

CWP

Property Management



February 2019

Property Taxes

Owner draws are being held for the 2nd Installment of Property Taxes being paid. Contact the accounting office if you have questions.
Rebecca 510-352-6310 Ext. 107
(rebecca@cwpmgmt.com)

Gutter Cleaning

The gutter cleaning by the maintenance department is complete. If you have not heard from maintenance or believe your property needs gutter cleaning, please contact the maintenance staff

Chanel: 510-352-6310 Ext. 105
(Chanel @cwpmgmt.com)

Macy: 510-352-6310 Ext. 113
(Macy@cwpmgmt.com)

Nicole: 510-352-6310 Ext. 109
(Nicole@cwpmgmt.com)

CWP Portfolio Managers

Questions regarding your property? Contact:

Sandra 510-352-6310 Ext. 111
(Sandra@cwpmgmt.com)

Crystal 510-352-6310 Ext 102
(Crystal@cwpmgmt.com)

Gov. Newsom Calls For Rent-Stabilizing Legislation During first State Of State Address

During his inaugural state of the state address, Gov. Gavin Newsom called on lawmakers to craft legislation that stabilizes rental prices without ruining the businesses of small landlords.

“The pressures on vulnerable renters didn’t go away after the election,” Newsom said. “We need new rules to stabilize neighborhoods and prevent evictions, without putting small landlords out of business. I want the best ideas from everyone on the chamber. Here is my promise to you, get me a good package on rent stability this year and I will sign it.”

Beyond sparing the businesses of small landlords, it was not made immediately clear what would constitute a good legislative package in Newsom’s view.

His comments on stabilizing rents came during an address that covered a number of issues, from addressing homelessness to scaling back the high-rail project to creating a master plan on aging.

Leading up to the fall election, Newsom publicly opposed Proposition 10, the statewide rent control measure that would have repealed the Costa-Hawkins Rental Housing Act and brought extreme forms of rent control back to the state.

Soon after Prop 10’s failure, however, Newsom pledged to broker a compromise on rent control early in his administration.

“The California Apartment Association will oppose efforts to pass strict statewide rent control policies and those that eliminate Costa-Hawkins,” said Tom Bannon, chief executive officer for CAA. “CAA will work with Newsom and lawmakers to focus on sensible solutions to the state’s housing shortage, such as removing barriers to residential construction and holding local governments accountable when they fail to build their fair share.”

Q&A

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Q: I had to go through an eviction to regain possession of one of my rentals. I also received a judgment for the rent, court costs and my attorney fees. How can I collect this judgment? Do I have to go back to court?

A: The law provides for a variety of ways to collect the judgment. Wage garnishments, bank levy's, attachment of personal property and debtor examinations are formal ways to collect monetary judgments. Of those listed, a bank levy is the most effective way to collect judgement. Receiving accurate information on the rental application allows optimal opportunity to collect.

Q: Are e-mail communications between tenant and landlord admissible in court?

A: Yes, e-mails can be allowed into evidence, but cannot be used to serve notices.

- California's housing market is the focus of many worrying U.S. and foreign property investors. Owners in California might be panicking based on price discounts offered. In California, buyers have been sitting on the sidelines, waiting for home prices to slide a little, and for these next few months, they get their wish.
- The economic trend for the U.S. upward even while global economies is declining. Can any political party knock this train of the rails? As more production comes back to the U.S. due to import tariffs and trade rules, it suggests we're in for wage growth and more housing demand from a huge group of **Millennial-aged buyers** who are forming families and expecting to live in homes.
- Lots of concern for home sales however, this graphic via FRED shows resale stats doing well. Sales continue right into last month. As housing prices fall in January, sales are expected to pick up from hungry cash rich buyers.

