

Oakdale

COMMUNITY NEWSLETTER



What's Inside

- **Sizzling Savings on Oakdale Rentals!**
- **Drain Health - It's a Thing**
- **Spring Maintenance for Your Unit**
- **Contest -- Win \$100!**

Easy **SPRING MAINTENANCE** For Your Unit



**CHANGE YOUR AIR FILTER
(THIS SHOULD BE DONE EVERY
MONTH)**

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



**CHANGE YOUR OVEN HOOD FILTER AND
CLEAN THE HOOD REALLY WELL.**



**REMOVE SINK STOPPERS AND CLEAN
OFF ANY HAIR OR DEBRIS BUILD-UP**



**MOVE FURNITURE AND VACUUM
UNDERNEATH AND THEN HAVE YOUR
CARPETS CLEANED.**



**REMOVE ITEMS FROM UNDER SINKS
AND CLEAN THE CABINETS, TAKING
SPECIAL NOTE OF ANY LEAKS OR SIGNS
OF PESTS.**



**IF YOU HAVE A FIREPLACE, SPRING IS A GOOD
TIME TO HAVE THE CHIMNEY SWEPT (TENANT'S
RESPONSIBILITY) AND CLEAN YOUR FIREPLACE
OF ANY BUILT UP ASHES OR SOOT.**



WHAT GOES DOWN THE DRAIN

And What Doesn't

OK



LIQUIDS

If it's a non-toxic liquid, it can go down the drain. Milk, coffee without the coffee grounds, juice, beer, dish soap, vinegar, wine, and more can be put down the drain. Even semi-liquid things like apple sauce, yogurt, and pudding can all be safely flushed down the drain.

SOLIDS

Food waste such as cooked vegetables.

PROPER GARBAGE DISPOSAL OPERATION

DO:

- Run water before turning on disposal.
- Feed waste in gradually.
- Turn off as soon as waste is washed through.

DON'T:

- Run the disposal dry.
- Pour harsh chemicals down the drain.
- Put fibrous materials such as celery or onion skins.

NOT OK!!!!



GREASE

Grease is a byproduct of cooking from meat fats, lard, oils, shortening, butter, margarine, food scraps, baked goods, sauces, and dairy products. When washed down the sink, grease sticks to the insides of sewer pipes (both on your property and under the street). Over time, it can build up and block entire portions of your home's plumbing system. The results can be raw sewage overflowing into your home or the house next door, potential contact with disease-causing organisms, and an unpleasant and expensive repair.

SOLIDS

- Eggshells 
- Flour
- coffee grounds
- Potato peels 
- Onions tops and skins
- Medication
- "Flushable" wipes
- Condoms 
- Produce stickers
- Expandable food: uncooked pasta, uncooked bread dough, etc.



Leave a 5-star review for JAB Property Management on either Yelp or Google and your name will be entered into a drawing for a

\$100 Gift Card

****See your manager for details or call 209-472-7777**



Oakdale Rental Specials

446 Church Street

Eight Completely Remodeled Units

- ~ New HVAC
- ~New Flooring
- New Cabinets
- ~New Countertops
- ~Fresh Paint
- ~New Landscaping and more!

- 2 BEDROOM 1 BATH
\$1650
- 3 BEDROOM 1 BATH
W/PATIO
\$1750

SHOWING

**SATURDAY, MARCH 2
FROM 12PM-2PM WITH
FREE APPLICATIONS.**

(\$47 SAVINGS!)

****During Showing Only - Anyone interested in any other Oakdale properties and comes to this showing will get a free application and \$200 off first month's rent.****



More pictures next page....

Oakdale Rental Specials

446 Church Street



JAB Referral Bonus

OAKDALE PROPERTIES

If a current tenant refers an applicant who is approved and moves in, the referring tenant will get \$150 off next month's rent and the new tenant will get unit at a lower monthly rent than original 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 J A B 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.

****Referral Program does NOT include apartments on Church St.
Referral Program and Deal from Showing can NOT be combined.**

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Available Now

**248 Arboles Drive #B
3 Bed
2.5 Bath
\$2175.00/mo**

Details and Application at
www.jabpm.com



**1338 Townhill Road
2 Bed
2 Bath**

\$1975.00/mo

Details and Application at
www.jabpm.com

Oakdale Rental Specials

Available Now

Avail 2/1/2024
1201 East G Street
2 Bed
2 Bath

\$1975.00/mo

Details and Application at
www.jabpm.com



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Avail 2/1/2024
484 Peachcrest Drive
4 Bed
2.5 Bath

\$2875.00/mo

Details and Application at
www.jabpm.com