



Happy New Year!



Pictured above: Larry D. Smyth
Owner/Broker

Happy New Year to all. As we head into 2010, Farrell Smyth continues to move forward on all fronts to stay ahead of the changing and challenging rental market and advanced technology.

As you read through this issue, you will hear about our improved, award winning web site. We have been selected as a "Google favorite Place". This award was unsolicited and

awarded by Google due to the high volume of traffic to our web site. We have also been picked as the best web site for locating rentals by many Cal Poly Students and the Mustang Daily Staff.

You will also find that we are already preparing for the 2010 rental season. This includes planning our marketing and maintenance schedules. Maintenance is more important than ever as potential tenants have more choices of properties and will look for the best price and best maintained units. Poor maintenance on one of our properties can affect all of our properties because one bad unit can give the impression that all of our

units are bad. Once that impression is out in the market it is hard to correct. One reason we did so well with our rentals last year was the fact we have well maintained units. Keep in mind that investing in good maintenance keep units rented.

Finally, from our book-keeper, Noe, a reminder that your December statement will serve as your year end statement for tax reporting purposes. Also, to sign up for direct deposit of funds and electronic statements and Newsletters give Noe a call. Until next time, Good Renting.

-Larry Smyth

A Message from the Director



Pictured above: Anthony Flatos
Property Director

It is hard to believe another year has come to an end! Due to a very aggressive advertising campaign last spring we survived a difficult rental market and a slow economic time. Other than brand new and/or very late rental vacancies, we have successfully rented all units,

and continue to strive for zero vacancies.

Our new campaign to re-rent units for 2010 will begin after the New Year. We ask that each and every owner review their rentals and be prepared to talk about the 2010-2011 rental year. Should you have questions or plans concerning your unit, please write or email me by January 31, 2010! Any changes concerning tenants and/or their contracts will be mailed to them by February 28, 2010.

In our communications to

existing tenants, we will include a lease extension or modification for immediate signature so we are able to continue tenancy with out any breaks. Should a tenant not sign a lease extension their unit will become part of the new rental list by March 31st. Please remember: A reduction in rent may save a tenancy and money for you as an owner!

Please send your thoughts promptly as we can better prepare for the new rental year.

-Tony Flatos

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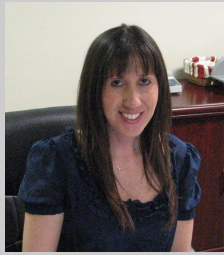
Gilbert Avina

Tod Sarguis

Tom Etchison

Eugene Moore

Tyler Kuiper



Pictured above: Rachel Bevier
Leasing Coordinator/Front Desk

A Message From The Front Desk

And the Google Award goes to...

Our website is so popular that Farrell Smyth, Inc. recently received the "Google Favorite Places" award. Our website received over Two-Million hits in 2009. Wow! www.farrellsmyth.com: THE place to find a place.

Thanks to our strong marketing and advertising campaigns, and excellent book-keeping and business practices, Farrell Smyth Property Management continues to maintain its superior position in the industry. We stand out

above the rest, year after year. Tenants call us first, visit our award-winning website first and rely on us to meet their housing needs first.

We are proud to offer virtual tours of our rental properties online, automatic e-mail alerts to prospective tenants when new properties are added, and our newest feature, a sign-rider at our properties, which allows prospective tenants to get all the property details via a instant text message, which then automatically re-directs them to our website. These are just

a few of our state-of-the-art tools that make it so easy to rent from Farrell Smyth.

In 2010 we will place an even stronger focus on our web-based advertising, which we have found to be more effective in attracting clientele than traditional newspaper ads.

We hope our continuing efforts on your behalf will bring you a happy and prosperous New Year.

-Rachel Bevier



Pictured above: Sonia Lopez
HOA Bookkeeper & Coordinator

Home Owners Association Update

The end of 2009 is almost here and all associations are prepared to begin 2010 with their new budgets. Hopefully all owners have received their Disclosure packets which included all the required information. The emergency information sheet is very important to return so that the association can have accurate contact information in case of an emergency. So please remember to return those forms!

For a few associations there are dues increases and special assessments effective 1/1/10, so don't forget to include those new amounts in

your payments.

As always, minutes, meeting dates and rules and regulations are easily available online at www.farrellsmyth.com under HOA Management. Farrell Smyth has enjoyed serving the Associations and we value our working relationships. We look forward to another exceptional year of productive service. Happy Holidays!

NEW Effective 1/1/2010:
For Associations with
Swimming Pools:

Governor Arnold Schwarzenegger signed AB1020 (the Anti-Entrapment Devices and Systems) into law amending Section 18942 and adding Sections 116064.1 and 116064.2 to the Health and Safety Code. The provision of the Anti-Entrapment Devices and Systems law established a \$6 surcharge per swimming pool. The fee is collected by the local Environmental Health Agency and transmitted to the Controller for deposit into the State Recreational Health Fund.

-Sonia Lopez



Pictured above: Kersten Reid
Maintenance Coordinator

Maintenance Reminders

Keeping up the condition of the property is essential to attracting and maintaining tenants.

This fall, we inspected each unit that has been occupied by the same tenants for more than one year. This field inspection included checking water heater straps and

smoke detectors to ensure for proper working condition. We completed the upgrades in compliance with California building codes.

This time next year, we will be doing our rounds once again, to ensure that all the properties are up to code.

As we get close to the heavy rental season, be sure to let us know if you have any major remodels or maintenance projects so we can properly schedule our re-rents and maintenance check lists

-Kersten Reid