

RAINTREE RIO VISTA

COMMUNITY NEWSLETTER



What's Inside . . .

- It's Been A Long Winter
- Giving Back To Your Community
- More on Annual Unit Inspections

Rain Rain Rain

THE NEVER ENDING STORY

It's been a very long time since California has seen the amount of rainfall that we have this water year. (Oct 1 - Sept 30) As of the first day of Spring, March 20, rainfall totals in Northern California were an average of 37% higher than normal. Central California was 82% above normal! Stockton proper has received nearly twice as much rainfall as normal so far this water year and Modesto 75% more than normal. Even Southern California got a drenching with Downtown LA and Ontario nearing 200% of normal rainfall to date.

Does that mean we're out of the drought? Will we be able to water our lawns and gardens this year? Wash our cars? Can this be the end of drought restrictions and outrageous water bills?

Maybe, according to the state water board.

While water managers typically wait until later in the precipitation season to assess the statewide water supply outlook, the precipitation California has received in recent days combined with the nine atmospheric rivers in early January has helped ease drought impacts in parts of California. To see the most recent drought maps for California, [click here](#). For weekly updates to state drought conditions, [click here](#).

What we know for certain is that copious amounts of rain bring copious amounts of flowers. After such a sopping, stormy winter, it will be a lovely spring. Enjoy the moderate temps and abundant sunshine. The first day of summer in Jun 21, 2023.

Good Thing Spring is Here!



It takes A Village

Painless Ways to Give Back to Your Community This Spring

It's no secret that times are tough all over. So to think about giving more of your time or money to something might seem counterproductive. But that couldn't be further from the truth. Did you know that volunteering reduces stress and increases positive, relaxed feelings by releasing dopamine. By spending time in service to others, volunteers report feeling a sense of meaning and appreciation, both given and received, which can have a stress-reducing effect. When you help other people, it activates the reward center in your brain and releases serotonin, dopamine and endorphins.

But what if you have no time to give and can spare only five dollars a month? Is it even worth it? YES! A resounding yes! Over time, small gifts add up – and engaged donors who consistently give a little bit can be more valuable than big one-time donors. Smaller donations are still essential to the work of nonprofits, even if each one may appear comparably insignificant.

Here are ten ways you will benefit from helping others:

Helping others feels good.

It creates a sense of belonging.

It gives you a sense of purpose.

Giving helps keep things in perspective.

It's contagious.

Helping others can help you live longer.

It will give you a sense of renewal.

You'll boost your self-esteem.

You'll create stronger friendships.

You may become a glass half-full kind of person.

So, before you decide who to give your hard-earned monetary gifts to, ask yourself the following questions:

1. Why Do I Want to Give? Take some time to reflect on the intentions behind your charitable giving. Are you looking to support a specific cause? Do you want to help a struggling population? There is no right or wrong answer to what motivates you to donate, but you should still consider this to set up a sustainable donation plan.
2. How Much Can I Afford to Give? Determine how much you can afford to set aside for charitable donations. Keep in mind that smaller, recurring donations can be more meaningful than making a large, significant donation once a year.
3. Who are they, and what do they do?
4. Does their mission line up with my personal beliefs?
5. Is this a cause I feel strongly about?
6. Are they registered?
7. What percentage of the money they raise goes towards the cause?
8. How is my personal information protected?

Do your due diligence, make your contribution and then enjoy the feelings of connection and community that come from giving.

Happy Spring from JAB Property Management.



PLAY BALL!!



One of the most iconic things about spring is baseball! You know spring has sprung when you hear that catchers and pitchers are reporting to spring training and you can smell hot dogs and fresh cut grass!

But there are other ways to get your baseball fix besides shelling out hundreds of dollars to catch a major league game. The Valley itself has three minor league teams: the Sacramento River Cats, the Modesto Nuts and the Stockton Ports.

Of course, there's always your local little league. Enjoy a beautiful day, catch a great game and support your local youth! It's a win-win-win!

Click on the Logo
for game
schedules.



Farm Fresh Local Eggs!!

Delta Tails Farms delivers fresh chicken and duck eggs right to your front door every Saturday!



Click the logo for details

Fresh. local and delivered!!



Guess What?!

Raintree is getting new mailboxes. ☺

Details to follow.....

Give the Gift of Creativity This Spring

Heller's Art & Music Center on Montezuma Street was founded to foster and enrich the artistic and musical development in people of all ages, children, teens, adults and seniors. Your donation ensures access to the arts for everyone.

click the logo for more info



Did You Know....?

- Your guest's behavior reflects on you.**
If your guest violates community policies, it goes on your permanent tenant record and can, if uncorrected, lead to loss of tenancy.
- Failing to clean up after your dog can cost you \$50. Per pile.**
Be a good neighbor, be a good pet owner. Pick up after your dog and save yourself \$50!
- Parking violation are costlier than you think.**
Not only will you pay for the tow, storage and various fees and taxes, but if we have to tag or tow your vehicle, there is a \$50 charge. Following the rules can save a lot of money.

RIO VISTA CITY MEETING SCHEDULE FOR APRIL 2023



- April 3 @ 6pm - General Plan Working Group
- April 4 @ 6pm - City Council
- April 12 @ 6pm - Planning Commission
- April 18 @ 6pm - City Council

City meetings are held in Council Chambers (1 Main Street) and via Zoom*, and are also televised on Comcast Local Channel 26.



JAB Property Management Announces Annual Unit Inspections

This Spring, JAB Property Management will begin our process of Annual Unit Inspections. The purpose of the unit inspection is two-fold: to ensure that the structure is sound and in good repair; and to ensure that the resident is maintaining the unit properly. (Note: if your move-in date was less than six months prior, your unit will not be inspected at this time.)

Management will provide notification in advance and in writing of any inspection. Residents are not required to be present for unit inspections. If it is determined by management that needed repairs went unreported by the resident and/or were caused by the resident's household and/or guests, the resident will be financially responsible for such repairs and lease violations may be issued.

If structural issues are found during the inspection, our maintenance team will address them. If the unit inspection results in discovery that the apartment is not maintained in a decent, safe and sanitary manner, the resident will be issued a lease violation. A re-inspection will be conducted to confirm that the resident has complied with the requirement to abate the problem. Failure to abate the problem or allow for a re-inspection is considered a violation of the lease and may result in termination of tenancy.

HOW TO PREPARE FOR YOUR ANNUAL UNIT INSPECTION

When a resident moves into a unit, everything has been inspected, cleaned, and repaired. It is the resident's responsibility to practice good housekeeping skills to keep it that way. Good housekeeping will prevent pest infestation and ensure that all unit inspections will yield passing scores.

The following guidelines will help you keep your unit in good condition:

- Residents should not put grease down the sink.
- Tubs and showers should be clean and free of excessive mildew and mold. The lavatory should be clean. Residents should not flush toys, grease, sanitary napkin products, paper towels, sanitary wipes, diapers or wash cloths down the toilet. Residents will be charged drain clearance fees for these damages and they can be quite costly especially if other units are affected.
- Residents should keep garbage cans covered. Plastic bags inside the can should be utilized to avoid bad odors. Cans should be washed and disinfected weekly.
- Residents should keep their stove and vent hood clean. Stove racks, vent hood filters and ovens should be cleaned/replaced as needed. Grease build up in the stove burner drip pans and the vent hoods should not be allowed to accumulate since this presents a fire risk. Residents are responsible for replacing drip pans and vent filters as needed. These can be found at your local hardware store or online.
- Residents should store all cookies, crackers, cereal, etc, in covered, air tight containers.
- Cabinets should be clean and neat, cabinet surfaces and counter tops should be free of grease and spilled food.
- Residents should sweep floors and mop with appropriate floor cleaners. Please see your lease addenda for floor care instructions. Abrasive cleaners should not be used. Paste wax should not be used. Floors should be clean and dry and free of spills and stains.
- Windows should be clean with blinds and screens intact and not broken in any way.
- Heater/AC and water heater closets shall not be used as storage and should be free of clutter.
- Residents should wipe down any dirty walls with warm water and a cloth. Walls should be free of dirt, grease, holes, cobwebs, and fingerprints.
- Residents should use the proper wall hooks for hanging decorative items or pictures.
- Entire unit should be free of rodent and insect infestation and pet excrement.
- Flammable materials should not be stored inside the unit in closets or utility rooms.
- Residents should keep exterior areas clean at all times. Interior furniture should not be placed on exterior porch areas. Cigarette butts, or trash, scattered outside can result in clean-up damage charges being assessed to the resident. Grease should not be dumped in the grass outside the resident's unit. This also could result in damage charges being assessed to the resident. Exterior walls should be free of graffiti.
- Laundry areas should be clean and neat; lint should be removed from dryers after every use.
- Closets, drawers and cabinets will be inspected to confirm good condition and that items are stored properly and there are no pest infestations or mold issues.

Even More Tips for Passing Your Annual Inspection



Tenants are responsible for replacing the following items as needed:

AC Filters
Drip Pans
Oven Hood Filters
Light Bulbs
Smoke Detector Batteries
Thermostat Batteries

Tenants can also find the following items at your local hardware store:

Vertical Blind Slats
Wall Plates
Sink Stoppers
Screens

Filter Sizes:

Raintree Condos: 14x24x1
Lan Ark: 14x24x1
Strathaven: 14x24x1
Arguello Drive: 14x25x1
Kelley: 14x25x1 **or** 14x20x1
Montgomery Ave: 14x25x1
Roanoke: 14x25x1
Wentworth Drive: 14x25x1
Don Ave, Upstairs: 14x25x1
Don Ave, Downstairs: 14x20x1

Local Vendor List for Unit Maintenance:

MCA Janitorial - (415) 774-6704
Big Blue Junk - (209) 808-3454
Speed Dry Cleaning (carpet)
(209) 475-9900
Mike's Lawn Care - (209) 471-6469
Bay Area Squeegee (gutters,
power washing, windows)
(925) 989-7052

JAB REFERRAL PROGRAM* - APRIL 2023

If a current tenant refers an applicant who is approved and moves in, the referring tenant will get \$250 off next month's rent and the new tenant will also get \$250 off their next month's rent!

REFERRAL PROGRAM RULES AND CONDITIONS:

- Must be referred by a current tenant in good standing (name and address included in the application)
- Must be qualified, approved, and take possession to receive offer. If a referred applicant is declined, then no discount is applied.
- If we receive an application and a JAB address is found as a current address in the report and the applicant is an unauthorized tenant, then the application will be declined and the current tenants will receive a notice and a home inspection.

*Participating properties only -- please call the main office to verify the available property is eligible.