About Neighborhood Renaissance:

Established in 1992, Neighborhood Renaissance, Inc. is a nonprofit community based organization dedicated to building and supporting strong economies and diverse communities in Palm Beach County. We do this by providing quality affordable homes for low and moderate-income residents of Palm Beach County. Currently we own and manage 78 single-family and apartment homes.

Happy Holidays

Neighborhood Renaissance wishes everyone a Happy Hanukkah, a Merry Christmas, and a Happy Kwanzaa! Celebrate the joy of the holiday season with family and friends. During this past year it has been our pleasure to provide you with a quality affordable home. We want you to enjoy the holidays in your home or apartment. For many, this is your first holiday season in your new home congratulations and may it be the start of some great traditions.

Our office will be closed Christmas and New Year’s Day. If you have an emergency as outlined in the previous newsletter and we are closed please contact the following: 911 for fire, health, safety or if you are a victim of a crime; for gas leaks call Florida Public Utilities at (800) 427-7712; for plumbing emergencies, electrical emergencies, or lockouts call (754) 235 - 7479.
Welcome New Residents

Caroline Apartments
We are now 100% occupied at our Caroline Drive Apartments! We welcome the Villar family, the Novoa family, and the Bedoya family. They are settled in and enjoying this great location, nice backyards, as well as the fun playground down the street.

The Novoas are happy to be home

The Bedoya family & their new home.

Welcome Villar Family

Kelmar Drive
We are now 100% occupied at the Kelmar Drive duplex thanks to the Diaz family. We welcome you to your new home!

The Diaz Family, all smiles in their new kitchen.
Single-Family Homes
We wish to welcome the following new tenants to their homes:

- Ms. Bustamante & Mr. Lago - Kent Ave.
- The Vasquez Family - Ainsworth Circle
- The Fernandez/Rapalo Family - Foss Rd.
- Ms. Parker & Mr. Jackson - Woodland Ave.
- The Razz Family - Cavalier Rd.

We have only 10 single-family homes still available for lease and they are going fast! Check out our website for available properties, and call Mark at (561) 832-6776 ext.104 or Stefania at ext. 107 with your referrals.

Fernandez/ Rapalo Family
Ms. Bustamante & Mr. Lago
The Razz Family
Fire Safety for the Holidays

Based on information from the Fire Marshall here are some holiday fire safety tips:

1. Before you cook that holiday dinner, be sure that the oven and stovetop are clean, free of grease, and are in good working order.

2. Handles on the stove top pots should be turned away from the front, so they won't be accidentally tipped or knocked over.

3. If your tree is purchased from a lot, test its freshness by pulling along a small branch. If the needles fall away in your hand, the tree is already too dry.

4. Christmas trees stored outside should be kept moist by cutting an inch off the bottom of the trunk and standing the tree in a bucket of water.

5. When the tree is decorated and inside your home, be sure that the stand can hold water. You must check that the tree has water every day, and add water as needed.

6. Artificial trees should bear a UL label of approval. Be absolutely certain the tree is made of fire retardant materials.

7. Don't place the tree near sources of heat like radiators, registers, space heaters or heating supply ducts.

8. Check to see which electrical outlets in the room are wired to separate circuit breakers in the fuse box. Don't over load a single circuit with multiple cords.

9. Metallic tinsel can cause a short or fire if it comes in contact with electrical lights or wiring. Also, place metal ornaments safely away from electrical sources.

10. Don't cut up and burn your tree. Burning evergreens gives off tar and creosol.

11. Dispose of your tree by putting it into a "tree bag" (available at most hardware stores) and leave it for pick up according to the instructions of your local trash disposal service.

12. Check all toys with electrical motors or lights to make sure they are approved by UL, or an independent testing laboratory.

13. Make sure the toy gifts that you buy for children are not made of flammable materials.

14. Many toy manufacturers indicate age ranges on toys for young children. Check to make sure the age category is appropriate; no small pieces for tots who may swallow or choke on them.

15. Remember, matches and lighters are not toys! Keep them out of children’s reach. Also, teach youngsters to keep away from lit candles, fireplaces and space heaters. Never leave children unattended when fire hazards are present.

Please remember: Stay safety conscious while cooking in the kitchen. Select safe and approved toys for children and teach them to keep away from lit candles, fireplaces and heaters. Make sure your tree is fresh and moist. Keep it watered indoors and dispose of it safely. Check all electrical wires, lights and decorations for damage or wear.

We want you to have a SAFE and HAPPY Holiday Season!
Neighborhood Renaissance Website Works for You!

The website is updated regularly. There is a tenant page, just for you. You are able to pay your rent on this page, and make on-line service requests for maintenance issues. It is safe, secure, and very easy. Simply, we are trying to make your life easier when it comes to your residency. To access the website log on to: www.neighborhoodrenaissance.org and go to the Tenant page.

Tell Your Family, Friends, & Co-Workers, about our Great Homes!

By referring someone to us, you have the opportunity to be rewarded with a check for $50.00 after your referral moves in. Have your referral contact either Mark or Stefania and mention that they were referred by you, and we will take it from there. Contact Mark at 561 832 - 6776 ext. 104 or mkarageorge@neighborhoodrenaissance.org for Stefania call 561-832-6776 ext.107 or spalacios@neighborhoodrenaissance.org

Holiday Decorations & Landscaping

If you are decorating trees and bushes, or have wired decorations in your yard our landscaper will not be able to cut that area until you remove them. This is for the safety of the landscaper, you, and your decorations. Please remove all holiday decorations by Jan. 6th, 2014. Thank you for your cooperation in this matter.

Lease Renewals: Thank You

To those individuals and families that have renewed your lease with us during this past year we say: Thank You! To those who are currently in the renewal process, and for those coming up for renewal we look forward to your continued residency with us. Please follow the instructions provided to you by our Housing Manager Lashea Brooks in the mailed notice for renewal to ensure your lease renewal process goes as smoothly as possible.
Check out these Great Homes for Rent!

701 48th Street
West Palm Beach, FL 33407

$950 Monthly Rent
Fully Renovated
3 Bedrooms / 2 Baths

- Central Air
- Energy Efficient Appliances
- Hardwood Floors
- Ceiling Fans
- 1 Car Garage
- Washer & Dryer Hookups
- Large Yard

For More Information Contact:
Mark Karageorge
(561) 832-6776, ext 104
Mathis Place Apartments
4509 – 4525 Mathis Street
Lake Worth, FL

$550 Monthly Rent
ONLY 4 UNITS LEFT
Fully Renovated 2 Bedroom / 2 Bath

- Central Air
- New Energy Efficient Appliances
- Ceramic Tile Throughout
- Ceiling Fans
- Washer & Dryer in home
- Community Playground
- Conveniently located near JFK Medical

For More Information Contact:
Mark Karageorge
(561) 832-6776, ext 104
Quarterly Inspections Went Well

Thank you to everyone for your cooperation during the quarterly inspections. We are addressing all issues and it is vital that you do your best to follow the rules and regulations as outlined to you both in your lease and in the tenant information sheet provided to you. If you have any questions or concerns contact Mark.

Friendly Reminders

1. Change your A.C. filters each month.

2. Only human waste & toilet tissue go down toilets.

3. Replace your smoke detector batteries every 6 - 8 month or when they make a chirping sound. Do not disconnect or remove batteries; simply replace the 9-volt batteries with new ones.

4. Use proper parking places. DO NOT PARK ON THE LAWN.

5. Do not work on vehicles in the driveway or parking lot.

6. If you have pets we must have: a copy of your renters insurance policy showing the pet liability coverage in the amount of $100,000 per incident/occurrence and naming Neighborhood Renaissance, Inc. as an additional insured.

7. If you have pets you are responsible for following the leash laws and also, picking up after your pet.

8. Be respectful of your neighbors - do not have loud noise coming from your home.

Following these simple rules and courtesies makes life more pleasant for all. We want you to continue have a clean, safe, and peaceful home. Thank you for your cooperation.
Your Neighborhood Renaissance Team:

- Lashea Brooks - Housing Manager, contact for: lease renewal, financial & budgeting counseling (561) 832-6776 ext. 103 lbrooks@neighborhoodrenaissance.org
- Mark Karageorge - Property Manager, contact for: maintenance, pest control, landscaping and lease concerns (561) 832-6776 ext 104 mkarageorge@neighborhoodrenaissance.org
- Jenny Bretz - Office Manager/Bookkeeper, contact for: rent payments, late payment or other fees, and accounting (561) 832-6776 Ext 101 jbretz@neighborhoodrenaissanc.org
- Stefania Palacios - Program Assistant, contact for: assistance in Spanish, program inquiries, or additional keys (561) 832-6776 ext 107 spalacios@neighborhoodrenaissance.org