

Sacramento Delta

Property Management, Inc.

Someone to count on.

Owner-Client News

Resident Education: Empowering Residents While Protecting Your Investment

Special Points of Interest:

- ✓ Empowering Residents
- ✓ KTS Legal Update
- ✓ VOA Update

Dates to Remember:

Monday, Sept. 7th, we are **closed** in observance of Labor Day.

September Anniversaries:

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

Julia Sanders
29 Years

Kristy Gould
3 Years

CiCi Klavir
1 Year

At Sacramento Delta Property Management, we believe good property management is about more than collecting rent and responding to maintenance requests. It's also about educating residents and preventing avoidable problems before they become costly repairs.

As part of our lease package, residents receive helpful troubleshooting information for common household issues. When a maintenance request comes in, our knowledgeable staff can often walk residents through these steps before dispatching a vendor.

Our resident guide includes:

HVAC maintenance: How and when to change an HVAC filter, including before-and-after photos that demonstrate why regular replacement is important.

Thermostats: How to operate electronic thermostats and locate and replace their batteries. A dead thermostat battery can sometimes be the simple reason an HVAC system isn't operating.

Plumbing: Tips for preventing hair clogs, toilet stoppages, mildew and water damage before a plumber is needed.

Electrical: How to identify the correct circuit breaker, safely reset a tripped breaker and reset a GFCI outlet, with illustrations for reference.

Garage doors: Basic troubleshooting for garage door openers and remotes, along with instructions for manually opening the garage if the power goes out.

Garbage disposal: How to troubleshoot, reset and safely address a jammed disposal, including an illustration showing where to find the reset mechanism.

Water emergencies: Where to locate emergency water shut offs and why promptly addressing a water issue can help prevent costly secondary damage.

These simple tools give residents the knowledge and confidence to handle appropriate minor issues themselves, while helping our team determine when a professional repair is truly necessary.

Our responsibility to an owner goes beyond collecting rent. Helping prevent unnecessary service calls and vendor trip charges is another way we work to protect your investment and keep your property operating efficiently.

Legal Questions & Answers from the Office of Kimball, Tirey and St. John

Question:

If we serve a three-day notice and the tenant decides to move out, is the tenant responsible for paying the monthly rent until the apartment is leased?

Answer:

The tenant is still liable for the rent until the lease expires, minus amounts that the landlord could collect by making reasonable efforts to rent the unit to a replacement tenant, even if they vacate pursuant to a three-day notice.

Question:

One of my tenant's sons just turned 18 years old. Should I obtain an application from the son, and add him to the rental agreement?

Answer:

You should have everyone 18 years of age or older fill out an application and sign the rental agreement.

Question:

I had a tenant move out several months ago. I returned \$600.00 of his \$1000.00 deposit. He disputes all but \$50.00 of the deductions and has threatened to sue me. He also has not cashed the refund check. How long does he have to sue me?

Answer:

In California, the statute of limitations determines the time that you must bring suit to legally enforce a claim. For written agreements, it is four years from the time of the breach. For oral agreements, the statute of limitations is two years from the time of the breach.

Newest Update for Volunteers of America Donations

Sacramento Delta Property Management has committed to donating \$50.00 for every new client appointment kept with us this year to the Volunteers of America. So far, we have raised \$5,000.00 as of the end of May 2026.

Founded locally in 1911, the Northern California & Northern Nevada affiliate of Volunteers of America (VOA NCNN) is one of the region's largest providers of social services. Through more than 40 programs, the organization delivers housing, employment assistance, substance use recovery services, and other critical support to families, individuals, veterans, seniors, and youth.

Every night, VOA NCNN provides shelter or housing to more than 3,500 men, women, and children throughout Northern California and Northern Nevada. On a national level, Volunteers of America serves more than 2.5 million people each year across over 400 communities, helping individuals and families build stronger, more stable futures.

We originally launched this partnership with VOA through our Realtor community, making donations on behalf of the many investor clients they refer to us each year. However, the program isn't limited to real estate professionals; anyone who refers business to us will have a donation made in their name as a way of saying thank you while supporting a great cause.



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!

"You should have everyone 18 years of age or older fill out an application and sign the rental agreement."

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/oportal/users/log_in

