

Residential property owners — Prepare now for the winter months ahead, and avoid damage to your bottom line!

KRS Holdings' Top Five Winter Property Management Tips

From our experience, winter brings challenges that can be devastating to your buildings and to your profits. Richmond property owners should recognize that December is their last chance to prepare for these winter months. We've developed a list of our recommended, most cost-effective steps we take now to avoid those expensive, cold-weather disasters later:

- 1) Make sure you have contacted and negotiated with reliable HVAC contractors in advance of winter building heat calls. The most cost-effective way to deal with emergency repairs and maintenance of heating systems is ahead of time! By having agreements already in place with a number of reliable, reasonably-priced heating professionals, cold winter months won't catch you off-guard.
- 2) Frozen pipes can be one of the most costly building emergencies to deal with. A building manager should be prepared by having their most reliable plumbing companies already lined up. And, if you have empty units, minimize frozen pipe damage by maintaining heat service to these apartments. Comfort is not the issue -- repairs are. The minimal heating bills will be considerably less expensive than those potential emergency plumbing bills.
- 3) Pest control can become a real issue as the weather outside turns inclement. Mice and rats moving indoors can become a real nuisance and health hazard. As property managers, our best resource for dealing with infestations has been the advice and products available from www.DoMyOwnPestControl.com. However, when the services of extermination professionals are required, we rely on Dotson Pest Control, with multiple offices in the Greater Richmond area (www.DodsonBros.com).
- 4) Crawl spaces should be secured, and dry, to provide easy access for maintenance and repair personnel. Also, ensure spaces are properly ventilated to prevent moisture and mold build-up.
- 5) Perhaps the most important step to implement is more frequent on-site property inspections in the winter. This added vigilance will help spot potential problems before they get to be crises. The increased winter inspections we've performed for our clients has saved them thousands of dollars in potential expenses every year.

Call us if you would like additional information or assistance preparing for winter. Our goal has always been to increase the value of our clients' residential assets, while decreasing their headaches.

**To discuss how our
property management services
might benefit you, contact
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www.KRSHoldings.com**

KRS Holdings, Inc. has specialized in property management since 1990. Our guiding principle has always been to increase the value of our clients' residential assets while decreasing their problems. To accomplish this vision, we've developed proprietary systems with the potential for increasing the value of just about any property we manage.

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