

Compass Realty Management Group

"Pointing your investments in the right direction"



Next Month's Newsletter:

The Fair Credit Reporting Act
and Investors

Landscape Maintenance and Rental Properties

There are many reasons to maintain a clean, neat, and attractive landscape on an investment property. When a unit is vacant, it helps to attract good tenancy. While occupied, it helps maintain neighbor relations and reflects the tenants care. Later, when it is time to sell, the property looks well kept instead of the local derelict.

So why do many properties turn into eyesores?

While residents want to rent a nice looking home, they often have no interest, time, or knowledge on how to maintain the property. They may agree to landscape maintenance in the rental contract but it can be difficult for a property manager or owner to enforce. The owner can charge the tenant for maintenance or include landscape maintenance but it is not always practical to increase the rent with the full cost, particularly if the landscaping on the property is extensive.

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We are here for you!

We provide you with professional management services for residential properties throughout the metro Atlanta area. Our business focus is to care for each individual customer and cater to their individual needs in order to deliver the highest level of personalized service at a minimal cost. Our caring Attitude and commitment to the highest standards of integrity will keep us in the forefront of the industry and will always be the focus of our property management services. We are detail oriented and leave nothing to chance ensuring that we uphold your best interest well into the

In addition, water is a key element to this issue. Many properties that are eyesores do not have an irrigation system. If it is a very dry climate, water can simply be *the* issue. Even wet climates can suffer a drought. If a tenant is not diligent in watering, landscape suffers or dies. It is even more difficult to maintain watering when a property is vacant.

Neither tenant nor owner wants a high water bill. When the property is vacant, the owner will want to minimize the cost to maintain the property and yet keep it looking its best. When occupied the tenant may reduce usage to avoid a bill and cause stress to the landscape. Drought conditions can incur penalties from the utility company for too much water usage.

What can help solve this issue?

A good alternative is to install a low maintenance landscape whenever possible. Then either the tenants can easily maintain the property while renting or it can lower the cost of providing landscape service to them. Additionally, it will help when a property is vacant.

How can you provide an "attractive" low maintenance landscape? The key word here is "attractive" so that it does not create a dull appearance that could also pass as a neighborhood eyesore or discourage any possible renters. It does take thought and planning. Here are some tips for an attractive low maintenance landscape. Here are some tips for a low maintenance garden:

- Plan and install an irrigation system that is appropriate for the landscape and the native area.
- Be sure the watering system has a programmable timer system so it can be set to water automatically and adjust to the seasons and water needs of the

landscape.

- Plan a natural landscape instead of a formal one. This will require less trimming and pruning.
- Use plants indigenous to the area and when possible, use those that require very little water or maintenance. Succulents can often be a good choice.
- Use shrubs, small ornamental trees, and perennials for color instead of flowers. When possible, plan for color in different seasons.
- Plant ground covers to reduce weeds or eliminate grass areas.
- Avoid plants that need major pruning or extensive deadheading.
- Avoid plants that can cause serious allergies and cause difficulties with tenants.
- Consult with area nurseries for practical suggestions or hire a company who knows how to plan and install a low maintenance landscape.

Planning and installing a low maintenance landscape requires a monetary investment but the return on your investment can only be positive.



Our Services

- Full-service residential property management
- Aggressive rent collection
- Technology driven company
- Extensive advertising/marketing of vacancies
- Competitive rental/leasing rents and rates
- Friendly, efficient full-time office staff
- Year end - tax ready summary statement
- Easy-to-read computerized monthly financial owner statements/reports
- Access to reliable, licensed and insured maintenance contractors
- Supervise/coordinate maintenance
- Thorough tenant screening
- Administer legal proceedings, if necessary
- Cooperate with Real Estate agents
- 24 hour/7 days a week availability for emergencies
- Digital photographs of available rentals on our website

Announcements

Check Your Insurance: Events can happen - flood, extreme heat, hurricanes, fire, and more! It is important to check your insurance to obtain the best coverage possible and ensure that it is current. Review now with your insurance agent before a disaster/emergency occurs.

If An Emergency Occurs: Our first priority during any emergency is to handle the situation, taking any necessary measures for the safety of your property and your tenants. Then, we will contact you as soon as we are able.

