

The Manager's Report

A Client Newsletter Service from Davis & Davis Property Management

November 2009

HOLIDAY EDITION

News Around the Office

Baby Boom

In case you haven't heard, there are two new members of the Davis & Davis family. Romy Anne Sirk-Traugh was born on July 2 to Taunye Sirk and Adam Traugh. Marlowe Michael Yen was born on September 8 to Heather Sirk and Kevict Yen. Both girls are thriving and can often be seen rolling around the office.

For those of you not able to stop by the office and say hello here are their first pictures!



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New name, same great people...

In January 2010 Davis & Davis Property Management officially becomes Bay Area Property Management. Our new name reflects the change of ownership that took place in 2007 when Bonnye Sirk bought the company from Walt Davis. Walt is happily semi-retired and spending time on his cattle ranch in Newcastle.

This is simply a name change and not associated with any change of ownership, staff or services. You will continue to talk to the same people here in our office and receive the same excellent service.

We look forward to offering superior property management services as Bay Area Property Management for many years to come.

Look for news of our updated website coming in 2010...

DAVIS & DAVIS



PROPERTY MANAGEMENT

611 Veterans Boulevard, #207
Redwood City, CA 94063

Bus (650) 361-1977
Fax (650) 361-8753

Our Staff Assisting You....

Bonnye LaPenotiere Sirk, Owner/Broker
(650) 260-1030

Heather Alyda Sirk, Property Supervisor
(650) 260-1031

Shelynn Marengo, Property Supervisor
(650) 260-1033

Taunye Sirk, Bookkeeper/Office Manager/Property Supervisor
(650) 260-1034

Kevict Yen, Property Supervisor
(650) 260-1036

Doug Parker, Property Manager Assistant
(650) 260-1035

Lori Brady, Office Administrator
(650) 361-1977 X 0

Maintenance Staff
Chris Church
Ravi Lal

Bookkeepers Corner

It's that time of year again...

The final deadline to pay property taxes is December 10, 2009.

If Davis & Davis has paid your property taxes in the past we will continue to do so this year and you should see the payment on your October or November owner statement.

If you do not see a line item for paid property taxes on your October or November owner statement and you want Davis & Davis to pay your property taxes this year, please contact our bookkeeper Taunye Sirk immediately at 650-260-1034 or Taunye@wbdavis.com.

Some Notes from the Broker...

We live in interesting times.

After several years of increasing rents and almost non-existent vacancies we've been experiencing longer vacancies, lowered rents and tenants who are told from many sources to negotiate their contracts. Many rentals offer substantially lowered security deposits, large rental/move-in credits, and sometimes even televisions and other appliances. We've held the line on many of these incentives by increasing our advertising, making sure that our property supervisors or leasing agents are very flexible about showing potential tenants and that our properties show better than others.

Looking forward, we will be dealing with mandatory withholding from out of state owners (courtesy of the State of California, Franchise Tax Board), mandatory installation of carbon monoxide detectors, easing of restrictions on the ability to rent individual condominiums, water conservation in various jurisdictions, and many other potential federal, state and local legal changes impacting real estate. Through ongoing education and our membership in professional organizations we stay current on these and many other issues which impact our owners.

Our hope for the coming year is stability and improvement in the economy for everyone.

Blessings of the season to you and yours.



-Bonnye

Happy Holidays

