

BCI Properties - Spring Tenant Newsletter

It's Time for inside & outside Spring Cleaning!

When the weather turns warm, it is a great time to plan for a "spring cleaning" around your residence. Take the time to clean up from the winter and check your residence for any necessary maintenance. Be sure to report any necessary maintenance to us via the Maintenance Request online. See: www.bcirent.com/Tenant_Maintenance_Request_Form

Here is a list of steps you can take to chase away winter and brighten your home.

- Turn on your sprinkler systems **NOW if you have one**, to check and make sure they are working properly. Report any sprinkler systems that need to be serviced **right away**. In the event there should be a late winter freeze forecasted, you will need to turn the sprinkler system off one more time.
- It is time to trim lawns and weed flowerbeds, plus any winter debris- dead leaves, animal droppings, trash, or any other items that are unsightly. Shrubs and trees are starting to bud and will need watering. Report any problems with tree roots or overhanging branches immediately.
- It is particularly important to remove any debris away from the immediate exterior of your residence to promote fire safety during the hotter months of the year.
- If you still have not removed holiday lights etc, do so now and store them away properly.
- Be sure to keep shrubs trimmed to clear walkways and prevent accidents.
- Check gutters for clogging, overflow, and poor drainage. If you need help, call us.
- If water accumulates, and will not drain either inside or outside, notify us immediately.
- Clean your garbage can, and keep the lid secure to avoid unwanted pests or animals.
- Report any maintenance needed for doors, windows and locks.
- Change all batteries in your smoke detectors, at least once a year.
- Check all outside lights for proper operation. Call us if needed.

Besides giving you a happier "spring" outlook, keeping your home clean and orderly, inside and out, is a responsibility outlined in your rental agreement and important to maintaining a good rental history.

If you reside in a neighborhood with an HOA, and an HOA issues a notice for a yard violation, please respond immediately and fix the issue. HOA's will fine the property owners if the yard work is not resolved promptly and that expense will be passed onto the tenant.

If you delay, your assigned property manager will schedule the needed yard work and you will be responsible for the expense.

Thank you,

Donald J. Leske II
Landlord/Manager

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