

November 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](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*

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# 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 Thursday, November 28, 2024 and Friday, November 29<sup>th</sup>, 2024, in observance of Thanksgiving.

**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](http://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](mailto: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.

# meet our team

## **Maryann Ruppenthal**

Director of Property Management

## **Melissa Gutierrez**

Senior Property Manager

[Mgutierrez@chafproperties.com](mailto:Mgutierrez@chafproperties.com)

727-382-1409

Windtree Villas

## **Tatianna Williams**

Housing Coordinator

[Twilliams@chafproperties.com](mailto:Twilliams@chafproperties.com)

727-382-1414

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

## **Michael Whiting**

Housing Coordinator

[Mgutierrez@chafproperties.com](mailto:Mgutierrez@chafproperties.com)

727-382-1408

Ashley Place, Boardwalk,  
Cross Bayou Villas

## **Bryanna Franklin**

Housing Coordinator

[Bfranklin@chafproperties.com](mailto:Bfranklin@chafproperties.com)

727-382-1415

31<sup>st</sup> 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.**

## Introducing our first, stunning, brand new single-family home perfectly situated in the lively heart of St. Pete.



**CHOOSE YOUR NEIGHBOR!**

Refer a friend and make **\$50.00**



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

## QUARTERLY PEST CONTROL

### Contemporary Housing Alternatives of Florida, Inc.

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.

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