

**WORTH ROSS**  
MANAGEMENT CO., INC.

The Property  
Management  
Experts

# YOUR MANAGERS' REPORT

June/July 2005

*The Worth Ross Tenant Newsletter Service*



**Celebrate**

**July 4th, 2005**

**Your Worth Ross  
& Associates Team!**

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## Check Your Renter's Insurance Coverage

It is very important that tenants obtain renter's insurance. It is amazing how much money it can take to replace personal belongings. If you do not think so, sit down and make a list of what you own and how much it would take to buy it again. You will find the results amazing.

It is a misconception by many tenants that the property owner's insurance will cover their contents. This is not the case - the owner's insurance covers the structure and certain areas of liability, but it will not include the tenant's personal property.

It is also important to review what the various renters' insurance policies cover. Many people think all renters' insurances are the same, but that is far from true. Just like car insurance, they can have a varied and wide range of coverage. Review the insurance to see if it "will replace" your valuables and personal property. Some policies include electronics, jewelry, and some do not. Take a complete inventory before purchasing or reviewing a renters' insurance policy before making a decision.

Consider whether the insurance company will offer "actual cash value" (ACV) or "replacement cost coverage" for your belongings. As the name implies, ACV coverage will pay only for what your property was worth at the time it was

damaged or stolen. For example, if you purchased a camera five years ago for \$700, it would be worth significantly less today. While you could still need to spend about \$700 for a new camera, your insurance company will pay only for what the old one was worth, minus your deductible. Replacement coverage can make a big difference.

Other things to consider:

- Additional living expenses: some policies include payments for living somewhere else when events such as a fire or flood happen in a residence.
- Additional benefits: an example of this is a policy that covers the liability of water-filled furniture.
- Liability protection: although this is standard with most renters' policies today, it is a very important item to have if an accident occurs in the residence and the injured party sues you.
- The amount of the "deductible": this can vary from policy to policy, and it is important to review "what if something happens" and how the deductible will affect the final outcome.

The Internet is a great source of information where you can find many insurances to "compare." Then call different insurance agents to verify your information. Protect yourself - obtain or review your renters' insurance policy.



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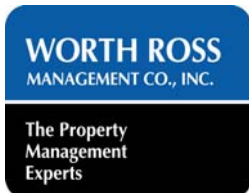
## Report Your Maintenance On The Internet!

### *Did You Know?*

Did you know that you could report your maintenance on our updated Web Site? It's easy, just go to [www.worthross.com](http://www.worthross.com) and choose Resident Information, and then, Maintenance Form. Just fill in each item, tabbing from one to another, and send. We will send a confirmation e-mail to you.

### *Know someone who is looking for a home?*

Do you know a homeowner who would like to rent out their home? Refer them to us and we will reward you. We just need a name and telephone number of the person you are referring, or simply have them mention your name when they call us. Call, fax, or send us an e-mail to earn your reward today.



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### Take Precautions with Sun and Water

Summer is a great time to get out and enjoy all types of sports, particularly those involving water. Before heading outside, take time to consider certain precautions.

#### Sun protection

- Limit time in the sun, particularly between the hours of 10 am - 4 pm when the sun's rays are at their peak.
- Use an effective sunscreen with at least SPF 15 even during cloudy days or in the shade. The reflection from the water can still cause sunburn.
- Use sun glasses with UV protection and hats to protect eyes from the harsh sunlight.
- Cover up to avoid too much exposure from sun with hats, shirts, or long pants when appropriate.



#### Water Safety

- Make sure your children can swim and know the rules of water safety.

- Do not allow children to run around any pool, either at home or in a community area.
- Watch children at all times around the water.
- If the sport involves boating, be sure everyone wears a life jacket. Even the calmest of waters can run deep with currents or very cold temperatures; life jackets "save lives."

#### Swimmer's Ear

A lot of time in the water can cause "swimmer's ears - to prevent this:

- Use earplugs
- Clean the outer area of the ear, but not inside
- Never put anything inside the ear
- See a doctor immediately if there is itching, pain, tenderness, or drainage.

**Enjoy the outdoors and have a safe summer!**