



Updates on industry legislation:

The Legislature is on summer recess until Aug. 5 when they will reconvene to finish their final month of session. Before adjourning for summer recess, we had several favorable outcomes.



First, the author of our top priority bill, AB 2216 (Haney, D-San Francisco), mandating pets in rental units, decided to no longer move his bill this year. This is a huge win for the industry.

Additionally, two bills that we were opposing, AB 2584 (Lee, D-Milpitas) - Corporate Owned Single-Family Homes and SB 1201 (Durazo) - Beneficial Owners were pulled from their policy committee hearings by the authors because they did not have the votes to pass. Both bills are dead for the year. Finally, we had been negotiating with the author's office on SB 611 (Menjivar, D-San Fernando) - Rental Advertising Fees, which was significantly amended to remove the onerous section of the bill so CalRHA was able to go neutral.

Other updates on key legislation that is still moving are:

AB 2278 (Carillo, D-Los Angeles) - Publishing Rent-

al Rates - Would have the Attorney General publish the maximum allowable annual rent by July 1st of each year. AB 2278 is on the Senate Appropriations Suspense file and will be acted upon in August. - SPONSOR

AB 2347 (Kalra) - Evictions - Would make various procedural changes to landlord-tenant law, including specified extensions of time for

tenants to respond to notices and eviction papers. AB 2347 extends the time for the defendant's response to be filed from five court days to 10 court days after the unlawful detainer complaint and summons is served on the defendant. AB 2347 passed the Senate Judiciary Committee and heads now to the Senate Floor. - OPPOSE

AB 2498 (Zbur) - Rent Relief - Establishes the California Housing Security Program (the Program) to provide counties with funding to administer a housing subsidy to eligible persons to reduce housing insecurity and help Californians meet their basic housing needs, subject to an appropriation. The bill would create a 2-year pilot in eight counties, including Los Angeles, Orange, and San Diego. The bill is pending a hearing in the Senate Appropriations Committee. - SUPPORT

AB 2747 (Haney) - Credit Reporting - Requires specified landlords to offer each tenant

obligated on a lease the option of having the tenant's positive rental payment information reported to at least one nationwide consumer reporting agency. AB 2747 is on the Senate Floor. - OPPOSE

AB 2801 (Friedman) - Security Deposits - As introduced, the bill would have prevented using security deposits for professional carpet cleaning. However, the bill has been significantly amended and is

less onerous. AB 2801 has been amended to carve out small owners and is pending on the Senate Floor.

The legislative calendar for 2024 is as follows:

Aug. 16 - Last day for fiscal committees to meet and pass bills.

Aug. 23 - Last day to amend bills on the Floor.

Continued, page 2

NORTH VALLEY PROPERTY OWNERS ASSOCIATION

CHICO LUNCHEON

SOCIAL MEDIA TIPS AND TRICKS

Thursday, August 22nd
11:30am - 1:00pm
Location: The Manzanita Place

\$25 MEMBERS \$35 NON-MEMBERS \$200 SPONSORS

They will discuss the importance of social media in today's world & how they can assist you with your media presence

Our speaker Curbvue is your source for TikToks, Instagram, YouTube Shorts and Reputation/Social Strategies for:

- MULTI-FAMILY APARTMENTS
- SINGLE FAMILY HOMES
- LOCAL OWNED BUSINESSES

RSVP

Assistantnvpoa@gmail.com Nvpoa.org/events

Industry legislative news, from page 1

Aug. 31 - Last day for each house to pass bills

Sept. 30 - Last day for the Governor to sign or veto bills

Initiative Update:

Numbers have been formally assigned by the Secretary of State for measures on the November 5 ballot. These include:

Prop. 2 - AB 247 (Muratsuchi) - \$10 billion bond to fund construction and modernization of public education facilities.

Prop. 3 - ACA 5 (Low) - Repeal Proposition 8 and establish the right to marry.

Prop. 4 - SB 867 (Allen) - \$10 billion bond to fund state

and local parks, environmental protection projects, water infrastructure projects, energy projects, and flood protection.

Prop. 5 - ACA 1 (Aguiar-Curry) - Local government financing, affordable housing and public infrastructure voter approval lowered to 55% from the current 2/3 requirement.

Prop. 6 - ACA 8 (Wilson) - Prohibits involuntary servitude as punishment for a crime.

Prop. 32 - Raises minimum wage to \$18.

Prop. 33 - RENT CONTROL - Costa Hawkins repeal. Expands local governments'

Rent control? REGISTER TODAY!
Your vote in November is vital!



authority to enact rent control on residential property.

Prop. 34 - Restricts spending by health care providers meeting specified criteria (ex. AIDS Healthcare Foundation).

Prop. 35 - Provides perma-

nent funding for Medi-Cal health care services via MCO tax.

Prop. 36 - Changes Prop 47. Allows felony charges and increases sentences for certain drug and theft crimes.

Matthew Matsushino
Relationship Manager



PACIFIC CREDIT SERVICES

PO Box 150
Fairfield, California 94533
Toll Free: 800 564 6440
Fax: 707 429 0462
Cell: 407 505 9222
matthew@PacificCreditServices.com
www.PacificCreditServices.com

Your Debt Collection Source

MILLER GLASS
Commercial • Residential • Automotive
"Call the Glassman"

Autoglass	Windows
Screens	Shower Doors


CHICO 343-7934 **ORLAND** 865-9839 **PARADISE** 877-9300 **OROVILLE** 533-9300

Professional Window Cleaning
Rain Gutter Cleaning
Pressure Washing



TOUCH GLASS
(530) 521-1510

"We find the clues to protect your investment"



Greg Hosler
Owner, Operator
11 Commerce Court
Suite 10
Chico, CA 95928
Ph (530) 894-7900
Fx (530) 894-7902
hdetective@att.net

Inspections • Repairs • Chemical Treatments
www.hdetective.com

Excellence in Property Management for Over 30 Years!



Ferguson & Brewer Management Company

A Place You'll Be Proud to Call Home

- Investment Management
- Multi-Family Property Management

(530) 872-1810
7052 Skyway, PO Box 69
Paradise, CA 95967
info@FergusonandBrewer.com
DRE#01319485

DH Construction
DH FIRERESTORATION.COM
CHICO • SACRAMENTO • RENO
Insurance Reconstruction Specialists

3851 Morrow Lane
Chico
(530) 892-2850
CA License #362161

NEWS AND INFORMATION FROM NORTH VALLEY PROPERTY OWNERS ASSOCIATION

Serving area property owners, managers, investors and industry partners. A nonprofit association for the counseling and servicing of all owners and operators of rental properties.

2024 BOARD OF DIRECTORS

- President**
Matt Depa
- Vice President**
Brittany Hightower
- Treasurer**
Alysha Sanchez
- Secretary**
Erin Campos
- Past President**
Tanya Morgan
- Membership**
Analise Uhrig
- Education**
Stacie Power
- Legislative**
Brooke Shelton
- Industry Partner**
Angela Waller
- Executive Director**
Jennifer Morris
- Administrative Assistant**
Kailyn Alonzo

AFFILIATIONS

- National Apartment Association
- California Rental Housing Assoc.



OFFICE HOURS

M-F: 8 am to 2:30 pm
The LIAISON is a publication of the North Valley Property Owners Association which is solely responsible for the content. Comments, letters and advertising inquiries should be directed to:

NVPOA

984 East Avenue, Suite B-1
Chico, CA 95926
Ph (530) 345-1321
www.nvpoa.org
nvpoa1@gmail.com

The statements and opinions herein are those of the contributors and not necessarily those of the North Valley Property Owners Association or its members.

President's Message

Looking at Prop 33 and how it will affect our industry

By Matt Depa

I hope everyone is having a great summer so far with friends, family and vacations. We are halfway through the year now, and hopefully you are starting to see the light at the end of the tunnel we call the "turnover" season.

With that being said you may have missed a few things that happened last month. First, we were able to defeat AB2216 which was the bill that would have mandated pets in rental units, no matter what. This was a huge feat and a great accomplishment for our industry and your properties.

The second update is that the "Justice for Renters" act now has an official num-

ber Proposition 33. I find it somewhat humorous that it is Prop 33, as our lobbyist and others have been labeling it Weinstein 3.0, and this is the third time we are working to defeat it.

Why is this so important? It is a very serve attack on your

property's value, rights, and most importantly your retirement future. We are working hard and with your help we can beat this for what we hope to be the third and final time.



How we are doing this is of course asking for donations from housing providers, such as yourself, from all over the state to help us raise the proper funding for ads, sign riders and social media/ Google campaigns. If you haven't checked it out yet, I

encourage to look at our new website that will show you the potential loss of value and rental income to your properties if this passes.

Join NVPOA today!

• Advocacy • Education • Connections

**Mark these
UPCOMING EVENTS**

for the chance
to learn and grow:

RSVP: assistantnvpoa@gmail.com

Aug. 7	10 am	Termination of Tenancies Procedures. Location. Cost.
Aug. 13	6 pm	Real Estate Investors Group Meet-Up. NVPOA Office. Free.
Aug. 21	11:30 am	Redding Luncheon: Legal Q&A with Dean Law Firm. Shasta Association of Realtors. \$25/members.
Aug. 22	11:30 am	Chico Luncheon: Social Media Trends with CurbVue. Chico Elks Lodge. \$25/members.
Sept. 10	6 pm	Real Estate Investors Group Meet-Up. NVPOA Office. Free.
Sept. 12	8:30 am	HD Supply: Appliance Breakdown, Dishwasher & Washer. NVPOA Office. Free.
Sept. 19	11:30 am	SNVR & NVPOA Election Candidates Legislative Reception. Chico Elks Lodge. \$25.
Sept. 20	6 pm	NVPOA Gala & Awards Ceremony. Lakeside Pavillion (Chico). \$100/person or \$900/table.

Executive Corner

By Jennifer Morris



As the summer season winds down, I wanted to remind you that we have two great luncheons happening this month. On Aug. 21 we have attorneys Stephen and Michael Dean speaking at the Redding luncheon in a Legal Q and A discussion about recent changes to security deposit laws and more. On Aug. 22 we have Curbvue Digital Marketing will present at the Chico luncheon on social media tips, tricks, and trends.

Just around the corner we have our 5th Annual NVPOA Awards Ceremony and Gala evening event on Sept. 20 at the Lakeside Pavilion. It's always a good time seeing everyone in formal attire, enjoying delicious food from Butte Creek BBQ, raffle prizes, awards, desert auction from Helen Grace, networking, drinking, dancing and fun.

If you can't join us, please consider donating to our fundraiser as this event assists NVPOA with our financial capabilities to maintain our membership with our state lobbying organization, CalRHA. CalRHA has pulled in some big wins for us this year by helping to defeat the mandatory pets bill—and there will be more to come.

Also happening in September, on the 19th we will have a co-hosted event with Sierra North Valley Realtors for the City of Chico Council Candidate forum. This is a great opportunity to hear each candidate answer the same question as it relates to the housing industry. If any of these events are of interest to you, please give our office a call and we can get you registered. Or, visit the nvpoa.org website and register there.

It's has now been just a little over a year since we launched our new NVPOA website and software. This also included the company partnership with Azibo; members can create a free account after logging into their NVPOA account to access the forms. Our intention with partnering with them was to be able to offer more technology with our forms, for example to be able to autofill names, addresses, and email for signatures. There is an additional cost to do this but we wanted that option there. They also feature other options that can be very helpful for managing your properties, especially for our smaller owners.

I am just curious how this is going for you? We expected change to be a little challenging and I know many of you don't get into the forms often with having an occupied rental, but I wanted to check in and see if it's worth the partnership to our members? I know they solicit to you after you sign up and

you can opt out of these calls or emails by clicking the "unsubscribe" button. There is also an email for help (support@azibo.com) that you can send a message in for whatever the challenge might be. If you are still encountering issues with the change, please reach out to me and let me know if we can help you resolve them.

Lastly, don't forget to vote "NO" on Proposition 33 this coming November. I know it can seem difficult for our members to relate to local rent control and how it can impact your rentals. You can use an online calculator to get an idea of how this could impact your investment and investors. The calculator can be found on our website and on the Calrha.org website.



Attorneys at Law

Samuel E. Harvey
Attorney

Jacobs, Anderson, & Potter, LLP
20 Independence Circle • Chico, CA 95973
(530) 342-6144 • Fax (530) 342-6310
sharvey@japc-law.com

24 HR - EMERGENCY SERVICES

1-800-870-0030



CRBR
PROPERTY DAMAGE SERVICES
RESTORATION & CONSTRUCTION



WATER, MOLD, SMOKE, FIRE, WIND
DAMAGE RESTORATION
CONSTRUCTION & GENERAL CONTRACTOR
CLEANING & DISINFECTION SERVICES

Created with



www.crbrr.com

CA License #689238
NV License #00795

PROPERTY
MANAGEMENT
For Redding
& Chico

BRE #317250
Cont Lic #143778





HIGNELL
COMPANIES



75 of
CREATING
CARING
COMMUNITIES
YEARS

(530) 576-5376 • www.Hignell.com



C&A Cleaning
Residential Commercial

Now you see us ... now you don't

Angela (530) 514 7738
candacleaning1@yahoo.com
1200 W East Ave Chico, Ca 95926

Succeeding with property management maintenance

The “golden rule” of maintenance for a property manager is to conduct regular maintenance. A well-maintained property will attract quality tenants who are more likely to take better care of the property. This, in turn, can help reduce running costs and wear and tear on the property.

Regular maintenance can make you a better and more successful property manager:

- Avoid fines and lawsuits due to code violations and safety hazards
- Decreased likelihood of emergency repairs and breakdowns
- Improve tenant satisfaction, which leads to better tenant retention
- Safeguard and boost the value of the property
- Quicker turnaround time between tenants
- Increase in lease renewal rates

Whether you're starting a new property management company or looking for insights into improving your current maintenance practices, property management consultants can help you set your business up for success. Being proactive, and organized, and having reliable systems in place will help you keep track of and manage the various tasks that arise daily.

1. Familiarize Yourself with Rental Laws

To operate legally, a rental property must adhere to specific standards of habitability. A property manager must know local, state, and federal landlord-tenant laws that apply to the condition of rental properties to keep tenants safe and avoid penalties.

2. Respond to Maintenance Requests Promptly

Repair requests don't always keep reasonable hours. Successful property managers have systems that can handle any repair request at any time of the day or night. However, not all issues require immediate intervention. To keep tenants happy and limit further damage, all maintenance requests should be attended to as speedily as possible while prioritizing emergencies that cannot wait for delayed repairs.

3. Schedule Regular Inspections

Property managers should schedule frequent maintenance assessments over and above the site inspections at the beginning and end of a lease term. Regular inspections will help detect problems before they become too severe and costly.

During these checkups, a property manager should:

- Inspect the overall condition of the property.
- Perform routine maintenance. For example, check the batteries of the smoke detectors, replace HVAC filters, etc.
- Check whether there are any repairs needed that have not been reported.

As with any property inspection, make sure to have a comprehensive checklist to work through. Take photos or videos to record the general condition of the property as well as any issues that you have noted.

4. Outline a Routine Maintenance Plan

Repairs can be costly when something goes wrong, but property managers must closely manage client maintenance budgets. Instead of letting things deteriorate to this point, be proactive with a rental property maintenance schedule. Set dates to attend to allotted maintenance tasks at appropriate intervals. This degree of efficiency is essential if you wish to grow your property management business to accommodate

more doors.

5. Keep Track of Expenses

A vital property manager's responsibility is to ensure that both the property owner and the property management business profit from the property's rental. Therefore, keeping track of maintenance expenses and repair costs is essential. Read through invoices and repair orders with a fine-tooth comb.

6. Streamline with Property Management Software

Use technology to simplify the management of rental maintenance. The right property management software can help:

- Schedule routine maintenance checks
- Offer an electronic platform for tenants to register repair requests
- Assign repair tasks to specific vendors and track the progress of repair requests
- Message and share documents (such as quotes and invoices) with your tenants and property owners

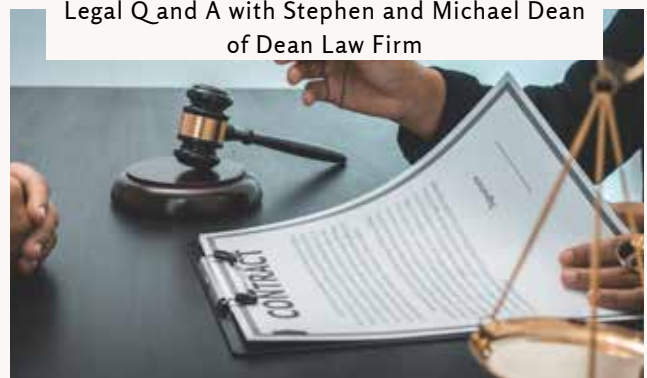
Should You Use an In-House Maintenance Team vs. Outsourcing Property Maintenance?

There are two approaches that you can take when it comes to facilitating regular rental property maintenance. First, you can outsource suitable vendors to oversee routine maintenance. Or you can build an in-house team to manage most of the tasks. Creating a property maintenance team requires time and effort. However, the pay-off is that you have more autonomy and flexibility concerning your maintenance budget. In addition, it is easier to oversee your team. You will be able to schedule repairs and routine maintenance more promptly. Managing property maintenance in-house will also help solidify relationships with your clients and tenants.

NORTH VALLEY PROPERTY OWNERS ASSOCIATION

REDDING LUNCHEON

Legal Q and A with Stephen and Michael Dean
of Dean Law Firm



WEDNESDAY, AUGUST 21ST

11:30 AM TO 1:00 PM

LOCATION: SHASTA ASSOCIATION OF REALTORS

840 REMOR ST, REDDING, CA

\$25 for Members \$35 for Non-Members

We will focus on understanding the new security deposit law, December deadline for FINCEN's BOI registration requirements, Junk fees, and answer questions.

LUNCHEON SPONSOR:



RSVP by August 15th: nvpoa.org/events or Assistantnvpoa@gmail.com



CSLB Lic. #1097893
COMMERCIAL/RESIDENTIAL ELECTRICIAN
 CaptainTodds**Electrical.com**
 Info@CaptainTodds**Electrical.com**
530-685-5429
COMMERCIAL/RESIDENTIAL POOL SERVICES
 Pools@CaptainTodds**Electrical.com**
 13090 Hosler Ave. Chico, California 95973

**Complete & Professional
Tree Services**

Free Estimates
 Chico Area (530) 343-4533
 Redding Area (530) 246-2477

- Pruning
- Removal
- Stump Grinding



**About
Trees**
 SINCE 1999
 CSLB#1063007



**R.P.M. REAL PROPERTY
MANAGEMENT, INC.**
 A Professional Real Estate Corporation

JESSE EBERLE
 Owner

5520 Mountain View Dr., Suite B
 Redding, CA 96003-1514
 www.rpmredding.com

Phone: (530) 244-2444
 FAX: (530) 244-5053
 jeberle@rpmredding.com

**NVPOA
offers:**

- Advocacy
- Education
- Connections



Join today!

Chico
 Chamber
 of Commerce

**LUAU
BY THE
LAKE**

Aug. 24
 4 to 7:30 pm
 Lakeside Pavillion

2024 *Featured*
 Industry of Realtors

Tickets: 530.891.5556

**Let's Talk About Increasing
The Value Of Your Property**

Kitchen Remodels • Bathroom Remodels • Full Add-ons



CALL US TODAY (530) 924-5551

Cont. Lic. #143778
**IN YOUR
EXPERTS HOME**
 GENERAL CONTRACTING
www.ExpertsinYourHome.com



Authority
 Property Management
 CA DRE LIC # 01990823

**We Make Rentals
Simple!**

CONTACT US!
530-410-6085



**Managing a wide variety of
properties including:**

- Single Family Homes
- Multi Family Residences
- Commercial Properties
- Facility Management

WWW.AUTHORITYPM.COM

Did you miss these new laws for CA employers?

MINIMUM WAGE INCREASES: Starting 1/1/24, the state minimum wage rose to \$16 per hour for all employers. While this affects non-exempt workers directly, it also indirectly impacts exempt workers whose salaries are required to be at least 1.5 times (exempt indoor salespersons) or 2 times (workers subject to administrative, executive and professional exemptions) higher than the minimum wage. Keep in mind that there are approximately 30 cities and counties in California that have implemented their own unique minimum wage increases for 2024 that are higher than the state minimum wage. These localities include Alameda, Belmont, Burlingame, Berkeley, Cupertino, Daly City, East Palo Alto, El Cerrito, Emeryville, Foster City, Fremont, Half Moon Bay, Hayward, Los Altos, Los Angeles, Los Angeles County, Malibu, Menlo Park, Milpitas, Mountain View, Novato, Oakland, Palo Alto, Pasadena, Petaluma, Redwood City, Richmond, San Carlos, San Diego, San Francisco, San Jose, San Leandro, San Mateo, Santa Clara, Santa Monica, Santa Rosa, Sonoma, South San Francisco, Sunnyvale, and West Hollywood.

ENHANCED PAID SICK LEAVE: This significant expansion of paid sick leave allows employees to accrue up to 40 hours of leave annually starting 1/1/24, a notable increase from the previous 24 hours.

NEW REPRODUCTIVE LOSS LEAVE: Employees suffering from reproductive loss events, like miscarriage or failed adoption, are now entitled to up to five days of protected leave.

NONCOMPETITION AGREEMENT RESTRICTIONS: In 2024, California strengthens its stance against noncompetition agreements, making them void and providing a private right of action for employees to challenge such agreements in court and obtain injunctive relief (a court order to stop the employer from enforcing the noncompete), damages for any losses they've suffered due to the noncompete, and attorney's fees.

CANNABIS USE PROTECTIONS: The new laws prohibit em-

ployment discrimination based on off-duty, off-site cannabis use, and restrict the use of drug test results showing non-psychoactive cannabis metabolites as the definitive reason for adverse employment decisions by the employer.

UPDATED WAGE THEFT PREVENTION NOTICE: Employers are now required to provide more comprehensive wage theft prevention notices to employees, ensuring transparency in employment terms.

WORKPLACE VIOLENCE PREVENTION PLAN: Employers must establish comprehensive plans to prevent workplace violence, including training for employees and maintaining records related to the prevention plan.

ANTI-RETALIATION PROTECTIONS: This law creates a presumption of employer retaliation if adverse action is taken against an employee within 90 days of engaging in protected activities, making it easier for employees to establish a case of retaliation.

CHANGES IN ARBITRATION ENFORCEMENT: Trial court proceedings will no longer be automatically stayed pending an appeal of an order denying a motion to compel arbitration, impacting how employers approach arbitration.



Gecko Pest Control
Lic #6864

RICHARD SMITH, OWNER

CELL: 530-693-9154
OFFICE: 530-342-3050
GeckoPestServices.com
185 East Ave, Chico, CA 95926

COMMERCIAL LANDSCAPE & MAINTENANCE
LC Inc
LIC. NO. 915255

WHEN ONLY EXCELLENCE IS ADEQUATE
530-342-3082

DH Construction
DH FIRERESTORATION.COM

CHICO • SACRAMENTO • RENO

Insurance Reconstruction Specialists

3851 Morrow Lane
Chico
(530) 892-2850

CA License #362161

Property Management Directory

CHICO:

Blue Oak Property Management

Cameron Goehring
530-636-2627
DRE# 01882206

BPS Properties

Brooke Shelton
530-324-5213
DRE# 01929552
www.bpsproperties.net

Chico Sierra Real Estate Mgmt Inc.

Cathy Duffy
sierraproperty@hotmail.com
www.sierraproperty.us
DRE# 01526383
DRE# 01146116

Chico Properties

Kirk Bengstein
530-891-5907

C Y Property Management

Claudia Yorton, CPM®
530-343-1443
www.cypm.net
DRE# 01801237

Elle Property Management Solutions

Ellen Shepherd
530-809-4874
www.leasingchico.com
DRE# 01446053

Entwood Property Management

Theresa Haney, CPM®
530-809-0802
www.entwoodpropertymanagement.com
DRE# 02010384

Everett Apartments

Cynthia Medeiros
530-891-5221
www.rentinchico.com

Feather River Properties

Kim Morris
530-533-2141

Ferguson & Brewer Management Co.

530-872-1810
DRE# 00370007

Full Service Property Management

530-345-6556
www.fullservicemanagement.net

Hill Properties

Tanya Morgan
530-893-3480
www.hill-properties.com
DRE# 01128077
DRE# 01767552

IPM Chico Property Management

Dan Anderson
530-924-4365
www.ipmchico.com

JR Homes, Inc.

Jeffrey Risko
530-343-1900
www.jrhomeschico.com
DRE# 01767552

Madsen Properties

Alicia Madsen
530-570-6192
madsenpropertymgmt.com
DRE# 01912310

Power West Properties, Inc.

530-576-5740
www.powerwestproperties.com
DRE# 01484909

Premier Property Management

Trisha Atehortua
530-370-9188
www.peeblesproperty.com
DRE# 02012905

RSC Associates, Inc.

530-893-8228
www.rsc-associates.com
DRE# 00822554

Seasons Property Management

Amanda Nardo
530-355-2664

Sheraton Real Estate Management

Brad Williams
530-342-2214
www.sheratonrem.com
CA DRE Broker Lic# 02016497

Table Mountain Property Management

530-534-4136
www.rentoroville.com
DRE# 01916245

Tehama Property Management, Inc.

Vici Miranda
530-527-2256

The Hignell Companies

530-894-0404
www.hignell.com
DRE# 317250

REDDING:

Authority Property Management

530-410-6085
www.authoritypm.com
DRE# 01990823
DRE# 01316081

Coldwell Banker C&C Properties Prop. Mgmt.

530-223-5239
DRE# 01198431

Cox Real Estate Consultants, Inc.

530-245-4600
www.coxrealestateconsultants.com

Gagliardi Properties

Joe Gagliardi
530-440-4772

Gold Star Realty

goldstarrealtypm.com
530-605-4002
DRE# 01937529

House of Realty, Inc.

Joyce Middleton
530-241-8300
www.realestate-redding.com
DRE# 00305513

Hubbub Properties / Professionals Prop. Mgmt

530-229-1800
www.hubbubproperties.com
DRE# 01844029

North Valley Properties

Ingrid Crenshaw
530-246-0222
www.northvalleyproperties.net

Real Property Management Inc.

Jesse Eberle
530-244-2444
www.rpmsredding.com
DRE# 01128127

Redding REI, Inc.

Heather McNeal
President/Broker Realtor®
530-247-0335
www.ReddingREI.com
DRE# 02141937

Renters HQ

530-722-0800
DRE# 01846008

The Hignell Companies

530-241-3500
www.hignell.com
DRE# 317250

Tuscan Sun Property Management

530-605-4110
www.tuscansunpptymgmt.com
DRE# 01931124



North Valley
Property Owners Association



SCHOLARSHIP PROGRAM 2024

ELIGIBLE FOR CONSIDERATION

Considering a California Real Estate Sales/Broker license, CAM certification, or CPM designation?

NVPOA offers scholarships for those interested in developing their education and designations in the industry



Member of
NVPOA



Join a NVPOA
Committee



Submit Employer's
Letter of Support



Submit a 1
Page Essay



For more information visit
Nvpoa.org/scholarship-program

Application Deadline
August 31st, 2024

Buyer's Guide—Serving the North Valley rental industry

ABATEMENT

ALLIANCE ENVIRONMENTAL SERVICES
530-345-8562

APPRAISAL

JONATHAN KRESSIN APPRAISAL SERVICES
530-513-7500

ARBORIST / TREE SERVICE

ABOUT TREES
530-343-4533

GRIND FIRE DEFENSE
530-999-2035

NORTH ROOTS TREE CARE
Jazmin Munoz Vasquez
530-789-4885

ATTORNEY AT LAW

SAM HARVEY
530-342-6144

POWER LAW PC
530-576-5740

TROY WILKINSON - REDDING
530-342-6142

BALCONY INSPECTIONS

NORTH AMERICAN HOME SVCS
916-481-0268

BANKING / INVESTING

GOLDEN 1 CREDIT UNION
Julie Paul 916-823-7419

GOLDEN VALLEY BANK
Brittney Waller 530-894-1000

NORTHERN CALIFORNIA NATIONAL BANK
916-947-3808

THRIVENT FINANCIAL ADVISOR
Dan Kluis - 530-896-1896

US BANK - COMMERCIAL
Taylor Gilmore - 530-893-4162

CARPET CLEANING

ELITE CARPET CLEANING
530-894-7060

CSU CHICO OFF CAMPUS SVC.

MEGAN KURTZ
530-898-6238

CLEANING / JANITORIAL SERVICE

A TOUCH OF GLASS WINDOW CLEANING
530-521-1510

C AND A CLEANING
530-514-7738

COOGAN CLEANING
530-715-7997

XTREME BINZ
530-282-2366

COLLECTION SERVICES

(PCS) PACIFIC CREDIT SERVICES
1-800-564-6440, ext. 131

CONSTRUCTION SERVICES

CALIFORNIA RENOVATIONS & CARPET ONE
Kayla Rushing - 530-343-1661
CTECH CONSTRUCTION
916-638-1247

CREDIT SCREENING SERVICES

CIC REPORTS
1-800-288-4757

ELECTRICIAN

CAPTAIN TODD'S LIGHTING & ELECTRICAL
Todd Shiels: 530-685-5429

EMERGENCY RESTORATION SERVICES

CRBR
530-891-0333

FIRE ALARMS AND SERVICE

FOOTHILL FIRE PROTECTION, INC.
530-826-3013

FLOORING

ADVANCED FLOORING
916-858-8200

TOWNE CARPET
530-343-0215

GENERAL CONTRACTOR

DH CONSTRUCTION
530-892-2850

GLASS / SCREEN REPAIR

MILLER GLASS
530-343-7934

HEATING AND AIR

HOLT HEATING AND AIR
Tim Holt - 530-521-8195

W-AIR FILTRATION & SUPPLY
530-680-2116

MCCLELLAND AIR CONDITIONING INC.
530-891-6202

INSURANCE

BIDWELL INSURANCE AGENCY, INC.
530-894-1096

FARMERS INSURANCE - PAUL MUNLY
530-899-7667

NEVIN AND WITT INSURANCE SERVICES
Darren Hovey
530-894-0111

LANDSCAPE

CAGWIN & DORWARD
279-977-2795

L & C LANDSCAPE
530-342-3082

LAUNDRY

DADSON LAUNDRY
John Cross
323-513-7424

NORTH VALLEY LAUNDRY SERVICES
Scott Thompson
530-345-0656

WASH MULTI-FAMILY LAUNDRY SYSTEMS
Tim Grady
916-639-9249

MAINTENANCE & REPAIRS

EXPERTS IN YOUR HOME
Chico 530-924-5564
Redding 530-776-5535

MAINTENANCE PLUS
530-893-1051

QWIKKIT
Adreanna Elting - 916-200-8687

SHERATON SERVICES INC.
530-342-2562

VALLEY CONTRACTORS EXCHANGE
530-343-1981

MAINTENANCE SUPPLY

HD SUPPLY
Lisa Weston
916-305-2265

PACE SUPPLY
Tony Hindo
916-559-3823

WESTLAKE ACE HARDWARE
Tony Munroe
530-592-5424

MARKET REPORTS

ALN APARTMENT DATA
800-643-6416, x220

MOVING SERVICES & JUNK REMOVAL

MURDOCK'S MOVING & STORAGE, INC.
530-354-8089

OFFICE SUPPLY

ADVANCED DOCUMENT CONCEPTS
530-893-8711

GLOBAL OFFICE SUPPLIES, INC.
530-520-2991

ONLINE LISTING SERVICE

COSTAR GROUP
530-356-4900

PAINTING

BEHR PAINTING
David Bonner - 916-907-3461

CRABTREE PAINTING
530-343-8880

FIVE STAR PAINTING
530-514-8186

PAYROLL SERVICES

ALLEVITY
530-345-2486

PEST CONTROL

ADVANCED IPM
916-786-2404

BIG TIME PEST CONTROL
530-242-8830

GECKO PEST CONTROL
530-534-3256

HOBBS PEST SOLUTIONS
530-624-5390

HOUSE DETECTIVE TERMITE CONTROL, INC.
530-894-7900

ORKIN PEST CONTROL
530-566-1749 x 2

PROMOTIONAL PRODUCTS AND GIFTS

LOGARROW MARKETING SERVICES
530-355-8685

REAL ESTATE SERVICES

MOVING CHICO TEAM/REMAX OF CHICO

Shane Collins 530-518-1413
Amy Campbell 530-828-9559

THE DEPA TEAM/RE/MAX OF CHICO
Steve Depa 530-896-9339
Matt Depa 530-896-9340

Continued, page 11

Buyer's Guide, continued

SFINVEST REAL ESTATE
 Bill Sheridan 530-899-7584
 James Fisher 530-5928804
 Jerad Prevost 530-521-3439

THRIVE REAL ESTATE COMPANY
 Tamara Lambert
 530-520-5777

SECURITY SERVICES

ARMED GUARD SECURITY SERVICES, INC.
 Ryan Spehling
 888-255-8219

SOCIAL MEDIA & MARKETING

CURBVIEW
 Michelle Dalpogetti
 530-356-4900

UTILITY BILLING

LIVABLE
 877-789-6027

WASTE / RECYCLING SERVICE

WASTE MANAGEMENT
 Christian Garcia
 530-717-7069

As with all sound business practices, please confirm that all vendors and subcontractors are licensed and have insurance.



ALN
 APARTMENT DATA

www.alndata.com

Discover accurate and reliable nationwide multifamily data

DATA FOR OWNERS, MANAGEMENT COMPANIES, SUPPLIER PARTNERS, ON-SITE, AND MORE

LAW OFFICE OF TROY WILKINSON

Statewide Collections, Inc

800-797-5556
 530-342-6142
reddingevictions.com

Rev Up Your Investment Portfolio!
 Buying or Selling? We can help you achieve your investment goals! Contact us today!
(530) 896-9340

MATT DEPA, CCIM
 STEVE DEPA
 MARI CASEY

RE/MAX CHICO THE DEPA REAL ESTATE TEAM
 DRE No. 00813533

TOWNE
 FLOORING CENTER

COMPLETE FLOOR COVERINGS

"Shop where the contractors shop!"

1080 E. 20TH ST., CHICO

(530)343-0215

Property Management, Inc.

DRE#01801237

Claudia Barrett Yorton, CPM®
 Owner/Broker
 Agt. #00912873
 530.343.1443

3045 Ceres Ave. #145
 Chico, CA 95973
 fx: 530.809.0936
claudia@cypm.net
www.cypm.net

BIG TIME

PEST CONTROL

bigtimepestcontrol.com

Call (530) 242-8830

to hear about our

**Property Management Special
 Pest Control Discounts along with
 Termite & Bed Bug Inspections!**



PRESORTED
STANDARD
U.S. POSTAGE
PAID
PARADISE
CALIFORNIA
PERMIT #1

Newsletter design/print/mail: Cedar Creek Communications • 530.872.0850

NORTH VALLEY PROPERTY
OWNERS ASSOCIATION
INVITES YOU TO THE

Award Ceremony & Gala Fundraiser

FRIDAY 20 SEPTEMBER

DINNER, AUCTION, & AWARDS

6:00PM - 11:00PM

THE LAKESIDE PAVILION, CHICO

If you're unable to attend &
would like to donate you can
scan our QR code



ADMISSION

\$100/person including
1 drink & 1 raffle ticket
\$900/table of 8 includes
8 drink & 8 raffle tickets

RSVP before SEPT 6th at:
Assistantnvpoa@gmail.com or NVPOA.org/events

Make your reservation today!