



What's New at Farrell Smyth



Pictured above: Larry D. Smyth
Owner/Broker

Well, our student rental season is in full swing. We feel we are off to a good start because of the new programs and marketing we have done. First, we started an incentive program to encourage tenants to renew their leases. This was very successful as many tenants have renewed, which means no vacancies or repairs for the owners and fewer properties on our rental list. We have partnered with Charter Communications to

provide free installation for cable, internet, and telephone services to new tenants, and we also had a booth at the Cal Poly Housing Fair. Our display at the Housing Fair looked great and we made contact with hundreds of students leading to many early applications. We have updated our web site to allow people to sign up for instant updates to our rental list. In less than a month we have over 100 people registered on the site.

As we move forward we will continue to market at Cal Poly and throughout the community. In addition, we also receive rental referrals from our sales agents and from our national relocation service "Leading Real Estate Companies of the World".

Many of our owners have signed up for e-mail statements and direct deposit. If you haven't signed up yet or would like more information, give Noe or Sonia a call. We think you will find this both convenient and green.

Finally, I want to mention our proactive stance with regard to fire regulations. I met with the Fire Marshall to get the latest news on smoke detector laws and fire regulations. We will be upgrading all units throughout the year to come into compliance with new regulations.

As always, we welcome your questions and comments. Until next time, best wishes.

-Larry Smyth

It's That Time of Year!



Pictured above: Tony Flatos
Property Director

For many owners, spring and summer contracts will end and new ones will begin. The transition period for re-renting units is intense and must be completed in a two week period in order to meet our new rental contract start dates.

This period of time includes painting, maintenance, janitorial, carpet cleaning, and possibly new vinyl, carpet or blinds, if needed.

A combination of these different projects will most likely exceed your maintenance limit. For the number of units that we prepare for re-rent, it would be impossible to bid all of the various components and be timely for the new startup dates.

Should you desire as an owner to perform and oversee the

painting and maintenance process, please contact me NO later than April 30th. We are currently calendaring all move-outs and schedules of work to be performed. Final decisions will be made upon tenants vacating your units.

We also welcome inspections by owners prior to June to determine additional work on deferred maintenance. Please call me or email to:
tony@farrellsmyth.com

-Tony Flatos

Property Management Staff:

Larry D. Smyth , Owner/Broker

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Gwen Fisk, Maint. Coordinator
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Maintenance Staff:
Gilbert Avina
Tod Sarguis
Tom Etchison
Eugene Moore

Update from the Front Desk



Pictured above: Rachel Bevier
Leasing Coordinator/Front Desk

The Cal Poly Housing Fair held on March 11th was a huge success. Rachel and Kersten were on campus from 10:00 to 2:00 representing Farrell Smyth. Many students stopped by the Farrell Smyth booth to pick up rental applications and ask questions. The end result from the day on campus has been positive with the phones ringing off the hook and many applications being

turned in for the 2009-2010 rental properties.

The \$200.00 rent credit for any current tenant who renews their lease for another year has been a positive incentive. A large percentage of tenants have opted for the credit and have agreed to renew their leases for another year.

All of the summer and fall rentals are now listed on the

Farrell Smyth website and the list is updated on a daily basis. The new on-line registration link on the Farrell Smyth website has been a hit with current and perspective tenants as they get updates sent directly to their email when new listings are added to the website.

-Rachel Bevier

Home Owners Association Update



Pictured above: Sonia Lopez
HOA Bookkeeper & Coordinator

HOA Tax time is over. Whew! Taxes were due 3/16/09. Three months have quickly passed and all the HOA taxes have been prepared and filed with the proper authorities. A Special Thanks to all Board Members for promptly coming in to sign.

Springtime has arrived and so has the time to begin all projects that are affected by weather. We are working on collecting bids for paving, painting and exterior repairs. With the dues increases and special assessments at the first

of the year, associations will retain the income to pay these essential expenses.

Annual Meetings are a very significant factor in the operations of a successful HOA. So please make sure to be involved in your associations meetings.

Davis-Sterling Act Note: Civil Code 1363.05

Four days before a board meeting, the association must give notice of the time and place of a board meeting. The Board can only address the

items set forth on the agenda, although there are exceptions for the emergencies and other special cases.

Remember the importance of being added to the agenda if you wish to be addressed at the meeting.

This can be easily done by contacting the HOA department 2 weeks in advance.

Also, minutes and agendas are always available online at www.farrellsmyth.com.

-Sonia Lopez

Meet the Farrell Smyth Maintenance Team



Pictured above: From left to right
Tom Etchison, Gwen Fisk, Gilbert Avina,
Eugene Moore & Tod Sarguis
Farrell Smyth Maintenance Department

I would like to introduce myself and the maintenance crew. I'm Gwen Fisk and I joined Farrell Smyth in January of this year as the Maintenance Coordinator. Prior to joining Farrell Smyth I operated my own business in Termite remediation and repairs. I have worked with vendors, budgets, etc. and look forward to assisting you with your maintenance needs.

The crew pictured with me are Tom, Gilbert, Geno and Tod.

They have many years of combined experience in repairs and maintenance.

Together we work to keep your units maintained in a cost effective and timely manner.

We currently are working to organize and prepare the upcoming tenant move-in/move-out season. As always the Farrell Smyth maintenance team as well as our entire office staff will be working diligently to make

sure your units are ready when the new contracts begin. This is a busy season for the maintenance department but rest assured we will be ready and working hard to meet the demand.

Please feel free to contact me by phone or email at gwen@farrellsmyth.com with any questions or concerns you have.

-Gwen Fisk