

CONTACTS

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WEBSITE:
www.nicklinpm.com



Nicklin News

TENANT EDITION



SPRING/SUMMER 2017



Make your Rent Payment Online at www.nicklinpm.com

The tenant web portal is opened each month on the 21st. Please review your statement and make your payment on line to ensure on time payments.

Purchasing a Home?

Are you interested in purchasing a new home for your family? This is a great time to be a homeowner or an investor. With interest rates still low and before property values grow, let our Nicklin Sales Division help you. Contact 702-755-5131 for more information or view the Investor Link on our website Home page.

Helpful Contact Information

Southwest gas-877-860-6020
NV Energy-702-402-5555
LV Water-702-870-4194
Henderson Water-702-267-5900
No LV Water-702-633-1484
CentutyLink-888-723-8010
Republic Service-702-735-5151
Recycle NV-702-399-1112
Cox Cable-702-383-4000
Clark County Schools- 702-799-5011
Post Office-800-275-8777

Sprinkler Systems:

Effective March 1, Southern NV Water District allows watering three (3) times per week. Please see SNWA website for proper days. Remember effective May 1, you can water 7 days a week. Ensuring proper water days will help maintain the property you are renting.



Pool Levels:

With warmer temperatures around the corner and pool season approaching, you will need to plan for an increase in your water bill. The average pool in Vegas loses 1 1/2 inches of water to evaporation per day. That can be as much as 46 gallons a month!! One easy way to test for a leak is the Bucket Test. Fill a 5 gallon bucket and track the pool level to the bucket level. Water will evaporate at the same rate. Using a pool cover you can pick up at a pool store will help prevent some evaporation and save energy in heating costs.



Garbage disposals:

Foods that should never be put in a garbage disposal are: Grease/Oil, Meat, Pasta/Rice Potatoes/Potato skins, Flour, Fruit peels/Rinds, Eggshells, Stringy food (like celery asparagus, onion peels/ garlic ends) and non food items. In the end, its best to not think of your garbage disposal as a substitute for a kitchen garbage can. Use your disposal to rinse small food particles before placing in the dishwasher and always run water and clear drains with disposal before running the dishwasher to prevent back ups in the line.

Work Orders:

Request a work order online, located on the second page of the website. Work Orders are NOT available through the Tenant Portal.



Repairs:

Per your Nicklin lease all tenants are responsible for the first \$65.00 per incident on all repairs with the exception of major structural repairs which includes but is not limited to: roofs, water heaters, air conditioning/heating systems, replacement of garbage disposals, main line sewers, appliances (refrigerators, range/ovens, dishwashers, washer and dryer, when provided by Owner), and caulking. Tenant will assume all responsibility for repairs/costs due to their negligence or misuse. **Please remember you are always welcome to call your own maintenance person for your repairs and pay them directly. Below we have included a few of our trusted vendors.**

Vendor List:

***Plumber**-Atlas Plumbing
702-385-3656
***Handyman**-Home Mechanix
702-375-8623
***Lawn/Pool**-Ultimate Pool and Lawn 702-210-3468
***Electric**-Access Electric
702-597-1611
***Carpet Cleaning**-Keystone Capet Care 702-460-1877

Texting while Driving is DANGEROUS!



This newsletter as well as forms and other information are available on our website at www.nicklinpm.com

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