

Sacramento Delta

Property Management, Inc.

Someone to count on.

Owner-Client News

Special points of interest:

- Get a jump on fall maintenance
- NARPM® PAC & News
- Legal Q & A
- VOA Update

Dates to Remember:

Monday-September 1st,
SDPM will be closed in observation of Labor Day

Thursday-September 11th,
National day of service and remembrance

September Anniversaries:

Sacramento Delta would like to thank you for your hard work and dedication:

Julia Sanders
28 Years

Cindy Shephard
2 Years

Kristy Gould
2 years

Fall Maintenance: Planning Ahead

While Sacramento Valley's cooler temperatures often don't arrive until late November, October is the perfect time to schedule preventative maintenance. A little planning now can save headaches (and repair costs) later.

Fall Maintenance Checklist:

Leaf Removal

If you have a gardener, they may charge extra for clearing leaves. It's worth it. Piles of wet, decaying leaves can attract pests and cause water damage when they collect in unwanted places.

Pruning & Trimming

Remove any summer heat-damaged branches and cut back plants near eaves, rooflines, or walkways to prevent damage and keep access clear.

Roof & Gutters

Have us arrange for a roof inspection to check for misaligned shingles, loose flashing, or other issues not visible from the ground. Ensure gutters are secure, clean, and directing water away from the property.

Chimney Safety

The National Fire Protection Association recommends annual chimney inspections and cleaning to maintain safety and structural integrity.

Heating System Check-Up

Heat is a habitability requirement, so it's best to schedule a furnace tune-up early, especially for older systems. Regular maintenance can extend your heater's lifespan and keep it running efficiently.

Sacramento Delta Property Management works with trusted vendors for

all your maintenance needs. Contact your management team now to lock in October service dates and be winter-ready before the rush.

NARPM PAC

NARPM® PAC, is the Political Action Committee of the National Association of Residential Property Managers.

That's a very long name, but here's what it really means for you:

It gives NARPM members a seat at the table when lawmakers discuss rules and laws about rental housing.

Through NARPM, we make sure your voice is heard on issues like rent control, eviction timelines, property inspections, and fair housing rules.

NARPM PAC will fight for practical, balanced policies that protect property owners' rights while keeping housing fair and accessible.

Because we belong to NARPM® and support its PAC, we're able to:

Work directly with legislators to explain how proposed laws affect rental housing.

Push for solutions that save owners money and reduce unnecessary costs or delays.

Stay ahead of changing laws so we can keep you informed and compliant, before surprises happen.

Think of it this way: while you focus on your investment, we're not only managing tenants and maintenance, we're also helping to protect your ability to keep renting your home successfully in the future.

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NARPM not only keeps us on the cutting edge of education in our industry, but advocates for property owners also.

While We Are On The Subject of NARPM

We wanted to let you know that this month we are attending the Annual Education Conference & Trade Show. Think of it as our "Back to School" event. We not only get to visit demos of new vendor products and services in our industry, we also get to attend various seminars on subjects that directly impact our owner-clients. Everything from a preview into the 2026 proposed rental laws, to DRE Compliance and Fair Housing trends.

We cannot wait to tell you all about it next month!



Legal Questions & Answers with Kimball, Tirey & St. John

Question:

My tenant has some damage to the outside window to the house I rent to them. The tenant claims the damage was done by a burglary attempt, but I suspect they locked themselves out and damaged the window when trying to get back in. Who is responsible for the repair?

Answer:

Unless proved otherwise, damage to the premises caused by unknown third parties, acts of nature, or unexplainable are the responsibility of the landlord.

Question:

What is the depreciation schedule of new carpeting in a home where the tenant lived for one year? The tenant put five cigarette burn holes in the brand-new carpet and spilled wax in one of the corners.

Answer:

California's security deposit law (Civil

Code Section 1950.5) states that the resident is responsible for damage above normal wear and tear. If the carpet needs to be replaced after one year and should have lasted five years, most judges will allow you to charge the resident 4/5 of the total replacement costs. You can review the lifetime expectancy from the vendor or store you purchased the carpet.

Question:

I have single family homes that I have for lease. They have large, well-maintained gardens. How do I best ensure that they are kept up?

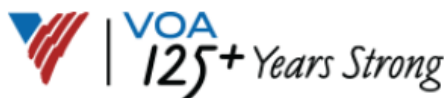
Answer:

Your best bet is to hire a gardener yourself, build the cost into the rent and have the lease read that the gardener has permission to enter the property for all of the miscellaneous gardening/landscaping/mowing etc. That way you have more control.

Volunteers Of America New Donation Update: \$5,650.00!

Realtors are a valued source of new business for us—it's no surprise since we are all part of the same industry. Since January 2024, Sacramento Delta Property Management has donated \$50 for every appointment with a potential new client referred by a realtor.

Those contributions go directly toward providing emergency housing for more than 3,500 men, women, and children every night through Volunteers of America. VOA offers a wide range of housing services tailored to the needs of individuals and families, including support for seniors and veterans experiencing homelessness. If you would like to join us in supporting the Northern California chapter of Volunteers of America, please visit www.voa.org.



Have family, friends or a co-worker looking for property management services? Call us at (916) 486-7733

Or just send an e-mail to: shighland@sacdelta.net

When we rent their property, we will credit \$200.00 to your account!

"Through NARPM, we make sure your voice is heard on issues like rent control, eviction timelines, property inspections, and fair housing rules."

Don't forget to like us and follow us on these social media sites for valuable property management articles and information @sacdeltapm!

Need access to your account? https://sacdelta.appfolio.com/portal/users/log_in

