



April showers bring May flowers and weeds!



2019

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

# SMART OWNERS

## **SMART SELLS PROPERTIES FOR 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 [sydney@managevegas.com](mailto:sydney@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:** 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 Jeff, Maintenance Coordinator, regarding needing extra funds, please be responsive, you can use a credit card (3-5% upcharge), 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)

Jeff Gardner, 702.750.9725x227  
[jegg@managevegas.com](mailto:jegg@managevegas.com) (Maintenance Coordinator)

Sydney Gardner - 702.750.9725x221  
[sydney@managevegas.com](mailto:sydney@managevegas.com) (Asst. to Shannon/Jeff)

Are you thinking about selling? Talk with SMART first, being an Owner with SMART we offer you a discounted commission since you have been a loyal Owner.

Don't ask for outside help—let SMART handle the sale for you. Many Owners who have "cashed" in—SMART was able to handle a very successful and smooth transaction.



If you would like more info on what your property is worth, please contact:

Sophia, Mark Hall's assistant at  
[Sophia@managevegas.com](mailto:Sophia@managevegas.com), 702.750.9725x230 or  
Mark Hall, [mark@managevegas.com](mailto:mark@managevegas.com)  
702.750.9725x223



### **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