

# Monthly Newsletter

June 2015

---

## In this issue

---

- **Drought response varies by City.**
  - **California requires that every bedroom have a smoke detector by January 1, 2016.**
  - **San Luis Obispo: move-out season is here.**
- 

*As a result of mandatory water use reduction policies that are different for each city, we are sending letters to residents reminding them to reduce water use while, in some circumstances, still using enough water to preserve trees and high value landscaping.*

---

## Drought response varies by City.

At California West, we continue experiencing the effects of the statewide drought in various ways. As a result of mandatory water use reduction policies that are different for each City, we are sending letters to residents reminding them to reduce water use while, in some circumstances, still using enough water to preserve trees and high value landscaping.

We have also modified our lease and rental agreement to expressly address the issue of water use. Here is a brief description of some measures currently in effect for various local Cities:

**Arroyo Grande** – On May 26, 2015, Arroyo Grande implemented mandatory water use reductions of 10%-25% depending on a person's historical usage of water. The City will impose escalating fines of \$50-\$200 for non-compliance.

**Grover Beach** – Since June 2014, Grover Beach has been implementing a mandatory 10% reduction in water use for all water customers.

**Nipomo** – Water users are “encouraged” to turn off all automated irrigation systems, provide minimum necessary irrigation to preserve trees and lawns, not drain or fill swimming pools or spas, not use water for dust control or construction, not wash vehicles, and turn off and drain ornamental water features. Also, no new applications for development are being accepted.

**Pismo Beach** – Irrigation is allowed only on certain days, depending on address, and during certain hours. No outdoor water use except for irrigation and washing vehicles. No irrigation is allowed within 48 hours of measurable rainfall.

**San Luis Obispo** – Lawns may be watered only on certain days, depending on address. No outside watering is allowed within 48 hours of measurable rainfall. Water rate increases are starting in July 2015.

**Santa Maria** – No current restrictions.

---

## California requires that every bedroom have a smoke detector by January 1, 2016.

In preparation for a new California law that takes effect on January 1, 2016, California West is beginning to install smoke detectors in bedrooms where they are lacking.

*California West is installing smoke detectors in bedrooms as part of any regular maintenance service call between now and December 2015.*

As a matter of policy, from now until December 2015, we are instructing all our staff, including maintenance workers, to make sure that smoke detectors are installed in every bedroom of the properties that we inspect for whatever reason. If properties lack smoke detectors in bedrooms, then our maintenance staff will be installing them as part of other routine service calls between now and December.

As our maintenance staff does this work, and we inspect each unit, we are keeping a list of which properties have smoke detectors in all bedrooms.

The new smoke detectors that we install will have ten year batteries as required by a law which took effect on January 1, 2014. Existing smoke alarms, which do not contain ten year batteries, will not be replaced if they are still in good operating condition.

In December, for all our properties that do not have smoke alarms in bedrooms, we will send maintenance workers to install new devices. The minimum fee for such a service call is \$45.00 plus parts, so our plan is to avoid this expense on the majority of properties by combining it with other service calls.

---

## San Luis Obispo: move-out season is here.

During the summer months, college students tend to move around from one apartment or house to another. This means that much of the turn-over in the San Luis Obispo market is concentrated during a very short period of time.

The way California West deals with this issue is by spreading move out dates from late June through early September and hiring additional maintenance and cleaning staff during the summer months.

The usual vacancy period for an apartment or house is between 5 business days and 10 calendar days, depending on when the move out falls and how much work we expect to do inside the unit.

**San Luis Obispo Office**  
1380 Broad Street #1  
San Luis Obispo, CA 93401  
Ph: (805) 543-9119  
E-mail: [slo@calwest.com](mailto:slo@calwest.com)

**Arroyo Grande Office**  
145 S. Halcyon #H  
Arroyo Grande, CA 93420  
Ph: (805) 489-9400  
E-mail: [ag@calwest.com](mailto:ag@calwest.com)

[www.california-west.com](http://www.california-west.com)

CalBRE Lic. No. 00528841