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TENANT NEWS

FALL / WINTER 2021-2022



DID YOU KNOW? The online tenant web portal is open each month on the 21st in order for you to make your monthly rent payment. Please review your statement and make your rent payment in this convenient way. Don't forget, "Cash Pay" cards can also be requested through our office to make your rent payment at various retailers around town.

IN THIS NEWSLETTER

- Changing your sprinkler clock for spring/summer
- HOA Reminders
- Before you buy a home!



Fall / Winter = Change Your Sprinkler Clock!

With colder temperatures approaching, the Southern Nevada Water Authority is now allowing you to water 3 DAYS per week, reducing to 1 DAY once November starts. Check your water bill to see what watering group you are in and what days you can water and set your clock appropriately.



If you are experiencing financial hardship due to the COVID-19 pandemic, please contact us at 702-451-8700.

MANDATORY WATERING RESTRICTIONS

Mandatory restrictions mean you may run sprinklers only on the assigned day(s) for your watering group. Check your bill for your watering days, visit snwa.com or call your water provider. Post this schedule by your watering clock.

Watering Group	Winter	Spring / Fall	Summer
	November - February	March - April / September - October	May - August
A	Monday	Monday, Wednesday, Friday	Any Day
B	Tuesday	Tuesday, Thursday, Saturday	Any Day
C	Wednesday	Monday, Wednesday, Friday	Any Day
D	Thursday	Tuesday, Thursday, Saturday	Any Day
E	Friday	Monday, Wednesday, Friday	Any Day
F	Saturday	Tuesday, Thursday, Saturday	Any Day

Run sprinklers 3 times, 4 minutes per cycle on your assigned day(s). For drip systems, see inside.



HOA Reminders

Keep in mind that as a tenant, you are responsible for meeting the standard of the HOA which includes the rules and regulations. Failure to do so can result in notices and ultimately, fines. Any fines assessed by the HOA would become a tenant's responsibility. Here are the most common:

- TRASH CANS – Cans must be out of view and out only on trash days
- WEEDS – Pull these regularly at the first sign
- OIL STAINS – Soak up with cat litter sand right away
- PARKING, PET AND VISITOR RESTRICTIONS – Check your copy of the CC&RS for restrictions
- PATIO & BALCONY STORAGE – Make sure these stay clean and tidy



Before You Buy A Home

Low interest rates may make buying a home very appealing. While embarking on a home purchase is exciting, keep in mind that if you are under a lease term, you have obligations related to your current home. Buying a home does not terminate the lease agreement. If you move out of your rental home and stop paying rent before you meet the terms of the lease, you will be responsible for costs of re-rental and rent until the home is re-rented. So, be sure to look at the lease closely! If you are ready to start the process of purchasing your very own home, contact our sales division at 702-755-5131.



Our Sales Investor Team Is Ready to Help

Are you interested in buying a home? Did you know that Nicklin has a designated Sales Investor Team with over 100 year's experience in helping tenants find the right property? Contact our Sales Manager Patty Annis at 702-755-5131 or at pannis@nicklinpm.com to go over your criteria and we'll help you with everything else. We can even help you buy a brand-new home! Search new homes at <https://www.nicklinpm.com/buy-sell-las-vegas-henderson-home/>



Patricia Annis leads the sales team at Nicklin Property Management. A seasoned Realtor with many years of experience, she and her team can help you accomplish your goals by selling your home or rental property, help you in the purchase of a new home or investment property or find you a brand new home!

PATTY ANNIS
REALTOR
Broker Salesperson
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NVRE #BS.0015539



Maintenance Reminders

Did you know that you can submit a maintenance request online through your online account? Log into your portal and go to Service Request. You can choose the category and provide us with details on the maintenance repair you need. It's simple and convenient. Your maintenance coordinator will receive the request directly and can arrange service. A word of caution: Please do not submit emergencies! Leaking water, sewage issues or a lack of air conditioning in the summer or heating in the winter should be called in for the service to be expedited. You can also use the emergency number in your lease or listed on our website in the event it is after hours, a weekend or holiday. Additionally, please keep in mind that we rely on third party vendors or the homeowner's warranty for repairs, which can prolong certain repairs. If you do not receive correspondence from the dispatched vendor, please do not hesitate to contact us.

Maintenance repairs are subject to a \$65 deductible, except for specific repairs as listed in your lease agreement. For minor repairs, you may complete these yourself or utilize the help of family or friends. Reference your lease agreement for details. Don't forget to change your AC filter every 30 days!