

RAINTREE RIO VISTA

COMMUNITY NEWSLETTER



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Blue for St. Patty's Day?

St. Patrick's Day, feast day (March 17) of St. Patrick, patron saint of Ireland. Born in Roman Britain in the late 4th century, he was kidnapped at the age of 16 and taken to Ireland as a slave. He escaped but returned about 432 CE to convert the Irish to Christianity. By the time of his death on March 17, 461, he had established monasteries, churches, and schools. Many legends grew up around him—for example, that he drove the snakes out of Ireland and used the shamrock to explain the Trinity. Ireland came to celebrate his day, with religious services and feasts.

It was emigrants, particularly to the United States, who transformed St. Patrick's Day into a largely secular holiday of revelry and celebration of things Irish. Cities with large numbers of Irish immigrants, who often wielded political power, staged the most extensive celebrations, which included elaborate parades. Boston held its first St. Patrick's Day parade in 1737, followed by New York City in 1762. Since 1962 Chicago has colored its river green to mark the holiday. (Although blue was the color traditionally associated with St. Patrick, green is now commonly connected with the day.) Irish and non-Irish alike commonly participate in the "wearing of the green"—sporting an item of green clothing or a shamrock, the Irish national plant, in the lapel. Corned beef and cabbage are associated with the holiday, and even beer is sometimes dyed green to celebrate the day. Although some of these practices eventually were adopted by the Irish themselves, they did so largely for the benefit of tourists.



Where to Get Your Green On in Rio Vista



Basically, just follow the green. The Rio Vista Pub Crawl starts at The Point Restaurant and ends at the Moose Lodge on Front Street. For more details, contact the Rio Vista Moose Lodge at 707-374-2534.

Remember to designate a sober driver and use your common sense!

If you can't drive home, call a friend, a cab, an Uber, or a Lyft.

Or just walk. :)

SPRING CLEANING

Work Smarter, Not Harder

Nothing beats getting a head start on spring cleaning. If you space out your spring cleaning checklist across a couple of weeks, then you might not see it as such an overwhelming task. The easiest way to start is to take it room by room or appliance by appliance with cleaning tips from organizing and cleaning pros. Grab your cleaning tools, stock up on your favorite cleaners and make sure your vacuum canister is empty. Then click on any link below to get started!





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

Apartment Inspections:
What to Know

How Annual
Inspections Benefit
YOU!

10 Ways to Fail 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

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

JAB Referral Program* - March 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 to verify the available property is eligible.