



## Owner-Client News

# Happy 2026!!

### Special Points of Interest:

- Vendor Shout out
- 1099s
- Maintenance reminder
- Legal Updates
- Legal Qs & As
- Staff Update
- VOA final count

### Dates to Remember:

SDPM is **closed** in observance of New Year's Day on Thursday, January 1, 2026

SDPM is **closed** on Monday, January 19, 2026 in observation of Martin Luther King, Jr. Day

### January Anniversaries:

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

**Shelby Challberg**  
7 Years

**Chris Phillips**  
4 Years

### Happy New Year!

As we step into 2026, we want to thank you for your continued trust and partnership. We know 2025 presented economic challenges for many property owners, and we genuinely appreciate your commitment to maintaining well-managed, high-quality rental homes. We look forward to supporting you in the year ahead.

### Vendor Shout Out!

In our last newsletter, we shared details about the new law taking effect January 1st, requiring refrigerators in all rental homes under the passage of AB 628. A big thank-you to **MSJ Appliance** for quickly providing us with pricing on one of the most reliable and affordable refrigerator brands, helping us support our owners in staying compliant and cost-conscious.

### Tax Season Reminders

Your 2025 year-end statements and 1099s will be available soon. These documents will be sent to you electronically, via your owner portal.

While we cannot offer tax advice, we encourage you to consult your accountant regarding eligible deductions such as repairs, management fees, mileage, and depreciation.

### Seasonal Maintenance Reminders

It bears repeating that winter maintenance is essential. While the Sacramento Valley has seen less rain than usual so far this season, forecasts are calling for increased rainfall in January. If you haven't yet addressed the following items, please let your property manager know so they can be scheduled promptly:

- Rain gutter cleaning
- One-time leaf drop clean up
- Chimney cleaning
- Irrigation winterization
- Heating checkup
- Roof inspection

Staying on top of these items can save money in the long run. Staying proactive is always best!

### 2026 Legal Updates

Several new regulations take effect this year that may impact landlords. We are reviewing these updates closely to ensure all properties remain in full compliance. If any action is required on your part, we will reach out directly. You can expect a detailed breakdown in next month's newsletter.

In the meantime, here are some helpful legal questions and answers provided by our trusted partners at Kimball, Tirey, & St. John on the next page!



## Legal Questions & Answers with Kimbal, Tirey & St. John

### **Question:**

What can you do about a tenant being cruel to an animal such as keeping a large dog in small quarters outside with the dog crying in the rain, cold and heat?

### **Answer:**

You have a right to report any criminal or inhumane acts occurring on the rental property. If the mistreatment constitutes a crime as confirmed by a law enforcement agency, you could evict the tenant for carrying on illegal activity on the premises. You may also be able to address this as a noise disturbance if the dog crying is causing other tenants to complain.

### **Question:**

Can I bill my tenant for excessive water usage if I can prove they neglected to fix two leaky faucets for over three months?

### **Answer:**

Most rental agreements and California law require the tenant to exercise care to ensure the premises are in good condition and repair, including using fixtures properly and the requirement to notify you when repairs may be needed. Failure to meet their obligations would therefore be a breach of the lease and you should be able to recover all losses suffered, provided you have sufficient proof. The method of demanding payment from the tenant may depend upon the terms of the lease.

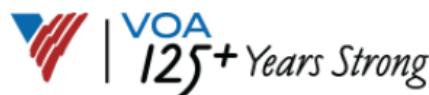
## Staff Update!

We're excited to reintroduce Liesa Nicol as one of our property managers! Some of you may remember Liesa from her time with us in the past and we're thrilled to welcome her back. Her experience and familiarity with our team and clients make her return especially meaningful, and we couldn't be happier to have her with us again.



*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!*



## Final VOA Update for 2025

Realtors are an invaluable source of new business for us and that comes as no surprise, as we're all part of the same real estate community. Since January 2024, Sacramento Delta Property Management has donated \$50 for every appointment with a potential new client referred by a realtor. Thanks to those referrals, our 2025 contributions have reached \$8,900.00 for the year!

These donations directly support Volunteers of America, helping provide emergency housing each night for more than 3,500 men, women, and children. VOA offers a broad range of housing services tailored to individuals and families, including specialized support for seniors and veterans experiencing homelessness. If you'd like to join us in supporting this important work, we encourage you to learn more or get involved at VOA.org.

*“You have a right to report any criminal or inhumane acts occurring on the rental property.”*

*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](https://sacdelta.appfolio.com/portal/users/log_in)*

**Thank you for your business in 2025!**

