

# SOLANO

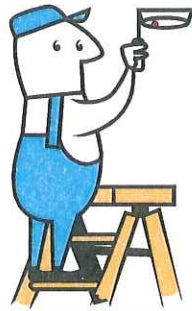
PROPERTY MANAGEMENT

Spring 2010

## Carbon Monoxide Detector Legislation Law

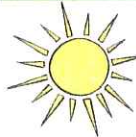
The California State Senate Bill 183, Requires all property owners of a dwelling unit intended for occupancy to install a carbon monoxide detector in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. The CO detector should be operable at the time that the tenant takes possession of unit. It is the tenants responsibility to notify the owner or owner's agent of any inoperable or deficient CO detectors. The compliance deadline for all existing single-family dwelling units intended for occupancy is January 1st, 2011. For all other existing dwelling units, including multi-family housing, the mandate for installation of CO detectors is on or before July 1st, 2012.

While CO detectors do not serve as smoke detectors and vice versa, dual smoke/CO detectors are also sold. The devices, which retail for \$20-\$80 are widely available, can either be battery-operated or AC powered (with or without a battery backup). To save you time and money for your convenience, we can schedule Solano Maintenance to install the CO detector in your residential properties starting immediately. Please contact your property rep. as soon as possible to make necessary arrangements for device installation before prices go up.



If you have any questions or would like more information please contact your property rep.

## Summer is coming....



This is a good time of year to have you're a/c & furnaces serviced. Not only will it prolong the life of you're a/c & furnace, it may prevent more costly maintenance in the long run.

This can mean the difference between the servicing price of approximately \$80-\$300, versus the replacement cost of \$5000 or more.

*"Failure is blindness to the strategic element in events; success is readiness for instant action when the opportunity moment arrives."*

*-Newell D. Hillis*

## Annual Unpaid Garbage Bill Reminder

In **Vacaville** and **Suisun** they have local ordinances that require each resident and business to have garbage service.

Because of these ordinances, they are allowed to place a tax lien (assessment) on the property owners tax bill. These assessments are placed in late June each year.

The City of Vacaville is good about notifying property owners, usually starting late winter. The City of Suisun is more sporadic. These notices would be sent to the address on record with the county recorder's office.

When tenants vacate, we do call the garbage service, and any balance unpaid is deducted from their security deposit.

If you receive one of these notices, or see an assessment on your tax bill, please notify your rep immediately so that they can follow up with the tenant.

If you have any questions on this, please contact your property rep.



*♥♥ We love referrals!! ♥♥*

If you know of someone who is looking for a professional property manger, please refer them to us.

If we sign up the referral, when we receive our first management fee, we will give you a credit off your management fee.

Contact your rep for more information

**Fairfield Office**  
Commercial

707-426-1821  
707-426-2364 fax

**Vacaville Office**  
Residential & Accounting

707-447-8501  
707-447-8936 fax