

CONTACTS

CORPORATE BROKER / PRESIDENT
Steve Nicklin

DIRECTOR OF OPERATIONS
Sabrina Foster - Ext 207

NEW ACCOUNTS
Adrian Frankfurter- 702.239.2456

SALES DIVISION
Patty Annis Sales Manager 702-755-5131
Ginger Bybee Sales Assistant- Ext 220

TEAM VERNA
Verna Love - Ext 225 (Leasing Agent)
Phillip LaPointe (Field Agent) 702.423.3965
Lisa Lewis -Ext 204 (Maintenance)
Madeline Labrada -Ext 236 Team Asst

TEAM HILLARY
Hillary Meeker -(Leasing Agent) Ext 203
Colleen Owens (Field Agent) 702.423.2520
Michael Johnson (Field Agent) 702.755.8601
Roberta Garcia-(Maintenance) Ext 208
Jana Ragonesi -(Team Asst) Ext 233

TEAM JESSICA
Jessica Love -(Leasing Agent) Ext 235
Kerry Nicholson (Field Agent) 702.277.7900
Maria Hale (Field Agent) 702.249.9616
Mary Hunt (Maintenance) Ext 203
Elizabeth Juarez- (Team Asst) Ext224

BOOKKEEPING DEPARTMENT
Renee Robillard-Supervisor Ext 214
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UTILITIES COORDINATOR
Fran Puma - Ext 201

RECEPTIONIST
Corrie Barnett

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MAINTENANCE
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WEBSITE:
www.nicklinpm.com



Nicklin News



FALL / WINTER 2016 LAS VEGAS / HENDERSON

IMPORTANT INFORMATION:

Are you interested in purchasing a new investment property?
Visit our website at www.nicklinpm.com and click "Sales Division" to receive regular updates about new listings. Contact Patty Annis directly at 702-755-5131 for more information.

**Thank you for helping us
celebrate 30 years of
service!!**

**We are happy
to continue man-
aging properties
like yours in Henderson, Las
Vegas, North Las Vegas and
Boulder City!!**



New Features:

Earlier this year we began accept-
ing online payments from our ten-
ants and going paperless for both
owners and tenants alike. We
have received positive responses
on these changes and hope you
like it too.

**Please remember you may ac-
cess current and previous
monthly statements, current or
previous profit and loss re-
ports, copies of invoices and
view colored inspection reports
at your convenience , all from
the comfort of your own home.**

Owner Web Portal (OWP):

Still having trouble accessing your
account online through the Owner
Web Portal? Contact our office and
any one of our staff can assist with
the set up.



Owner Funding:

For your convenience, you may add
funds to your account through your
checking, savings or credit card to
pay for repairs quicker. Please keep
in mind there is a processing fee for
CC payments from our third party
processing company.

**This newsletter, as well as forms
and other information is avail-
able on our website at
www.nicklinpm.com**

Monthly rent:

Per our PMA (Property Manage-
ment Agreement) "Any funds to
Owner will be mailed (or funds
released by) the fifteenth (15th)
of each month OR when Rent is
collected, which ever comes
later"

Thinking about selling?

Although it is a better time to
purchase, with low interest rates
and plenty of inventory, remem-
ber to talk to us first. We will
save you \$\$ with Nicklin's new
Listing Program. Contact Patty
Annis the Sales Manager directly
at 702-755-5131 or log on to our
website for more information.

New Accounts:

If you have a friend or family
member looking for management
services, refer Nicklin to receive
a Visa Cash Card. Contact
Adrian Frankfurter directly at
702-239-2456 to inquire .

Homeowner



Property Insurance:

Please be sure to provide Nicklin
with any updated or changes to
your Homeowner Insurance poli-
cy. Ask your agent to have Nick-
lin listed as "additional insured"
so we will automatically receive
renewals so you don't have to
think about it.

Nicklin/Owner Standards:

By providing a better than aver-
age home, you will set the stan-
dard for the type of tenant to
attract and keep long term.

**Texting while Driving
is DANGEROUS!**



Nicklin feels very strongly about
this and has begun a campaign to
raise awareness. Please don't text
& Drive.

Contact with our vendors:

To save you \$\$, if a maintenance
repair can be completed under
\$250.00, per our PMA (Property
Management Agreement) the re-
pair will be completed with out ap-
proval. Our Maintenance coordina-
tors work hard to keep you in-
formed of repairs on your property
but you may be contacted directly
by the vendor to issue approval
and or payment for services over
\$250.00 (ie: AC/Heating repairs,
water heater replacements, etc)
This process allows Nicklin to be
efficient and you can ask your
questions directly to the vendor
completing the service. We are
proud to work with such profes-
sional vendors who are all licensed
and insured to protect you and your
investment.

Home Warranty Companies:

Is your Home Warranty really your
friend?? Are they worth the extra
cost on your investment? Many
homeowners have experienced
paying out rent reimbursement for
the failure to complete a habitable
repair in a timely manner. Many
homeowners also pay out of pocket
costs for items only partially cov-
ered. Speak to our maintenance
department for more information
about Home Warranties.

HOA Violations-Reminder:

If you receive an HOA violation for
your property, please forward to
your property's Team leader, to
address promptly to avoid fines.
**Please do not assume we receive
a copy of HOA violations at our
office.**

