



# MONTAÑA VISTA REALTY

Investor News



Kimberly Ayers

## Make An Environmental Difference...

Did you know that on March 27, 2010 it is Earth Hour? What is Earth Hour you ask? Well at 8:30 pm, local time, everyone from individuals, schools, organizations, businesses and governmental agencies will shut off the lights for an hour to do their part on the impact of the climate changes that have been occurring over the years. From melting glaciers to increasingly intense weather patters, the climate change is impacting our life on earth. "The involvement of individuals will be amplified by hundreds of iconic landmarks that will go dark during Earth Hour including the Golden Gate Bridge, the Las Vegas Strip, the Empire State Building, Mt. Rushmore, the National Cathedral and more."

This article was taken from the National Association of Property Management. "This is not an endorsement of any political agenda; rather it is simply a public relations effort to raise awareness of NARPM through other marketing channels and support our many new green initiatives."

## New Laws Regarding Your Air Conditioner

I was made aware that there is a new law in place that will impact you if your air conditioner is over 10 years old. Title VI of the Clean Air Act states that although not harmful to your family, R-22 Freon has been declared an environmental hazard. It is linked to ozone depletion and global warming. As of January 1, 2010 manufacturers can no long install R-22 Freon into new air conditioners. If we have a problem with an air conditioner and it requires R-22 Freon, it will become increasing difficult and expensive to repair.

I am not saying that we need to do some-

thing now. But you need to start planning to replace your air conditioner in the future. Start planning now to save so that in 5-10 years, you are prepared for the change. Also, keep in mind that I obtained the information from an air conditioner company. Obviously there is some bias. However, the new Legislation has been passed and we need to plan for that. Also, at this time there is a Federal Tax Credit of up to \$1500 if you replace your air conditioner. If you would like more information, please call me at (480) 244-6156 or email me at Kim@KimberlyAyers.com.

## Take Advantage of the Recession

While the market is down in both sales and rentals (although not bad on the rentals) and the economy is at an all time low, so our prices for renovations. If your investment property is in need of a facelift, now is the time.. In the kitchen, update your flooring, cabinets and countertops. Or if you have a tight budget, just replace the counter tops. In some cases, replacing the appliances may be all your investment property needs. Also, make your home energy efficient by replacing the old water heater or as we mentioned above, replacing the air conditioner. Again, you would be eligible for a \$1500 tax credit. Lastly, curb appeal is important. You can do a complete remodel on the inside but if people drive by and do not even make it inside because the outside looks trashy, well... Green up the grass or add a tree. This could be the least expensive rehab.

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## Special Points of Interest:

- Statistics: 4, 5-Day Notices Sent Out for non-payment of rent. 4 tenants moved out and we did 3 leases this week
- I am going on vacation leaving March 19, 2010 and returning March 29, 2010. While I am away, if you need assistance, please contact Eileen Ortega at (480) 688-9939

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*Montaña Vista Realty is a full-service real estate company. We were founded in 2007. The Owner/Broker, Eileen Ortega, has been in the industry for over 25 years. Our purpose is to assist the consumer with all their Real Estate needs and to protect their interests using professionalism and integrity. Montaña Vista Realty is family oriented and our family of agents is growing in numbers. We have a strong knowledge base in all areas of real estate to include but not limited to residential, property management, land, and commercial sales.*

*For more information regarding our company please contact Kimberly Ayers at (480) 244-6156*

Service at its finest!

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## What is Fair Housing? (Series)



We have addressed Fair House quit a bit over the past month. This is the last article on the subject. I hope you have learned a little bit about the law and what we as Property Managers have to deal with on a daily basis. With our new computer system we have changed the way applicants apply for a rental property. They now apply online. I typically will not speak with them or see them until I do the lease. A lot of owners will ask me if I met the people they are about to "approve". I tell them I have not. Some seem concerned because it is always better to meet a person verses have no contact with them. I have to tell you however that this has been the best way to screen an applicant. I have no idea of their race, religion or how many children they have. I only know the number of applicants, there previous residential history, their employment information and I receive a copy of their credit and their criminal background. All decisions are based on the information they supplied to me and nothing more. This keeps both you and I safe from discrimination. Because as humans, we discriminate all the time. Most of the time we do not even realize it. If you have further questions regarding Fair Housing or what you can and cannot discriminate about, please feel free to let me know. You can email me at [Kim@KimberlyAyers.com](mailto:Kim@KimberlyAyers.com).

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