

# The Backus Bulletin

*"Your Management, Your Way"*

## This and That

August 2017

We have a new friendly voice at the front office. Anna Aiello was with us for five years but her first born grandchild stole her away from us! We were sorry to lose her but happy for our new addition.

Celeste Serrano has a wonderful background in customer relations. She lives in Salinas with her husband and three children. In her free time she enjoys taking her children to the park and watching movies. Celeste has jumped right in to our busy office and is doing a great job. We all answer the phone as necessary, but Celeste is first in line.

Cindy Vargas has a new assistant—Stephanie Zavala. Stephanie comes to us from Wells Fargo Bank and also has a great background

in customer service. Stephanie just got married this past October and is enjoying the married life. She and her husband enjoy traveling and exploring the outdoors. Her primary responsibility in the office is tenant issues (new applications, new tenants, repairs, turnovers) but also assists Cindy in her many and varied tasks.

We are changing to a new bank as of September 1, 2017. Our current bank is 1<sup>st</sup> Capitol and we will be going with Seacoast Commerce Bank. Most of you will not notice the difference, but it is always nice to know where your money is being held.

Seacoast specializes in business banking and has a large portfolio of property management companies. We have some special needs such as a large number of ACH rents and the fact that all of the money

in the Trust Account belongs to different owners. There are some regulations in regards to Trust Accounts that many banks find confusing so it is a pleasure to be working with an institution that knows exactly what we are talking about.

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### Backus Properties

P.O. Box 1089  
Salinas, CA 93902  
(831) 455-2052  
Fax: (831) 455-2087  
info@backuspm.com

[backuspm.com](http://backuspm.com)



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Contact us:

<b>Sally Backus, MPM</b> Broker	<b>Bill Backus</b> Associate Broker Sales
<b>Michele Backus</b> Asst. Property Manager	<b>Molly Scott</b> Asst. Property Manager
<b>Daisy Puente</b> Asst. Property Manager	<b>Cindy Vargas</b> Property Manager
<b>Cyndie Scott</b> Admin. Assistant	<b>Stephani Zavala</b> Asst. Property Manager
<b>Celeste Serrano</b> Admin. Assistant	<b>Fred Nohr</b> Admin. Manager
<b>SallyAnn Mejia</b> Bookkeeper	

**Office Hours:** Mon-Fri 9am-4:30pm  
Saturday - by appointment  
Sundays & Holidays - closed

## Announcements & Services

### WHAT CAN WE DO TO MAKE OWNING A RENTAL PROPERTY EASIER FOR YOU?

We won't know unless you tell us! Don't forget we have an "Eviction Protection" plan for \$20.00 per month that covers the \$1,000-\$1500 attorney fees if you have to evict a tenant. We also have "Rent Protection" at 2% additional management fee that means we will pay the rent if the tenant does not pay on time or not at all. Call or email our office: [info@backuspm.com](mailto:info@backuspm.com) or 831-455-2052.

### THINKING OF BUYING OR SELLING?

If you are thinking of buying or selling, we can assist you. We specialize in residential and multi-residential units and are experienced in conventional sales, purchases as well as short sales. Just call and ask for Bill and we will help you with your Real Estate needs. There is no obligation. Check out your property value today!

### ON-LINE STATEMENTS

Contact our office or e-mail our office at [info@backuspm.com](mailto:info@backuspm.com) to sign up or for further information.

**BACKUSPM.COM**



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A recent change in the laws requires us to hold the security deposit of the tenants in a separate account as of January 1, 2018. For most owners, that means that their normal balance will be \$300 each month instead of the amount of the security deposit plus \$300.00. The security deposit amount will show in a different report.

If there is not enough funds in the regular balance for this change, you will be receiving a letter from us explaining what is needed and when the adjustment will take place. Do not hesitate with questions. This may also affect your balance if we pay your mortgage or HOA fees and the letter would include this information as well. If you do not receive a letter in this regard—no problems!