

# WESTCAL MANAGEMENT COMPANY NEWSLETTER

April 2017

## HERE WE GROW AGAIN!

We just brought on board  
**VivLeo Apartments.**

This is a 210 unit property in  
Sacramento, CA.

It is already a beautiful  
community, but will be  
undergoing a major  
renovation in the near future.



## Mountain View rent control takes effect after judge denies preliminary injunction

A judge Wednesday denied CAA's request to keep Mountain View's rent control ordinance on hold pending the association's legal challenge to the measure. The decision by Santa Clara County Superior Court Judge William Elfving means Mountain View's rent control law, passed by voters in November as Measure V, takes effect immediately. Elfving's ruling comes a day after hearing arguments from the California Apartment Association that Measure V should not be enforced while the association's lawsuit is pending. CAA's lawsuit asserts that Measure V is unconstitutional. The case continues to move toward trial.

\*Click the link below to read the article from the CAA as well as the full version of measure V:

<https://caanet.org/mountain-view-rent-control-takes-effect-judge-denies-preliminary-injunction/>

## NEW EMPLOYEES SINCE JANUARY 11<sup>TH</sup>:

- Robin Barrios – Maintenance – Orange Grove Apartments
- James Burwell – Grounds – 4900 Stockton Blvd.
- Jackie Castaneda – Maintenance – UPM
- Jennifer Chaveste – Administrator – Westcal Corporate Office
- Rob Clark – Maintenance – UPM
- Paul Enriquez – Grounds – Regalia Crest
- Lael Flores – Property Manager – Moria Gardens
- David Ford – Maintenance – UPM
- Richard Franks – Property Manager – Courtyard Apartments
- Hector Huerta – Maintenance – Carlton Woods
- Richard Huff – Maintenance – UPM
- Tonya Irwin – Assistant Manager – Willow Grove
- Jaime Mendez – Maintenance – UPM
- Ashley Moreno – Leasing – The Fairmont Apartments
- Nasirahmad Noori – Maintenance – Markston Apartments
- Peter Otiti – Maintenance – UPM
- Carlos Rangel – Maintenance – UPM
- Vicki Reed – Bookkeeper – Westcal Corporate Office
- Walter Seufert – Maintenance – UPM
- Erika Vargas – Property Manager - Marconi Meadows
- Vyacheslav Chipak – Maintenance – Marconi Meadows

## “5 QUALITIES AND HABITS OF GREAT PROPERTY MANAGERS”



Sometimes life is what happens while we're making other plans. Other times life feels like it's in the palm of our hands waiting for our decisions about what we want to make happen next. Maybe that's the way our lives are supposed to feel. One of the things I know for sure is that you can learn a great deal about successful property management by watching those who are adroit at it. One of my "pet projects" is studying the habits, qualities and characteristics of highly successful property managers. Through the years, I've discovered some consistencies they all seem to share. The first is what I call "brilliance". I don't mean they're extra smart nor have an unusually high Intelligence Quota (IQ). Their "brilliance" shines in their daily approach to their work. Like this article implies, they've learned from other brilliant managers

and they've applied what they've learned. They're willing to take the time to study the characteristics and successes of others.

The second quality, one that becomes habitual, is that great property managers have an extraordinary amount of curiosity. Since they are, either by nature or self-discipline, observant professionals, they keep their eyes and ears wide open for better ways to accomplish. They're not afraid to ask questions, do research, and delegate to others the task of finding solutions.

- To read the rest of this article, please click [here](#).

### PROPERTY MANAGEMENT Q&A'S:

**Question:** I have a resident who was just put in a detoxification clinic. Her sister wants me to allow her inside to remove all her personal possessions and move her out because she says the resident is not planning on returning. What can I do to protect myself from being sued by the resident because someone took her belongings, and management re-rented the unit?

**Answer:** Under California law, you do not have the legal right to allow the sister inside to collect your resident's personal items without the consent of the resident. Therefore, any family member who wants inside should provide written authorization from the resident or power of attorney allowing them to enter the unit. Make sure the signatures match or require a notarized statement and check identification. Likewise, if the resident is intending to vacate the unit that should also clearly be stated in writing by the resident.

**Question:** My understanding is that unlawful detainer actions remove the tenant from a specific rental unit. My contention is that the tenant is also not allowed anywhere on the premises of the common areas of the premises after an eviction. Frequently, the evicted tenant hangs around the premises and causes additional problems out of spite. What can be done, and what are my legal rights as an owner?

**Answer:** If an evicted tenant returns to the common area of the rental property without invitation by any of the current residents, or without your permission or consent, he or she is trespassing. The common area of the apartment community is under the direct control of the owner and manager, and anyone present without authority or consent is guilty of trespass.

## CURRENT UNIT TOTAL FOR WESTCAL MANAGEMENT

**(5,302)**