

A Note From Your PRANDI Team:

The New Year is right around the corner, and our office has been busy with maintenance calls! We've scheduled and approved many gutter cleanings and roof sweeps. Now is also the time to look forward into the new year, and an important part of this is reviewing your lease. Throughout the year it is our goal to visit you and your home, and review and prepare work orders for any needed maintenance. You may see notices in the mail alerting you to your annual evaluation scheduled visit, or offering you a lease renewal option. If you would like to inquire about your lease agreement, have questions or would like to ask the owner for another lease term option please contact our office and your property manager to discuss. **Thank you & Happy Holidays!**

—Your PRANDI Property Management Team

Tasty Treats

By Kaylee & Cristy



Santa Hat Brownies

12-16 Fresh Strawberries

1 pan of your favorite brownies (cut into small circles with a cookie cutter)

Vanilla buttercream OR Cool-Whip

To assemble, pipe a ring of vanilla buttercream on top of each brownie. Cut off the base of a strawberry so it is flat and place it upside down on each brownie, pushing slightly to secure in place. Top the tip of the strawberry with a dot of buttercream to finish the Santa hat.



Chocolate "Crispy" Cookies

1/2 cup butter (softened)
1 cup sugar
1 egg
1 teaspoon vanilla
1 1/4 cups flour
1/2 teaspoon baking soda
1/4 teaspoon salt
2 cups rice cereal
6-ounces semisweet chocolate chips

Cream the butter and gradually add the sugar (on low-speed until it's light and fluffy). Add egg and vanilla and beat well.

In a separate bowl, combine flour, salt and baking soda. Add dry-ingredients to the cream mixture, and beat well. Stir in the chocolate and cereal.

Put heaping spoonfuls of the mixture onto a lightly greased cookie sheet and bake at 350 degrees for 13 minutes. Cool slightly on its pan, and then put onto wire racks to cool completely.

Protecting Your Credit

Running your credit report annually is an important financial safeguard. You can obtain a free credit report once every 12 months by visiting www.annualcreditreport.com. There you can review all three credit bureaus reporting statistics. You'd be surprised to learn how many discrepancies may be found within the reports and your actual financial history.

Knowing your creditworthiness is important to qualify for loans, credit cards, rental housing, and opening bank accounts. Not every negative item on a credit report may be removed, but you may dispute certain items that are inaccurate, a duplicate, or negative (but very old).

If you spot errors or information that should have aged off your report, it is time to take action:

File the dispute with the bureau. You may make your dispute on the company's website, over the phone, or by mail. In all cases you'll have to provide your personal identification and a detailed account of what is wrong, and what the correct information is. If you have any documents that support your case (such as copies of cashed checks that prove you paid an account), include them.

Wait 30 days. The bureau has 30 days to investigate, during which time a dispute notation will show up on your report. After that, if the creditor can't verify the information, the bureau will remove it.

In most cases, updating your report is that simple. However, if the situation doesn't get resolved, you can write a letter of explanation to add to your report. In one hundred words or fewer, explain your side of the problem.

Write the note clearly, include supportive facts, and send it to the bureaus to be attached to your report. Your statement could make a positive difference to whoever is reading the report.

THE PRANDI STAFF

Melissa Prandi, MPM®

President & CEO | ext. 203

Matt Borries

Property Manager & Leasing Agent | ext. 213

Dana Sansing-Esquibel

Senior Property Manager | ext. 204

Christine Goodin, RMP®

Senior Property Manager | ext. 206

Roxie Mikolon, CSSsm

Assistant Property Manager | ext. 212

Nikki Maida

Assistant Property Manager | ext. 202

Cristy Roberts, CSSsm

Assistant Property Manager | ext. 215

Reidun Waage

Client Accounting Manager | ext. 207

Erin Leidy

Director of Business & Marketing | ext. 205

Kaylee Carroll

Brand Marketing Specialist | ext. 217

Lisa Doughty

Office Coordinator | ext. 200

Tatiana Weston

Executive Relocation & Leasing Agent | ext. 221

1321 Third Street, San Rafael, CA 94901

Ph: (415) 482-9988 Fax: (415) 482-6633

E-mail: info@prandiprop.com

DRE Broker License #00980159



PRANDI Property Management, Inc. proudly holds the Prestigious Certified Residential Management Company (CRMC®) designation, from the National Association of Residential Property Managers (NARPM).

Vision Statement...

To be the most trusted name in property management services in Marin County by offering unparalleled customer service through effective communication, technology, and continued education. The PRANDI Team will continue to be the most respected leader in the industry and strengthen our presence in Central and Southern Marin.

SAFETY CORNER



Dryer Dos

Did you know that clothes dryers account for approximately 16,000 fires a year in the U.S.?

Dryer lint can build up, and once it comes into contact with a heating source, it ignites and burns rapidly. **Here are some simple things to do to ensure your safety:**

Do: Clean out the lint trap after emptying each dryer load. Also, remove and scrub it periodically with soap and water to remove dryer sheet residue.

Do: Vent the dryer directly to the outdoors, not to a wall or attic.

Do: Clean the walls of the vent that leads outside the house about every six months.

FIRE SAFETY:

Is your property ready for the holidays?

According to the National Fire Protection Association (NFPA), U.S. fire departments responded to an average of 240 home fires per year that were fueled by Christmas trees. Nearly half of these fires were caused by electrical problems, and one in four resulted from a heat source that was too close to the tree.

Here are tips to protect your home:

- Don't burn Christmas trees in the fireplace, dispose of them at the curb on designated tree recycling days—dried trees burn so hot they can **explode** in your fireplace
- Keep your tree away from fire sources, and keep it well watered
- Read labels: Use indoor and outdoor lights appropriately
- Make sure candles are in proper containers and away from trees, clothing, or other fuel sources
- Don't burn tinsel or wrapping paper in your fireplace—it can cause excess build-up in your chimney and also can expose you to harmful chemicals