

STOCKTON/LODI

COMMUNITY NEWSLETTER



*A Short History
of the*

Port of Stockton

The Port of Stockton opened in 1933 as the first inland seaport in California. Ships from all over the world arrive at the inland port located in the heart of the nation's richest agricultural area. The legendary Delta, created by the confluence of several rivers and many man-made channels-popularly known as 1,000 miles of waterways-is what in many ways defines Stockton and surrounding communities. Wildlife, irrigation, transportation and recreation all owe their existence and success to the waters of the San Joaquin Delta. Interestingly enough, so do many movies, such as Cool Hand Luke, Blood Alley, All The Kings Men, Take The Money And Run, Raiders of the Lost Ark, and many others. Stockton and environs have long been known in the entertainment industry as location-rich, both as fore and background.

WHEN CRIME HAPPENS

CRIME SCENE · DO NOT CROSS · CRIME SCENE · DO NOT CROSS

Unfortunately, crime is a fact of life, no matter where you live. There are all kinds of crime: property crimes, violent crime, crimes against persons, crimes of passion, crimes of opportunity. So what do you do if you are a victim of a crime? **First and foremost, get to a safe place and call 911.** The authorities will inform you of your legal rights, options and obligations as the victim of a crime. If the crime occurred on JAB Property, it is also very important that you report the crime to us. We want to know if you have been victimized in any way on our property. Having this information helps us determine if there are measures we can take to help prevent a future incident. We also care about you and your well being. Please take a moment to familiarize yourself with the following organizations.



NEIGHBORHOOD WATCH

A neighborhood working together can greatly reduce criminal activity in an area. National Neighborhood Watch began in 1972. It's goal is to allow citizens to help in the fight against crime and offer the opportunity for communities to bond through service. The National Neighborhood Watch program empowers citizens to become active in community efforts through participation in Neighborhood Watch groups. To find a Neighborhood Watch group for your area, [click here](#).



Crime Stoppers helps citizens report a crime or assist law enforcement anonymously. When you call Crime Stoppers with information concerning criminal activity or fugitives, you are given a code number rather than asked to identify yourself. You can even use your assigned code number when making additional calls with updated information. Information from callers is given to Investigators. When fugitives wanted for felony crimes are arrested, cash rewards are then paid. For information on your local Crime Stoppers, [click here](#).



National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances. To find out more about National Night Out, [click here](#).

Rio Vista Police Department

Nonemergency Administration: 707-374-6366
 Nonemergency Dispatch: 707-374-2300
 Website: www.riovistacity.com/police

Stockton Police Department

To Report a Crime: (209) 937-8495
 Non-Emergency: (209) 937-8377
 Website: [Click Here](#)

Lodi Police Department

To Report a Crime: (209) 937-8495
 Non-Emergency: (209) 937-8377
 Website: [Click Here](#)

Oakdale Police Department

Non-Emergency: (209) 847-2231
 Online Crime Reporting [Click Here](#)
 Website: [Click Here](#)

Solano County Sheriff

Nonemergency/Administration: (707)784-7000
 Dispatch: (707) 421-7090
 Animal Control 24 hours: (707) 784-4733

San Joaquin County Sheriff

Nonemergency/Administration: (209) 468-4400
 Animal Control 24 hours: (209) 953 6070

Stanislaus County Sheriff

Nonemergency: (209) 552-2468
 Animal Control: 209-847-2231

IMPORTANT HOTLINE NUMBERS

Domestic Violence Hotline: (800) 799-7233
 Missing Children's Hotline: (800) 843-5678
 Sexual Assault Hotline: (800) 656-4673
 Suicide and Crisis Hotline: 988

Spring brunch

Easy ideas

Comfort Food ...

The Mother of all pancakes ...



Big Dutch Babies



Bacon & Potato Quiche

Easy Peasy ...



Sausage Crescent Ring



Bananas Foster French Toast



Triple Berry & Cream Cheese Ring



Strawberry Spinach Salad

For recipe, click on the caption.
If you have a favorite recipe you'd like to share, please email it to tonik@jabpm.com
Thank you!!!



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.



How's It Going? Do you have questions or need assistance with Annual Inspections?



For questions, assistance, extra time, or special accommodations in regards to Annual Unit Inspections, please contact your resident manager or the main office at 209-472-7777.

JAB Property Management Thanks You For Your Cooperation!

Tenants are responsible for replacing the following items as needed:

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

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

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

- Vertical Blind Slats**
- Wall Plates**
- Sink Stoppers**
- Screens**

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

Local Area Experts Wanted!

If you live in Stockton or Lodi, we want to hear from you!
 Know of fabulous food? Hidden gems? Best tacos? Awesome barber shop? Record store? Reptile shop? Hooka Lounge?
 Any and all hacks, recs and shout-outs WELCOME!!



Please email all of it to tonik@jabpm.com

Thank you!