

# N e w s l e t t e r

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Newsletter for  
Clients and Friends  
of SUMMiT Properties

## SUMMER BRINGS OPPORTUNITY FOR ENERGY SAVINGS

By Marisa Zelaya,  
Maintenance Supervisor

With the summer months on the horizon, there come many maintenance concerns and seasonal chores for owners. In addition to the inevitable mowing, tree trimming, and other yard work, summer is a great time to take a look around your home to see how you can capture some much needed water and energy savings.



1. **Check indoor water using appliances and devices for leaks.** Many silent leaks allow water and your money to go down the drain and can cause tremendous damage.
2. **Have you replaced your toilet in the last 18 years?** If not, it is very likely that you do not have a water efficient 1.6 gallon per flush toilet. This is one of the largest water users inside your home.
3. **Replace your clothes washer.** This is the second largest water user in the home. Energy Star rated washers that also have a water factor at or lower than 9.5, use 35-50% less water and 50% less energy per load. You might also be able to take advantage of California "Cash for Appliances" rebates (<http://www.cash4appliances.org/>).
4. **Review your landscape design and irrigation.** Whether you are putting in a new landscape or slowly changing the current landscaping, select plants appropriate for your local climate conditions.
5. **Water only what your plants need.** Most water is wasted in your garden by watering when your plants do not need the water or by not maintaining the irrigation system. Make sure your irrigation controller has a rain shutoff device and that it's properly programmed.

Despite the hassle and time scheduled repairs and maintenance can take, preventative measures can keep all areas of the home in good condition and ensure that you are not throwing your hard earned money down the drain.

## NEW ACCOUNTING SYSTEM STILL SETTLING IN

By Nathaniel Mitchell, Bookkeeper

Not all change comes easily and we would like to thank you for your patience and understanding as we continue to implement our new "Spectra" property management accounting software. Each day we are becoming more familiar with the software and are confident that this new system will enable us to better meet your needs. I welcome your feedback on the format of the new financial statements.

## LOCAL NEWS

*By Theresa C. Hite, BROKER, CERTIFIED PROPERTY MANAGER*

- Vacaville has again been ranked among the top 100 residential cities in the U.S. on RelocateAmerica.com's "America's Top 100 Places to Live." This was the third year in a row that Vacaville made the list. Only three other California cities made this year's list, San Diego, Santa Cruz and Temecula. Communities are selected based on a variety of factors including economic, environmental, education, crime, employment, and housing data for the past year. A spokesman for RelocateAmerica.com said that given the tough economic times, homebuyers have re-evaluated their priorities and are looking to relocate to communities that not only offer plenty of perks but also minimal hassle and cost. They specifically wanted to highlight cities that are on the road back to economic health.
- Between summer 2006 and 2010 housing prices dropped more precipitously in Solano County than in the Bay Area as a whole. For most zip codes in Solano County prices per square foot fell between 45% and 60%. The biggest drop came to the areas in the west side of Vallejo which fell over 60%. Properties in Benicia and Rio Vista fell between 30% and 45%, the least of any areas in Solano County. For the Bay Area overall, the largest price decreases were in parts of Oakland and Richmond which declined over 75%. Several areas actually saw price increases over the same period of time led by zip code 94117 in downtown San Francisco where prices increased by over 10 %.
- The number of Solano County single family home sales fell by 20% in April 2010 over the same month a year earlier. However, for the same period, median prices increased by 8.2% to \$205,000.
- Recent economic forecasts show that significant Solano County job growth will begin in the first quarter of 2011 after 17 consecutive quarters of job losses. At that point personal income is expected to grow strongly by 3.4% a year.
- The master plan for the Nut Tree Airport in Vacaville is in the process of being updated. The Nut Tree Airport is owned and operated by Solano County and is open to the general public and to visiting aircraft. It has been in continuous operation at its current site since 1955. Total landings and takeoffs in 2009 equaled 101,500.

### PEGGY RARDIN REJOINS SUMMIT STAFF

Peggy Rardin is back at SUMMIT Properties after returning to Vacaville from Oregon. Peggy will work as Receptionist replacing Charlie Peffers who accepted a position at the U.S. Forest Service. Peggy previously worked for SUMMIT as the maintenance supervisor in 2006-2007. She enjoys working in the property management field. Her accomplishments include developing a very successful property management department for a large real estate company in Southern Oregon. She is happy to return to SUMMIT Properties and work with Theresa and the rest of the SUMMIT staff. "You couldn't wish for a better place to work"

### PROPERTY OWNER APPRECIATES SERVICE

SUMMIT Properties had the privilege of managing a rental for Danielle Bosetti the past two and a half years. Danielle recently wrote us to express her appreciation for making the process so easy. "I was concerned that renting out my house was going to be nothing but a headache, but having SUMMIT Properties as my property management team made the entire process effortless." Danielle went on to say "If I am ever in need of a property management team in the future SUMMIT will definitely be my choice!" We appreciate the kind words and are glad to have provided Danielle such a positive experience.