



Summer is here!! We're excited to welcome the sunshine and longer days with you! Whether you're planning a relaxing staycation or heading out for some adventure, we hope this season brings you joy, relaxation, and plenty of great memories. Please take a look at our Tenant Expectations article and read through the BBQ Safety Tips so you're ready for the summer months as valued tenants. As always, we've included some savory and sweet summer treats for you to try. Enjoy the season ~ your Meridian Valley Property Management Team!!

Susan ~ Laura ~ Charlotte ~ Tammy ~ Trudy

IMPORTANT!!! PLEASE READ!!

The governor recently signed a new law that effects our renewal process. We now have to give you at least 90 days notice of a rent increase. This means that we will be reaching out to you even earlier with that information and requesting you to sign the renewal document in Authentisign. We are required to send it via certified mail and also post it on your door (like an eviction notice). We don't like these requirements because they make us seem unfriendly and we are not! Please know that we are only doing what is required of us by law.

Reminder: We do periodic drive-bys of the properties to check gutters, roofs and fences. So if you see Susan or Laura taking a few pictures or making notes in their car, just give a friendly wave.



Our Summer Quarter KUDOS WINNERS are: W.B. & D.G. Congratulations on winning a \$50 gift card of your choice for taking exceptional care of your home. Remember, when we do a drive-by or a walk through and we see outstanding care of your home, you will be entered to win the next KUDOS drawing in September.

WHO KNEW??



Did you know... that a "no pet" property means you cannot have "visiting" animals over either?



Did you know that if you are a pet owner, you need to renew your petscreening profile each year?

Here's the link:

<https://meridianvalleypm.petscreening.com>



☀ Summer Fun: Simple Ways to Make the Most of the Season! 🌟

Summer is in full swing, and there's no better time to enjoy the sunshine and create great memories—right in your own backyard! Here are a few ideas to bring the summer fun home:

🍷 Backyard BBQ Bash

Nothing says summer like a good old-fashioned barbecue! Invite a few friends or family over, fire up the grill, and serve up classics like burgers, corn on the cob, and watermelon. Add string lights or tiki torches for instant summer vibes.

🎬 Outdoor Movie Night

Transform your backyard into a mini movie theater! All you need is a projector, a white sheet or wall, and some cozy blankets and pillows. Don't forget the popcorn and bug spray!

🌿 Garden Glow-Up

Planting a small garden or sprucing up flower beds can be a fun and rewarding summer project. Try adding pots of herbs or colorful flowers near your porch or patio to brighten things up.

🌺 Porch Paradise

Create your own little escape spot. A comfy chair, a few plants, and some string lights can turn your front or back porch into your new favorite hangout space for reading, sipping lemonade, or watching the sunset.

Office Hours:
Monday—Friday
9:00am—4:00 pm
253.630.0123



NO FIREWORKS



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Something Savory—Something Sweet

Sharing our favorite recipes of the season

Summertime YUM! So easy and so good! And you don't have to heat up the kitchen!

Grilled Corn & Avocado Salad

- 4 ears of corn, husked
- 1 avocado, diced
- 1 cup cherry tomatoes, halved
- 1/4 red onion, thinly sliced
- 1/4 cup chopped fresh cilantro
- Juice of 2 limes
- 2 tbsp olive oil
- Salt and pepper to taste
- Optional: crumbled feta or cotija cheese

1. Grill corn over medium-high heat until slightly charred on all sides (about 10 minutes). Let cool and cut kernels off the cob.
2. In a large bowl, combine corn, avocado, tomatoes, onion, and cilantro.
3. Drizzle with lime juice and olive oil. Season with salt and pepper.
4. Gently toss to combine. Top with cheese if using. Serve cold or at room temp.



No-Bake Strawberry Cheesecake Cups

- 1 cup graham cracker crumbs
- 3 tbsp melted butter
- 8 oz cream cheese, softened
- 1/3 cup powdered sugar
- 1 tsp vanilla extract
- 1 cup whipped cream or Cool Whip
- 1½ cups fresh strawberries, diced
- Optional: mint leaves or more berries for garnish

1. Mix graham cracker crumbs with melted butter. Press into the bottoms of 6 small serving cups or jars.
2. In a bowl, beat cream cheese, powdered sugar, and vanilla until smooth.
3. Fold in whipped cream until combined.
4. Spoon or pipe the mixture over the crust layer.
5. Top with diced strawberries. Chill for 1–2 hours before serving.

Check out our Summer BBQ Safety Reminders!



Summer BBQ Safety

It happens every year. The weather gets warmer, more people use outdoor grills – and incidents of grill-caused fires go up. Each year, outdoor grilling causes an average of 8,900 home fires, according to the National Fire Protection Association.

Gas grills cause more home fires than charcoal grills, the association adds. According to the Hearth, Patio & Barbecue Association, 64% of households own a gas grill, 44% own a charcoal grill and 9% own an electric grill.

Regardless of the type of grill you own, here are 9 BBQ safety tips that will keep you and your home safe for barbecuing season:

- 1. Grill outside and away from any structures.** Charcoal and gas grills are designed for outdoor use only. However, NFPA reports that more than one-quarter (27%) of home fires started by outdoor grills began in a courtyard, terrace or patio, and 29% started on an exterior balcony or open porch. Pay attention to overhanging tree branches when you set up your grill.
- 2. Make sure your grill is stable.** Only set up your grill on a flat surface and make sure the grill can't be tipped over. Consider using a grill pad or splatter mat underneath your grill to protect your deck or patio.
- 3. Keep your grill clean.** Remove grease or fat buildup from both the grill and the tray below the grill. If you are using a charcoal grill, allow the coals to completely cool off before disposing of them in a metal container.
- 4. Check for propane leaks on your gas grill.** Before the season's first barbecue, check the gas tank hose for leaks by applying a light soap and water solution to the hose and then turning on the gas. If there is a propane leak, the solution will bubble. Other signs of a propane leak include the smell of gas near the barbecue or a flame that won't light.
- 5. If the flame goes out, wait to re-light.** If you are using a gas grill and the flame goes out, turn the grill and the gas off, then wait at least five minutes to re-light it.
- 6. Take care around the grill.** Never leave a lit grill unattended. Don't allow kids or pets to play near the grill. Never try to move a lit or hot grill, and remember the grill will stay hot for at least an hour after use.
- 7. Be careful with charcoal starter fluid.** If you use a charcoal grill, only use charcoal starter fluid. If the fire starts to go out, don't add any starter fluid or any other flammable liquids to the fire. Consider using a charcoal chimney starter, which uses newspaper to start the fire instead of starter fluid.
- 8. Wear the right clothing.** Clothing can easily catch fire, so be sure your shirt tails, sleeves or apron strings don't dangle over the grill.
- 9. Be ready to put out the fire.** Have baking soda on hand to control a grease fire and a fire extinguisher nearby for other fires. If you don't have a fire extinguisher, keep a bucket of sand next to the grill. Never use water to put out a grease fire.

These easy-to-follow tips will help you and your family to enjoy a safe summer barbecuing season.

Tenant Expectations

Our goal, shared by our property owners, is to ensure our properties are well-maintained assets to the neighborhood. Below is a summary of your lease obligations regarding home and property maintenance.



FURNACE FILTERS

Tenant is required to change furnace filters a minimum of once a year and report any concerns promptly to Agent/Owner.

LAWN/YARD CARE

Tenant will at all times maintain the property in a neat and clean condition, including any yard or lawn work. Tenant will mow, weed, and water lawn, shrubs, trees and landscaping, so as to maintain same condition as at move in. This includes weeding of flower and garden beds. If lawn care is provided, it is still the tenant's responsibility to water to maintain lawn and plants. Tenants are NOT required to trim large bushes, hedges or trees.



OCCUPANTS

If an additional occupant or tenant is requested to be added to the lease agreement, there will be a \$200.00 charge to update the lease.

PAST DUE RENT/NSF CHARGES

Tenant must replace an NSF check, within 24 hours of notice, with a cashier's check or money order. Agent may elect to require tenant to pay all future rent via cashier's check or money order.



PETS:

Tenant is required to update their petscreening account **yearly** along with their renewal. Tenant is required to seek permission before acquiring a pet. Upon approval, petscreening must be completed and a pet addendum must be signed. Additional security deposit and cleaning fee will be collected on non-ESA or non-service animals.

POOLS/SWINGSETS/TRAMPOLINES/AQUARIUMS

No freestanding pools are allowed without written permission from the owner. No swing sets, trampolines or aquariums are allowed without written permission from the owner.



RENTER'S INSURANCE

Renter's Insurance is required. Proof of insurance is required upon move-in and maintained for the duration of the lease. If proof of insurance is not on file and kept up to date, a non-compliance fee of \$25/month will apply until compliant.

SMOKE AND CO2 DEVICES

Tenant is responsible to maintain the smoke detector in proper operating condition in accordance with the manufacture's recommendations, including providing replacement batteries as recommended. Failure to comply with RCW 48.48.140(3) can result in a fine of not more than \$200 and is grounds for termination of tenancy. Tenant shall check CO2 detectors every six months and replace batteries as needed.



WALK THROUGH

Tenants are required to allow the Agent to conduct a periodic walk through of the property so as to check condition and set up any maintenance required. Agent's office will email a request to schedule the walk through with date and times of availability. Please respond promptly with dates and times that work for you. We prefer to do these with tenant present.

WATER/SEWER BILLS

Water and/or sewer bills will be emailed to tenants. These bills **may not** be put in tenant's name or set up to autopay.



Tenant and/or visitors shall not smoke inside the home or in the garage.