



TRI-VALLEY EXECUTIVE'S ASSOCIATION
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MAY 19, 2005

NEXT WEEK:

The next meeting will be held at Vic's on Thursday, May 26.

Greeters will be **Mary Tuttle** of Classic Value Coupon Book and **Dave Silva** of Silmar Flooring.

The Value will be given by **David Sanchez, Jr.** of Hacienda Auto Glass.

The Classification on May 26 will be given by **Mike Doeschot** of Accurate Signs.

BOARD COMMITTEES:

We have new Committee Chairpersons:

- Treasurer – Dave Cherry
- Social – Marilyn Lewis
- Program – Pam Meyer
- Membership – David Sanchez
- Retention – Norma Vorhies

Each committee needs approximately 5 members. If you'd like to beat the draft, please talk to one of them to sign up to be on a committee.

CLASSIFICATION

Manuel "Manny" Martin was born in Oakland and raised in northern California. He is married with two children, a son who is a vice principal and a daughter that went to Chico State and now works with him doing property management. He is a soon-to-be grandpa with a grandson due in about 13 days.

Manny was in the liquor distribution business for 21 years. In 1985 he got tired of traveling and with emerging drinking-and-driving laws, his business started declining; so he began looking around for another career. He decided to get into real estate and settled on property management.

He got his real estate license and started Amador Valley Property Management Company. Manny's goal is to make investing in real estate and being a landlord painless, easy and profitable. He feels that careful tenant screening and selection is the most important thing in property management. Manny is very experienced in judging qualifications and matching tenants to properties. However, he cannot guarantee that a tenant will stay and recommends that property owners keep 2-3 months reserves to cover expenses during vacancies. The 2-3 month reserve will allow time to find the proper tenant and not just get someone in who will pay the rent.

In addition to tenant screening and selection, Amador Valley Property Management's services include property evaluation, comprehensive legal forms, rent collection, handling security deposits, complete accounting services, property inspections, and repair and maintenance contracting supervision.

Manny Martin is a member of the National Association of Residential Property Managers among others. To take the headache out of managing your properties, or if you know someone who is in need of property management services, call Manny at 551-8700.

MARKETING ITEMS:

There is a table located near the door at each meeting on which you are more than welcome to place your marketing materials. Please remember to take them with you after the meeting. Cristin does not have room to store them for you. Thank you for your help.
