



Independent Rental Owners Council

Getting Your Rentals Ready for Summer



DEBBIE NORTON
IROC

Editor's note: *The suggestions contained herein are meant as guidelines and are based on the experience of Independent owners. Please send your comments and questions to Debbie Norton, Realtor, John Hall & Associates, at 602-995-7400 or dn012@yahoo.com.*

Oh, summer in Arizona. . . it's time to plan ahead.

If there is a cooling system in place, it's time to call the HVAC service company to schedule the spring start-up. The typical spring tune-up should include checking the unit for wear and tear, oil bearings (where

needed), coils, belts and condensation drain, element contactors, and all the things I have had a problem with in the past! Last year, we experienced blocked condensation lines at two houses that were 15 years new. The clue was water draining from the ceiling through a huge "paint bubble" that dripped onto the floor under the heat exchanger in the attic.

In the event your property has an evaporative cooler, it may pay to have it serviced instead of relying on the renter to not use it or be responsible for the start-up. Do you want someone on your roof that isn't licensed and insured? If the cooler is not properly draining or the pan is rusted-out, the water damage to the roof and ceiling could possibly be prevented with a professional start-up. It saves so much grief to repair a potential problem before the heat of the summer, not to mention extending the life and efficiency of the unit with routine maintenance.

The maintenance company I use also enters the property and checks the return air duct filter. Keeping the filter in place and clean is the only thing an occupant can do to maintain the unit. At the initial walk-through inspection, we provide 12 filters, then again at our annual renewal inspection. I will ask how many filters are left when making the inspection appointment. In a perfect world, the

answer would be one. If the answer is eight, we really need to talk.

Another issue is the landscaping watering system. Unfortunately, nothing lasts forever, except possibly nuclear waste. Reset the timer for a drier climate and check the bubblers (have the tips shot off) and sprinkler heads.

It's getting hot enough for weed spray to work. Most brands claim it must be at least 60 degrees to activate, and it has been my experience that the hotter temperature, the better the results. Spray the weeds in the desert landscape, weed and feed the lawn trim, up the frost bitten plants, and fertilize all the landscaping.

The weather now is sunny and beautiful, and this is the perfect time to check the bug and/or sunscreens. Putting sunscreens on the windows is one of the most energy-efficient projects you can invest in. Check the sunscreen that is in place. It typically has a life-line of approximately nine years, depending on the fabric.

By maintaining your property, you save money in the long run. A 48-hour notice form to inform the resident of scheduled routine maintenance is available on the Forms page of the member area of the AMA Web site, www.azama.org. **AMA**



Speaker **Bill Nye** addresses the audience at the *March Leasing Without Concessions* seminar in Phoenix. Attendees learned the importance of customer service in a rental market with fewer rental concessions.

IROC MONTHLY MEETING SCHEDULE

INDEPENDENT RENTAL OWNERS COUNCIL

Do you own fewer than 20 rental properties? Do you want to spend 90 minutes each month with fellow real estate investors to get ideas on operating your property more efficiently and at a greater profit?

If you answered yes to the above, you will want to attend the monthly IROC networking luncheon.

CENTRAL REGION

11:15 A.M. - 1 P.M.

TUESDAY, MAY 16

NO MEETING SCHEDULED FOR JUNE IN LIEU OF IROC TRADE SHOW (see page 17 for information).

LONGVIEW COMMUNITY CENTER

4040 N. 14th St., Phoenix
(Indian School Road and 14th Street)

SOUTHERN REGION

11:15 A.M. - 1 P.M.

FRIDAY, MAY 12

FRIDAY, JUNE 9

FRIDAY, JULY 14

TITLE SECURITY AGENCY

6390 E. Tanque Verde Rd., Tucson

Reservations Required for Southern Region

Contact Anne Spiker at 602-296-6208 or aspiker@azama.org