



YOUR MANAGERS' REPORT

Dec 2005 / Jan 2006

The Worth Ross Tenant Newsletter Service

Happy New Year!

Your Worth Ross & Associates Team!

Contact Us: (214) 522-9100

Worth Ross

Broker Owner, Ext. 202
worth@worthross.com

Kevin Curran

Agent, Ext. 212
kevin@worthross.com

Oliver Roberts

Agent, Ext. 207
oliver@worthross.com

Chris Vogel

Agent, Ext. 215
chris@worthross.com

Melissa Zacha

Agent, Ext. 216
melissa@worthross.com

Jere Becker

Agent, Ext. 214
jere@worthross.com

Jamillah Gardner

Work Order Supervisor, Ext. 204
jamilla@worthross.com

Jayne Morin

Accounting, Ext. 205
jayne@worthross.com

Ping Liu, CPA

Accounting, Ext. 211
ping@worthross.com

Terri Chamness

Association Mgr., Ext. 201
terri@worthross.com

worthross.com

Good Tenants are Good Neighbors

Anyone can be a bad neighbor and no one wants to live in an area where people violate local laws or practice poor living habits. Being a poor neighbor can also lead to poor rental history for a tenant, so it is important to live quietly and allow others the quiet enjoyment of their home. A bad neighbor situation can also create unwanted attention and may even incite retaliation, which no one wants.

It is better to avoid any situation that could label a resident as a "bad neighbor." We have laid out the problems that occur in neighborhoods to assist you in avoiding difficulties with your neighbors.

The first issue that appears quickly and cause distress is junk and garbage stored outside the residence. There are simple ways to avoid this.

- Pick up litter on a regular basis, even if you have not caused it. If something lands in your yard, pick it up and dispose of it properly.
- Do not retaliate against your neighbors, even if you did see them place garbage or debris on your lawn - report it to your property manager or make a report to the local authorities. If it is a serious problem, let a professional help you.

- After trash has been picked up on the specified day, keep your receptacles clean and put them away and out of sight.
- Take down holiday lights and decorations when the appropriate season is over. Nothing can shout "junk" faster than this.

An activity that can cause major problems is how you maintain vehicles at your residence or in the area. Four major issues generally occur.

1. Parking abandoned, inoperative, or unregistered vehicles in front of a residence - this is not only an eyesore, but is usually illegal. If you have a vehicle of this nature, store it within your garage behind a closed door or find a suitable place for storage.
2. Performing major vehicle repairs on the property, particularly on an on-going basis, is a great way to anger other residents on your street. If you must do repairs, be sure they are minor, such as an oil change, flat tire, or minor tune up. Then complete them within a few hours, disposing of all consumables properly, and do not make it an everyday or weekly habit. If it is a major repair, arrange to complete it at

(Continued on page 2)



**Worth Ross
Management Co. Inc.**

4145 Travis St., #204
Dallas, TX 75204
(800) 522-9119
(214) 522-9100
Fax: (214) 528-6889

worth@worthross.com
worthross.com

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 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.



4145 Travis St., #204
Dallas, TX 75204

worthross.com

(Continued from page 1)

an appropriate commercial facility.

3. Do not park commercial vehicles at your residence. This is usually illegal in a residential zone and can lead to neighbor complaints and major fines.
4. Parking motor homes, RVs, or trailers in areas that have restrictions is also a big problem. However, the worst violation is if someone is permanently living in them; in most areas, this is illegal.

Animals can cause many difficulties in a neighborhood and can lead to serious altercations between residents.

- You must keep pets, if permitted in your rental contract, in compliance with local ordinances,

particularly as it concerns leash laws or dangerous pets. Pets are not to violate the quiet enjoyment of other area residents. If you have a pet that constantly creates a nuisance, you need to seek treatment for the pet or find it another home.

- Unless zoned agricultural and allowed in your rental agreement, fowl and livestock are restricted and illegal.

Any of these activities can lead to a tenant notice, so avoid this at all costs and keep your rental history in the best possible condition. We want you to have peaceful enjoyment of your resident. If you need our assistance, please let us know. As your property managers, we are here to help you with your residency.