

# The Backus Bulletin

*"Your Management, Your Way"*

July 2024

**Pay Attention! These issues may need your action!**

1. **Rent control in Salinas:** if you own property in the city limits of Salinas, you should have received a separate email regarding potential rent control. It would affect both single family and multifamily properties and could possibly limit annual rent increases to as little as 2%. Please contact the office if you have not received additional information.

2. **AB 12:** Change in security deposits: Affects all owners who own more than two properties or four units. Security deposits on new tenants is limited to one month's rent. We have generally charged 1.5 months rent and up to two months (total allowed) for pets or credit issues. We will continue to use those amounts for owners who do come under this legislation. We cannot charge additional deposits for pets but may be able to increase rents.

**If you own other rental properties in California that we do not manage, please let us know so we can adjust your portfolio appropriately.**

3. **Update on sewer bills:** if you pay the sewer bill on your rentals to Monterey One, they have reversed their decision to include the bill with the property taxes.

It will still be billed directly every other month.

## **Backus Properties**

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

**backuspm.com**

## Announcements & Services



**Backus Properties**  
P.O. Box 1089  
Salinas, CA 93902  
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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

### ON-LINE STATEMENTS

Contact your property manager Michele Backus  
mbackus@backuspm.com or Cindy Vargas  
cvargas@backuspm.com if you would like to receive  
online statements.



**BACKUSPM.COM**



### 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!