

Ten Winterization Tips for Your To-Do List!

1. Make sure that you change your smoke detector and/or carbon monoxide detector batteries at the beginning of each year.
2. It may be time to replace your furnace filters (these should generally be changed every 6 months to 1 year).
3. If your chimney has not been cleaned in over 2 years it's a good time to get a chimney sweep. Call us and we can assist in scheduling.
4. Get ready for the chilly weather by covering your exterior pipes to prevent freezing.
5. Make sure to report gutters that appear to be cluttered or overflowing with water and debris—it's time for a cleaning.
6. Make sure to report any and all roof leaks or door and window seepages. This can prevent future water intrusion problems down the road.



7. Be aware of hanging tree limbs and make sure to report to us if you believe they may be a hazard to you or the property.
8. Have spare candles and flashlights on hand in case of winter power outages and storms.
9. Report slow sewer drains before they back up.
10. Make sure to keep your home well ventilated to prevent winter mildew and excess condensation.

Tennis, Anyone??

Do you have tennis balls just sitting around losing their bounce? Here are some creative ways to use them in your home without ever setting foot on the court.

- ◆ Cut an X in a tennis ball and slip it over the end of an old broom handle. Rub the ball over scuff marks on your wood or hard surface floors, and voila...they're gone...with no bending, stooping or scrubbing!
- ◆ Got a light bulb that broke off in the socket? Carefully clear away any remaining shards of glass, then gently push a tennis ball against the light socket and twist to remove the bulb's embedded stem.
- ◆ Cut an X in a tennis ball and slip it over the head of a hammer. Now you're less likely to ding up fragile or expensive wood.
- ◆ Cut a tennis ball in half and use one of the sides to open stubborn jars.
- ◆ In the garage, hang a tennis ball on a string from the ceiling so that the ball touches the top left corner of your car's windshield. Now you have a marker and know exactly how far to pull the car in every time.

ACH Payments Now Available

Our newest feature is here and ready for you to use!

Beginning January 1st we have the ability for you to sign up for our ACH rental payment system!

Once you've signed up we can automatically deduct your rent amount from your bank account each month. This will save you the time and energy of writing and dropping off your check and save you the 44 cents for postage if you mail your payments in each month.

If you're interested in this convenient service please log into your portal and click the "Documents" tab in the navigation bar, download and fill out the ACH form and return this form to our office by emailing the signed document with a copy of a voided check to PRANDI@prandiprop.com, faxing it to our office at (415) 482-6633, or sending it in the mail to: 1321 Third Street, San Rafael, CA, 94901.

It is very important that you set-up your portal access. If you are having trouble setting this up, or have questions about the process, please feel free to contact us at (415) 482-9988 or by emailing us at PRANDI@prandiprop.com.

Thank you!

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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.

Please have a *SAFE & HAPPY*
New Year Celebration!



A Yummy Sweet Treat to Start Your New Year's Diet off Right!

Banana Chocolate Chip Muffins

Ingredients:

1 1/2 cups mashed bananas

2/3 cup sunflower seed oil

1 egg, beaten

1 1/2 teaspoons vanilla extract

2 cups flour

1/2 cup white sugar

2 tablespoons cocoa powder

1 tablespoon baking powder

1/2 teaspoon salt

1 cup chocolate chips

Preheat oven to 425 degrees. Lightly grease a 12-cup muffin tin. In a medium bowl blend the banana, oil, egg and vanilla together. In a large bowl, combine the flour, sugar, cocoa, baking powder and salt. Stir in the banana mixture until just blended. Fold in the chocolate chips. Spoon the batter into the prepared muffin tin, filling 3/4 full. Bake in the pre-heated oven for 15 to 20 minutes. Remove muffins to a wire rack to cool completely. Enjoy!

Upcoming Local Events

Marin Symphony—

Sunday & Tuesday, January 30th & February 1st. \$29-70, 7:30pm
Marin Auditorium, San Rafael. Visit www.marinsymphony.org.

Free Museum Days—

Napa Valley Museum: Every Monday, Year Round

Bay Area Discovery Museum: Wednesday, January 5th

Berkeley Art Museum: Thursday, January 6th

Academy of Sciences: Wednesday, January 19th

First Friday Film Series—

Every 1st Friday of the month February-April. \$3, 7pm Charles Schulz Museum, Santa Rosa. Call 707-579-4452 for more details.

Fairfax Brewfest—

Saturday, March 12th. \$20-25, Noon-5pm. Downtown Fairfax. See www.town-of-fairfax.org for more information.