All residents are impacted**, including those not responsible for the issue.

### Important:

Residents are **responsible for properly disposing of their own large or bulky items**. If a furniture item is left outside the dumpster and the responsible party is identified, **they will be charged for removal costs**.

To avoid charges and maintain a clean environment:

- Do **not** leave items like sofas, mattresses, or desks near or around the dumpster.
- Contact the office for instructions on bulk disposal or approved pickup services.

Let's all do our part to keep the community clean and safe.

Thank you for your cooperation!

## Money Saving Tips

Looking to stretch your dollars a little further? Here are some simple ways to save money every month—without sacrificing comfort or convenience.

### 1. Cut Energy Costs

- Use LED lightbulbs—they last longer and use less electricity.
- Unplug chargers and small appliances when not in use.
- Wash clothes in cold water and hang-dry when possible.

### 2. Be Smart with Groceries

- Plan meals and shop with a list to avoid impulse buys.
- Use apps like Ibotta or store loyalty programs for cashback and discounts.
- Buy generic when possible—often the same quality for less.

### 3. Review Subscriptions

Take a few minutes to check your streaming, gym, or delivery app subscriptions. Cancel the ones you're not really using.

### 4. Cook More, Order Less

Even cutting back on takeout once or twice a week can save \$100+ per month.

### 5. Bundle Internet & Cell Plans

Look into bundling services or switching providers for better deals—you might save \$20–\$50 monthly.

**Small changes can lead to big savings! Try one or two of these tips this week and see the difference.**



### 2025 Hurricane Season: What CHAF Tenants Need to Know

Hurricane season runs from **June 1 to November 30**, and this year is expected to be **more active than usual**, with warmer ocean temperatures and increased storm activity predicted. At CHAF Properties, tenant safety is our top priority—and preparation is key.

#### How CHAF Properties is Preparing:

We're taking steps now to help keep you safe and minimize disruption:

- Inspecting buildings, roofs, and drainage systems.
- Checking emergency lighting and backup systems.
- Reviewing property emergency procedures.
- Prepping communication systems for real-time alerts.

#### What You Can Do as a Resident:

##### 1. Stay Informed

- Monitor weather updates through the National Hurricane Center ([www.nhc.noaa.gov](http://www.nhc.noaa.gov)).
- Sign up for emergency alerts from your city or county.

##### 2. Create an Emergency Kit Make sure you have the basics:

- Water (1 gallon per person per day)
- Non-perishable food
- Flashlight and batteries
- Phone chargers and power banks
- Prescription medications
- Important documents in a waterproof bag

##### 3. Prepare Your Apartment

- Bring patio furniture, plants, and any loose items indoors.
- Clear balconies and windowsills of anything that could become airborne.
- Check your windows and doors for proper seals.

**4. Know Your Evacuation Zone** If you live in a coastal or flood-prone area, check with your local emergency management office to find out if you're in an evacuation zone and where the nearest shelter is located. Your Zone is located on your water bill.

**5. Keep Your Contact Info Updated** Make sure we have your current phone number and email so we can contact you quickly if needed.

## RUSSELL STREET APARTMENTS



### Spread the Word – Rental Special at Russell Street Apartments!

Let your **family and friends** know — we're currently offering a **limited-time rental special** at Russell Street Apartments with rents at **just \$700/month!** 🏠 📄

🔦 **Find your haven without breaking the bank.**

Now's the perfect time to move into a great space at an unbeatable price.

Have someone in mind? Send them our way!

Visit the office to apply  
5345 Laurel Place  
Clearwater. FL 33760

Income Restrictions Apply

Maximum income per household:

- 1 Person - \$40,140.00
- 2 Persons - \$45,840.00
- 3 Persons - \$51,000.00
- 4 Persons - \$57,300.00

### May Move-In Special + Resident Referral Bonus!

Do you know someone looking for a new place to call home? Now's the perfect time! CHAF Properties is excited to announce our limited time May rental promotion and a resident referral reward you won't want to miss.

#### May Move-In Special

Apply, get approved, and move in by May 31, and you'll receive your last month of rent **FREE!**

Whether you're relocating or just ready for a new space, there's no better time to take advantage of this incredible deal. But hurry—this offer is only available for a **limited time!**

**This deal excludes Russel Street Apartments**

#### Resident Referral Program

Already living with us? We've got something for you, too!

Refer a friend, coworker, or family member, and when they:

1. Submit their application,
2. Include **your name** as their referral,
3. Get approved and move in,

**You'll receive \$50 off your rent!**

It's our way of saying thank you for helping grow our community with great people like you.



**As a reminder.**

**We are not income based.**

While income-restricted apartments and income-based apartments are often referred to together as general rental assistance, they differ in how the rent is determined. Income-restricted apartments offer rents based on the median income of the community, while income-based apartments offer rents based on the individual tenant's income.

**We accept Section 8**

5

# Delicious as it Looks



## Honey Garlic Glazed Salmon

This quick and tasty salmon dish is perfect for when you want something healthy, flavorful, and fast—with just a few ingredients and one pan!

### Ingredients:

- 2 salmon fillets
- 2 tablespoons honey
- 2 tablespoons soy sauce (low sodium preferred)
- 1 tablespoon fresh lemon juice (or use lime)
- 2 cloves garlic, minced
- 1 tablespoon olive oil
- Salt & pepper to taste
- Optional garnish: chopped parsley or sesame seeds

### Directions:

1. **Season** salmon fillets with salt and pepper on both sides.
2. In a small bowl, **mix** honey, soy sauce, lemon juice, and minced garlic.
3. **Heat olive oil** in a nonstick skillet over medium heat.
4. **Add salmon** (skin-side down if applicable) and cook for 3–4 minutes.
5. **Flip salmon** and pour the honey garlic mixture over the top.
6. **Cook for another 3–4 minutes**, spooning the sauce over the fish until it's glazed and cooked through.
7. **Remove from heat** and let rest for a minute before serving.

### Serve with:

- Steamed rice, roasted veggies, or a fresh side salad!

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**Healthy, quick, and packed with flavor—this recipe is sure to become a weeknight favorite.**

Have a recipe you'd like featured next month? Let us know!

# 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](http://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, pay rent or select work orders

#### Work Orders

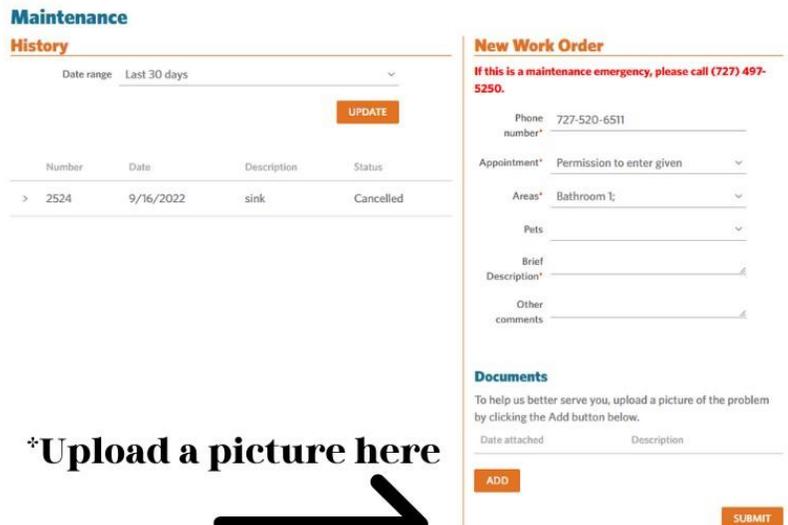


**New**  
**Scheduled**  
**In Progress**

[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 **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
<b>ADD</b>	<b>SUBMIT</b>

\*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)