

Oakdale

COMMUNITY NEWSLETTER

Christmas Parade

December 2, 2023 4p - 9p



Oak & Pepper Streets

[Click here for more details](#)

HOW TO

Be Merry & Bright...



WITHOUT SACRIFICING YOUR DEPOSIT!

The holidays are coming, and with that comes holiday decorating. Decorating is particularly important now, as we're all spending more time indoors and want to fill our homes with holiday cheer.

For renters, it's essential to know what kind of decorating you're allowed to do, as some decorating ideas could get you in trouble or be a safety hazard. Abiding by your building's decorating rules will help ensure you don't cause damage to the apartment, pose a safety issue, or run the risk of losing your security deposit.

As a general rule, it is always best to go for decorations that don't pose a safety risk or leave marks, residue, or punctures on the walls. **Review your lease to see what is and what is not allowed when it comes to decorating and check in with your landlord or property manager when in doubt.**



Use Adhesive Hooks

Use Command strips or plastic suction cups to hang lights, wreaths, stockings, and other decorative items.

The tiny holes left on your apartment walls from hanging holiday décor can give a landlord a reason to deduct funds from your security deposit, especially if he or she has to spend extra time and money repairing the damage, so it's always better to be safe and keep the holes and damage to a minimum. You can also drape decorative lights from curtain rods, eliminating the need for adhesive hooks altogether.



Command Products by 3M:

AMAZON

HOME DEPOT

LOWES

ACE HARDWARE

Rental Decorating Continued



Keep Porches & Walkways Clear

When decorating in our homes or apartments, there is always a temptation to bring the festivities outdoors as well. Try to resist decorating your door or hallway area if you live in an apartment building, as cleaning staff may need to vacuum the area around your doorway. Decorative objects around the doorway could also be tripped on or damaged by children or other tenants in the building, so it is best to keep those indoors as well. Instead of putting items in your hallway, put decorative items on the inside of your window so outsiders can enjoy the décor.



Use Fire-Resistant Decorations



While having a real tree, candles, and other flammable items are a temptation for Christmas, Hannukah, and Kwanzaa, a tree can leak sap into the hardwood or carpet and can scratch the floor. Some landlords ban real trees altogether as they pose a major fire hazard. Invest in a fake, fire-resistant tree and other decorative items, but still try to keep them away from fireplaces and candles to be safe. Use LED lights around trees and other decorative items as an additional safety precaution.

Bring the Wreath In

Rather than hanging a wreath from your door's exterior, which may not be allowed depending on your apartment building's rules, hang a wreath using suction hooks from end tables, bookshelves, or kitchen counters and cabinets. In addition to wreaths, artificial garland can also be used on staircases, tables, and shelves, giving a similar decorative element but with no hanging required.



Rental Decorating Continued



Create a Faux Fireplace

If you don't have a fireplace, creating a faux fireplace is especially fun to do with kids. Adhere peel-and-stick chalkboard wallpaper to the wall and invite the kids to design the fireplace drawing in stockings, presents, and any other decorative items they want. Test a small portion of the peel-and-stick wallpaper to the wall before adhering a large piece to ensure it doesn't cause damage to the paint or wall.



Moral of the Story . . .

Decking the halls while living in a rental property may bring some limitations, but that doesn't rule out holiday decorating ideas altogether. With Halloween, Thanksgiving, Christmas, Hanukkah, Kwanzaa, and New Years just around the corner, there are countless opportunities to fill your home with holiday cheer. Doing so in a safe manner that abides by the rules takes away a layer of stress and can help ensure there aren't any deductions in your security deposit.

To be extra safe, always keep a fire extinguisher close to the decorations in the event of an emergency. It is also advised to invest in renter's insurance (if you haven't done so already) to protect your belongings should anything happen.



JAB PROPERTY MANAGEMENT PET RULES & POLICIES



GENERAL RULES

THE FOLLOWING RULES APPLY TO ALL ANIMALS
REGARDLESS OF SPECIE, BREED OR SERVICE STATUS

1. DOGS MUST BE LEASHED WHENEVER THEY ARE OUTSIDE
2. PET WASTE MUST BE REMOVED IMMEDIATELY. THERE IS A \$50 FINE FOR NOT REMOVING PET WASTE.
3. NO "GUEST PETS". NO VISITING ANIMALS ALLOWED.
4. NO TYING ANIMALS TO THE PROPERTY AND LEAVING THEM UNATTENDED.
5. NO LEAVING ANIMALS ON PORCHES, PATIOS OR BALCONIES UNATTENDED.
6. PETS MUST BE APPROVED BEFORE YOU BRING THEM HOME. JAB HAS A MULTI-PAGE PET PACKET THAT MUST BE FILLED OUT BY YOU AND YOUR VET BEFORE FLUFFY CAN TAKE UP RESIDENCE. PLEASE SEE YOUR MANAGER OR CALL THE MAIN OFFICE FOR MORE INFORMATION

PET ACCEPTANCE CRITERIA

- Fully completed Pet Packet
- 25 lb. weight limit
- Two (2) pet limit per unit
- Pet deposit of \$500 PER ANIMAL

You must have an APPROVED PET APPLICATION PACKET AND DEPOSIT ON FILE BEFORE YOU CAN BRING YOUR NEW PET HOME.

Without an approved application, you will be asked to remove the pet and may have your pet privileges permanently revoked.

JAB PROPERTY MANAGEMENT PET RULES & POLICIES



PET PACKETS

- Fully completed Pet Application
- Clear picture of the animal.
- Current vaccine records. (PET MUST BE CURRENT ON RABIES)
- JAB CERTIFICATE OF GOOD HEALTH completed by your veterinarian.

You must have an APPROVED PET APPLICATION BEFORE YOU CAN BRING YOUR NEW PET HOME. Without an approved application, you will be asked to remove the pet and may have your pet privileges permanently revoked.

SERVICE ANIMALS

(INCLUDING COMPANION, SUPPORT
AND THERAPEUTIC ANIMALS)

The following items are required **BEFORE** your pet application will be considered.

- Written verification from your health care provider that a present disability warrants the need for the animal. The letter must be dated within the previous 10 days and you must be under the care of prescribing doctor for the last 60 days. NO EXCEPTIONS.
- Fully completed REQUEST FOR REASONABLE ACCOMMODATION Form
- Fully completed Pet Application
- Clear picture of the animal.
- Current vaccine records. (PET MUST BE CURRENT ON RABIES)
- JAB CERTIFICATE OF GOOD HEALTH completed by your veterinarian.

Service Animal Pet Packets can be obtained from the main office in Stockton
or from your site manager