

# Sacramento Delta Property Management, Inc.

Someone to count on.

## Owner-Client News

### Special Points of Interest:

- Summer Maintenance
- Are ADUs the right fit
- New Property Manager!

### Dates to Remember:

**Juneteenth, Friday, June 19th** —Sac Delta will be closed in observation of this Federal holiday.

**Father's Day—Sunday, June 21st**—don't forget to give extra hugs to dad today!

**Independence Day—Friday, July 3rd** – Sac Delta will be closed in observation of this Federal holiday.

### June Anniversaries:

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

**Jason Pickens**  
8 years

**Cheryl Colburn**  
7 years

### June Maintenance Checklist

May has already brought some unusually warm temperatures to the Sacramento Valley, which means summer maintenance is arriving earlier than expected. June is the perfect time to make sure your rental property is prepared for the hotter months ahead.

#### Irrigation Systems:

With temperatures climbing, sprinkler systems are being turned back on throughout the region, and we anticipate that some properties may require minor irrigation repairs or adjustments.

If your property does not currently have an automatic sprinkler system, we highly recommend considering this upgrade. Automatic irrigation systems allow residents or landscapers to simply "set it and forget it," helping to prevent costly landscaping damage caused by missed watering during extreme heat.

If you would like to explore installing an automatic system, please contact your property manager to request an estimate from one of our trusted landscape professionals.

#### HVAC System Checks:

Air conditioners have already been tested this season, with Sacramento Valley temperatures reaching the triple digits as early as May.

While residents are routinely instructed to change HVAC filters at regular intervals, this is also an ideal time to schedule a professional seasonal tune-up. Preventative

maintenance can help improve efficiency, extend the life of the system, and identify smaller issues before they turn into expensive repairs during peak summer heat.

If you would like to arrange an HVAC inspection or tune-up, please reach out to your management team. We are happy to coordinate scheduling directly with your resident.

### Exterior Painting & Curb Appeal:

With the rainy season likely behind us for the foreseeable future, summer is an excellent time to refresh the exterior appearance of your rental property.

In many cases, improving curb appeal does not require a full repaint. Simply brightening up trim work, touch-up painting, or refreshing faded accents can make a significant difference in the overall presentation of the home and can help!

If these items have been on your list of home improvements, just reach out and ask your property management team to collect a few estimates to streamline summer maintenance.

### ADUs – Do They Make Good Rentals?

We've been receiving more calls lately about Accessory Dwelling Units (ADUs) as a way for property owners to generate additional rental income. In some situations, adding an ADU can be an excellent investment. In others, it may create challenges that owners do not initially anticipate. Here are some important things to consider before moving forward.

## Separation Matters

The most successful ADUs are the ones that function as independently as possible from the main residence. In fact, many larger property management companies will only manage ADUs that meet certain minimum standards, including:

- An official separate postal address
- Separate utilities; including water, garbage, electricity, and gas

While not always required, the following features can make a major difference in both marketability and tenant satisfaction:

- A private outdoor space
- Dedicated parking
- Separate entrances and good sound separation

The more privacy each resident has, the more appealing the rental becomes.

## Think About the Existing Tenant

If the main house is already occupied by a tenant, adding an ADU may significantly impact their living experience. Construction noise, reduced privacy, changes to parking, and loss of yard space can all become major concerns.

In many cases, this requires substantial advance notice, thoughtful communication, and possibly lease negotiations to maintain a positive relationship with the existing residents.

## Understanding the ADU Rental Market

Another important consideration is the type of renter an ADU is likely to attract.

At Sacramento Delta Property Management, one of our qualification standards is a minimum of two years of positive rental history. Many applicants who already meet that requirement are often looking for a more traditional standalone home that offers additional privacy, storage, garage space, and multiple bathrooms.

Because of this, ADUs can sometimes have a more limited applicant pool than owners expect.

## When ADUs Tend to Work Best

ADUs are often most successful when the proper-

ty owner lives in the main home and rents the ADU to someone earlier in their rental journey; such as a first-time renter or someone seeking a quieter alternative to apartment living.

For these renters, an ADU can offer an attractive middle ground: more privacy and less noise than multifamily housing, while still being more affordable than renting an entire house.

## Final Thoughts

An ADU can absolutely create additional income and increase property value when designed thoughtfully and managed correctly.

However, the best results typically come from careful planning, realistic expectations, and understanding the type of renter the property is most likely to attract.

## Meet Max Messineo, Property Manager

Max is a Sacramento native with a background in general contracting and a strong commitment to providing dependable service while maintaining high standards for the properties he manages. He has worked in the real estate industry since 2016 and currently oversees the Antelope, Foothill Farms, Rosemont, Campus Commons, and Arden neighborhoods.

Outside of work, Max enjoys spending time with his wife and daughter, golfing, and camping.



## Legal Question & Answer with Kimball, Tirey & St. John

### Question:

If a resident dies and we discover the body, should we call the police first or a family member?

### Answer:

Call the police and give them the names and addresses of the family members. Wait for further instructions from the police.



*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!*

*“In many cases, improving curb appeal does not require a full repaint.”*

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

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