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Texting while Driving is DANGEROUS!
Nicklin feels very strongly about this and has begun a campaign to raise awareness. Please don't text & Drive.



Nicklin News



FALL/WINTER 2017 LAS VEGAS / HENDERSON

Dear Tenants:

IMPORTANT INFORMATION:

Don't forget Rent is always due on the 1st of the month unless a weekend or Holiday. For your convenience, the Online Tenant Portal is open for reviewing your account balance and accepting payments by the 21st of each month. Want to pay with cash? Although we do not accept cash at the office, EVER, you may ask to be set up with a "Cash Card" to pay at locations such as Walmart, Kmart, and other locations (\$4.00 fee applies through a third party processing center)

Las Vegas Strong:

Friends, customers, relatives and those we don't know: We all hurt for what happened in Las Vegas recently. If you or your family or friends were affected by this, let us know if there is anything we can do. Our thoughts and prayers go out to those hurt and affected.

Its Fall Clean-Up Time:

A good excuse to get outdoors: When you look out at your yard, do you see leaves and debris around the base of your roses or other shrubs? Are there scorched leaves or dying branches in parts of your yard? Or, are there weeds popping up in your flower beds? Summer is not the time to address yard issues. Now is the time to get out there and rake the leaves, trim the shrubs and trees and get rid of the weeds. Apply a pre-emergent herbicide to prevent weeds from coming back. In nice fall weather, these jobs can actually be quite enjoyable. Do a little at a time, and take the time to appreciate all the beauty your landscape has to offer.

Renters See Big Benefits in Renewing Leases Instead of Moving as Rents Continue to Skyrocket:

Renewing a lease rather than moving to a new property can mean major savings for renters. According to a new Zillow analysis of rent data from the U.S. Census American Community Survey, those who moved paid an average of \$3946.00 more in 2016 on rent than those who stayed in the same property for 5 years or more. While rents increased nationwide, market-rate rents rose more than rents did for those who renewed their leases. The United States faces a rental affordability crisis, as rents have soared in recent years while incomes have remained

mostly stagnant. Zillow's research shows that when rents are rising rapidly, renters can save a good chunk of money by staying put and renewing their lease. Renters can use these savings for an eventual down payment on a home, which most say is the greatest barrier to home ownership.

Renting Adds Up:

You may be able to own a home for less than what you are paying for rent. There are many benefits in owning your own home including building equity, increasing net worth and tax benefits (see your tax advisor)

Monthly Rent	In 3 yrs.	In 10 yrs.	In 15 yrs.
\$1000.00	\$36000.00	\$120,000.0	\$180,000.00
\$1500.00	\$54,000.00	\$180,000.00	\$270,000.00
\$2000.00	\$72,000.00	\$240,000.00	\$360,000.00

If you are a homeowner "in transition" contact our Nicklin Sales Division at 702-755-5131 and let us help find the home of your dreams.



nicklin property management & investments, inc.

Patty Annis

SALES Division Manager
Broker-salesperson/REALTOR*
702-533-2949

Preparing for Cold Weather:

Now is the time to fire up your heater to ensure it is working properly. Don't wait until you need it and realize you are with out. Call your Team's Maintenance Coordinator if you suspect a problem.

Remember to wrap delicate Queen palms, and large cactus to prevent Freezing, Adjust your sprinkler clock to the fall/winter watering times per SNWA.

Wrapping exterior pipes will help prevent a high water bill if freezing temperatures crack exposed plastic pipes.

Helpful Tips to Resolve the Most Common HOA Violation

notices: Don't get stuck paying an unnecessary violation fine. Ignoring the violation will NOT make it go away!
Weeds: Use Round-Up or Ortho-Weed for existing weeds, use Preen to prevent weeds from coming up in the yard. These items can be purchased easily at Home Depot or Lowes
Oil Stains in Driveway: Use cat litter or sawdust to soak up fresh or new oil stains. Use Oven cleaner to clean stains from driveways as it is used to remove tough oil and grease. Spray it on the driveway stain and let soak for 1-2 hrs. before wiping and washing it away. Also TSP Cleaner (which stands for trisodium phosphate cleaner) can be purchased from a hardware store and used on tough driveway stains. Mix 1 cup of TSP with a gallon of water, wearing protective gloves and clothing, pour the mixture on the oil stain. Let sit for 20 min before scrubbing with a hard brush or steel wool. Rinse and repeat until stain is gone.
Trash Containers: All trash containers must be out of view of the common areas except on trash collection day. Store them in the garage or hide them behind a wall, not to be seen through the gate.



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