

SAFETY REDUCES LIABILITY

Providing safety for tenants is a common sense approach to reducing liability for property owners, as well as complying with building codes and laws. It is important that both the interior and exterior of a property can provide a safe environment for a resident.

A major key is to “think preventative”. Paying for maintenance repairs can reduce or eliminate costly legal problems. Courts have a very dim view of property owners that ignore hazardous maintenance. It can have an additional benefit of encouraging tenant retention. A happy tenant is less likely to move if their home is comfortable and safe. This reduces loss of rental income.

Many of these items are simple and inexpensive; some are not. There may be repairs that are mandatory by state or federal law. They can all prevent costly legal issues. If you have questions or concerns regarding your property, call us to discuss them. We make it a priority to promote the safety of your tenants and **Protect Your Investment.**

REMINDER:

PRANDI Property Management will be coordinating installation of Carbon Monoxide Detectors in all properties over the next few months. The price per detector will be:

1 Installed Detector	= \$85
2 Installed Detectors	= \$110
3 Installed Detectors	= \$135
4 Installed Detectors	= \$160
5 Installed Detectors	= \$185

***At the same time we will be checking for the presence of proper smoke detectors.

INTERIOR SAFETY

- Fix flooring problems such as exposed carpet tacks, loose/cracked tiles, ripped linoleum, and stretching carpeting before it's a trip hazard.
- Maintain or replace smoke alarms so that they work properly in the event of fire.
- Change door locks between each tenant.
- Repair any unsafe electrical, such as broken light switches/covers, exposed wiring, or faulty stove/oven and dishwasher units immediately.
- Replace or fix window locks, ensuring that the tenant can easily open all moving windows to provide escape routes in the event of fire or to prevent a burglary.
- Installing double cylinder deadbolts with thumb locks is necessary and mandatory in California.
- Replace inside keyed deadbolts. These can trap a tenant if a fire occurs and the key is missing.
- Address and service pest control issues immediately—it is better to treat with monthly service than to have an infestation down the road.
- Remove or fix any problem that could promote mold problems, such as leaking or dripping faucets, broken bathroom fans, etc. If necessary, have the property evaluated by an experienced mold expert. This is one of the highest liability areas for landlords today.
- Always have asbestos or lead-based paint removed properly. This is mandated federal law and the fines are huge if there are violations.

EXTERIOR SAFETY

- Install proper outdoor lighting around the perimeter of the property to help deter or expose predators of all kinds.
- Keep bushes and trees trimmed to not only assist with exterior lighting, but also avoid areas where tenants can trip and injure themselves.
- Remove large tree branches, preventing damage to roofs, gutters and possibly tenant vehicles.
- Repair large cracks that cause uneven sidewalks and driveways—another trip hazard.
- Remove dangerous tree roots—this can cause large cracks in sidewalks and driveways.
- Have hanging wiring, falling gutters, and falling roof tiles, removed immediately.
- Remove high grasses or debris that could promote fire danger.
- Do not allow tenants to place potted plants or materials on their railings—if they fall on someone or something it can be your responsibility.
- Repair, replace, or take out unsafe patio covers, sheds, fences, or structures that could cause a hazard or a pest issue.
- Fix the source of any standing water. This not only eliminates potential pest problems, but can also reduce water bills.
- If there is a pool or spa, be sure there is proper maintenance of the water and that it complies with all safety codes.

THE PRANDI STAFF

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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.

NEWS AT PRANDI!!

Three of our staff members and Melissa are gearing up for the upcoming Propertyware User Conference hosted in Vegas this year. This conference is held annually by our accounting and property management software company and will delve deeper into functions including reporting features and contain an intense user-training session. We are hoping to gain more knowledge about this very complex “cloud” system and be able to communicate and offer our clients additional time-saving features. Kaylee, Cristy and Reidun plan to attend such seminars as, “Protecting Your Rentals from Risk and Liability”, “Ten Easy Ways to Avoid Fair Housing Claims” and “Taking the Pain Out of Payments”, to name a few. Melissa will be not only teaching seminars, but is a guest on the experts panel discussion and will attend trainings as well.

We also celebrated two special birthdays—Reidun and Christine. Christine has been with PRANDI for over 10 years, and Reidun is on her seventh year, both celebrated last Friday, July 22nd with a special “tea party” in the office.

MARKET UPDATE

So far the summer rental market has been sluggish—with low inventory and not as much movement as seen in past years. However, prices are staying steady and in some areas making moderate increases. We’ve also seen less turnover than in past years, contributing to the low inventory. One theory, according to Barbara Correa of AOL News, is that twenty-somethings who were moving in with parents and sharing rentals with roommates in the past few years, are now enjoying more career stability and are more confident in retaining their positions within their companies. The economy is slowly improving in Marin and San Francisco, pushing people out of the nests once again and into their own rentals! Marin County saw the second highest increase in rental market prices, up more than 7.5 percent for the year according to RealFacts,

the Novato-based rental research company.

Thank you,

—Your
PRANDI
Property
Management



Dana enjoys the festivities between new client meetings and showing appointments!