

# The Backus Bulletin

*"Your Management, Your Way"*

March 2024

## Important News

**SB 721:** for those of you who have multifamily, two story buildings, the inspections of the outside stairs and balconies will be done in April. The cost will be \$800.00. You should be getting a letter from your Property Manager with more information. This is mandatory by state law.

**Sewer bills:** Most of you pay sewer bills quarterly. There will no longer be a quarterly bill mailed out from Monterey One Water. As you know, property tax bills run July 1-June 30. As of this tax year (2024-25) the full year sewer bill will be included in the property tax bill.

If you own commercial property and the tenants pay the sewer bill, they will still be expected to pay monthly, and that amount will be adjusted with each years bill. Note we will not hold these payments and they will be given to you along with your monthly distribution.

Please remember if we have paid your sewer invoice in the past you will no longer see this charge on your statements. Plan accordingly.

**Pre-moveout inspections:** We have always offered pre-moveout inspections to tenants, as required by California law but have not required a document refusing such inspections. With the new paperwork, their signature will be required and we expect to have more tenants requesting

### Backus Properties

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

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



**Backus Properties**  
 P.O. Box 1089  
 Salinas, CA 93902  
 (831) 455-2052  
 Fax: (831) 455-2087

**Contact us:**

**Sally Backus, MPM**  
 Broker

**Bill Backus**  
 Associate Broker  
 Sales

**Michele Backus**  
 Property Manager

**Cindy Vargas**  
 Property Manager

**Jana Whitlock**  
 Property Manager

**Mary Lynn Pinto**  
 Property Manager

**Daisy Puente**  
 Asst. Property Manager

**Cyndie Scott**  
 Admin. Asst.

**Celeste Serrano**  
 Admin. Asst.

**Sally Ann Mejia**  
 Bookkeeper

**Will Backus**  
 Admin. Asst.

**Daniel Pinto**  
 Admin. Asst.

**Office Hours:** Mon-Fri 9am-4:30pm

**Announcements & Services**

**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 he will help you with your Real Estate needs. There is no obligation.

Check out your property value today!

**ON-LINE STATEMENTS**

Contact your property manager Michele Backus [mbackus@backuspm.com](mailto:mbackus@backuspm.com) or Cindy Vargas [cvgargas@backuspm.com](mailto:cvgargas@backuspm.com) if you would like to receive online statements.



**BACKUSPM.COM**



*(Continued)*

the inspection. This inspection is done one to two weeks prior to move out to give them a better idea of what needs to be done to get their deposit back.

We are giving you this information because you may begin to see an additional “move out inspection” fee on your statement.