

## Tenant Newsletter

### Watering.

It's almost Summer again and the heat has begun to set in, so those of you who have living landscapes to take care of should be aware that you may water every day of the week, but not between the hours of 11am and 7pm. Watering between those times is prohibited between May 1<sup>st</sup> and October 1<sup>st</sup>. Just because you can water every day doesn't mean that you should. Watering times should be adjusted to the needs of the landscape. Sprinklers should be run for 4 minutes each cycle, and three cycles should be run an hour apart before sunrise on the days you water. Drip emitters probably only need to be run 3 times a week, but for a much longer period, 30 to 90 minutes, so the drops of water get deep in the soil. For complete watering information go to the Southern Nevada Water Authority website [www.snwa.com](http://www.snwa.com)

### Rent Payments.

Rents are due on the 1<sup>st</sup> of each month and late after the 5<sup>th</sup>. In July, the 5<sup>th</sup> will fall on a weekend. Rents not received by the time we open on Monday July 7<sup>th</sup> will be deemed late and subject to the \$100 late fee. Remember, we are not responsible for rents dropped through our door after hours. If you drop the rent DO NOT DROP CASH, and make sure you have a receipt for any money orders you may be dropping. If you claim that you dropped your rent and we never get it, it will be your responsibility to replace it. You are always best served either paying your rent online or by phone, and best of all if you come in and obtain a receipt.

### HOA Issues.

Every lease we write includes a clause which states something to the effect that the tenants are responsible for maintaining the landscape. This means keeping the living landscape alive, keeping it free of weeds and debris and cutting grass and trimming shrubs as needed. Most issues with HOAs can be avoided simply by taking care of the landscaping. If you wish to add a satellite dish or make any other changes to the home, you must contact your Property Manager first, and you will have to comply with both the wishes of the Owner and the HOA management company.

### Air Conditioning.

Some tips: Change filters monthly when using the system for heating or cooling. Air flows through the filters and when they have trapped enough particles the filters will clog and significantly reduce the air flow in the house, which makes it harder to heat or cool, thus straining the compressor in the summer and straining the fan which draws air in through the filter all the time, to the point that the unit

can burn out. Changing filters improves your comfort, reduces your electricity costs, and decreases the need for costly repairs and the down time associated with them.

Another tip: Don't set the temperature too low! Most home air conditioning systems are designed to cool a home of a certain size to about 30 degrees cooler than the outside temperature. If you set the system to try to achieve a temperature it is not designed for, the unit will run until it freezes up and eventually overheats and shuts the unit down. You can tell when it freezes up because the air will start to blow warmer. If this happens to you, turn the unit off, wait half an hour or an hour, then turn it back on. If the air blows cold you know you have discovered the problem, and just make sure you don't set the thermostat too low again. Experts recommend a setting of somewhere between 75 and 80 degrees in the heat of the summer, and the hotter it is outside the higher the temperature set point should be.

If your AC does go out, keep cool by taking cool showers and using damp towels and washcloths to moisten your skin periodically. Room fans help a great deal. Remember, evaporation keeps you cool!