
LANDLORDS'

Newsletter

SHARING PROPERTY MANAGEMENT INFORMATION WITH REAL ESTATE PROFESSIONALS

Be Water Smart and Earn Higher Profits

By Lisa Maddaus, Water Efficiency Program Manager—Regional Water Authority

Interested in a higher return on your investments? Lower expenses are one key to higher profit. Ever thought about ways you could lower your water utility bill? Twenty local water agencies are ready to partner with you! Your water service provider wants to help you better manage water on your property in order to conserve our limited water resources, and the best part: it saves on your water bills.

When the highest water and energy bills arrive after peak summer use, do you think about ways to irrigate the landscaping on your property more efficiently or lower energy usage? Are you thinking of replacing older toilets, clothes washers, or showerheads? Wonder if you have leaks in your system which can lead up to 10% or higher use?



Be
**WATER
SMART**
Regional Water Authority

Now is the perfect time to call your water service provider for a **FREE Water-Wise Survey** or ask about incentives to make upgrades to more efficient models of water using appliances and plumbing fixtures.

New technologies increase water efficiency and comfort for your renters. Any savings of hot water also leads to savings on energy bills as well, which further increase profits or make rents more affordable.

During the Water-Wise Survey, a trained water utility staff person will do a thorough walk through with you or a property manager, which typically takes 1 to 2 hours. The walk through will consist of the following benefits:

Outdoors

Review of your irrigation system. Landscape maintenance crews are tasked with “keeping it super green” and not with lowering your water bills. If you have a gardening service, their incentive is to overwater, which may lead to other expensive problems, including damage to building siding from overspray, damaged asphalt, threats of toxic mold, standing water for mosquitoes, among other hazards. Suggestions will be given for irrigation system improvements.

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Back issues of this publication are available for \$4.00 each. Please address comments, requests for subscription or advertising to Donald Lord: (916) 923-6183, ext. 134

Inside this issue...

- **Negligence: Tenant Sexually Assaulted By Another Tenant**
- **Landlords, Take Heed!**
- **Option to Purchase: Tenants Thought Monthly Payments Went Toward Purchase Price**
- **When the Rent is Unpaid, Act Immediately**
- **Maintenance: Don't Delay Checking For Deck Decay**

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Indoors

Review appliances in your rental units for water efficiency products and recommend more efficient models when replacements are needed. Some water utilities offer rebates on the purchase of new high efficiency toilets or clothes washers. You will learn what rebate programs your water service provider has and if your appliances are eligible for these incentives.

Measure the flow rate of faucets and showerheads to check for efficiencies. Older models may be eligible for upgrades.

Before leaving

Receive a summary of comments with follow-up tailored recommendations for how to lower the water use at your property.

Capturing water savings today leads to direct and quick benefits on your bottom line. It pays to educate your renters. Take a look at these potential indoor water savings, which equal dollars running through your fingers:

- Install a low-flow showerhead (save up to 800 gallons a month)
- Turn off the tap while brushing teeth (save up to 10 gallons a day)

Ready to Increase Your Bottomline? Be Water Smart!

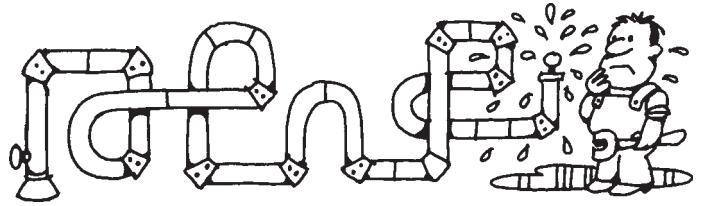
Call your local water utility for a Water Wise Survey of your property to help lower your water bills TODAY!

💧 **FREE** Water Survey of your property for a walk-through by trained water utility staff for specific recommendations on saving water.

💧 **Learn** if there are specific incentives from your water utility, such as rebates up to \$125 per toilet for replacement of higher than 1.6 gallons per flush models.

We can help you lower expenses which means HIGHER PROFITS!

See our
website at
www.rwah2o.org



- Use a high-efficiency washing machine (save more than 16 gallons a load)
- Repair a leaky faucet (save up to 430 gallons a month)
- Install a low-flow faucet aerator (save more than 140 gallons a month)
- Fix toilet leaks (save up to 200 gallons of water a day)

To schedule a Water-Wise Survey, learn about potential incentives available, or obtain free education materials, please contact your water service provider and ask for the "Water Conservation Coordinator" or look up phone numbers and email addresses listed through the Regional Water Authority web site at: www.rwah2o.org/programs/wep/contacts/.

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This issue highlights important legal issues that Property Managers and landlords need to know.

I hope you enjoy the Newsletter and thank you for supporting our advertisers.



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