



April showers bring May flowers and weeds!



2017

"The **SMART** Choice for Property Management"

# SMART OWNERS

## Important Information

Weather is getting very nice here in Las Vegas—what does that mean—more HOA violations. We have been flooded with notices about weeds and plants & the never ending request about garbage cans. We are following up on all these violations. PLEASE make sure that you email to [dan@managevegas.com](mailto:dan@managevegas.com) or fax the letters to the office: 702.974.0191 (fax). THANK YOU!

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**HOME INSPECTIONS:** When a property manager does an inspection on your property, we will attach a quick list on the condition of the property and a few photos of the home, which will be emailed to you.

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**PROPERTY TURN OVERS:** Please if you can assist us in getting at a minimum power and water turned on at the property once a tenant leaves. Water and Power are getting more difficult to deal with as tenants will leave an outstanding balance or other situation — that these utilities will NOT speak with the management company. ONLY the owner or the tenant.

In addition; we are turning properties as quickly as we can but also making sure the job is done right the first time. Since we are in a very aggressive market in rental condition—we want to make sure that everything is done prior to placing on the market. If your PM contacts you or the Assistant, regarding needing extra funds, please be responsive, you can use a credit card (5% up-charge), wire funds, send a check overnight—bottom line—no money—no work.

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Shannon Gardner, 702.750.9725x226  
[shannon@managevegas.com](mailto:shannon@managevegas.com) (Property Manager)

## SMART Properties For Sale EXPAND YOUR PORTFOLIO

We have several listings on the market that are tenant occupied. These properties (majority) have tenants and they have been long term tenants.

If you are interested in acquiring more properties—please call or email Mark Hall, Broker at 702.750.9725 or [mark@managevegas.com](mailto:mark@managevegas.com).



**HOME WARRANTIES: WE ARE STILL MISSING A NUMBER OF FORMS FROM OWNERS: NO FORM, WORK WILL BE PERFORMED ASSUMING THERE IS NO WARRANTY. IF YOU HAVE NEGLECTED TO INFORM SMART—THE CHARGES WILL STAND!**



**ANY CORRESPONDENCE FROM OWNERS & TENANTS SHOULD BE SENT TO:**

Southwestern Management  
And Realty Team

6955 N. Durango, Suite 1115-107  
Las Vegas, Nevada 89149

Main Number : 702.750.9725  
Fax Number : 702.974.0191