

# RIDGECREST



July 2015

Ph:510-886-8495 \* Fax:510-247-9073 \* Email:ridgecrest@zaballos.net

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## Tenant Appreciation/National Night Out Party— Enter to Save \$500 on your September rent!

For those of you that are not familiar with National Night Out (NNO), it is an annual event designed to strengthen our neighborhoods through police-community partnerships. The goal is to heighten crime and drug prevention awareness, build support and participation in local anti-crime programs, and most importantly, send a message to criminals that our neighborhoods are organized and fighting back. It's also the perfect opportunity to get to know your neighbors even better!

NNO is coordinated by local law enforcement agencies, Hayward Neighborhood Alert and Target the national sponsor. NNO provides a unique opportunity for Hayward to join forces with thousands of other communities across the country in

promoting cooperative, police-community crime prevention efforts. The presence of local law enforcement in the community under the positive circumstances of a NNO allows many residents to meet their officers on a one-to-one basis.

This event will be cosponsored by AT&T and will have food & drinks, fun & games for the kids as well as a short presentation by Hayward Police as part of our final phase of Crime Free certification for Ridgecrest. We will also be raffling off **three \$500 rent credits toward your September 2015 rent** as well as some **free laundry cards** courtesy of Wash. Farmers Insurance agents Brian and Theresa Lotz will be onsite to talk to you about renter's insurance and other insurance needs. This will be a great way to meet your neighbors and be part of the community. Let Jackie in the office know if you're coming and we'll have a nametag for you.

**When: Tuesday August 4, 2015**

**Time: 6:00 PM to 9:00 PM**

**Where: Ridgecrest Pool Area**

## Upcoming Events

- ❖ Tenant Appreciation and National Night Out Event August 4<sup>th</sup> 6-9 PM
- ❖ Downtown Hayward Street Party August 20 5:30-8:30 PM

## Downtown Street Party August 20<sup>th</sup>.

Have you been to the downtown Hayward Street Party?

### Location Details

Thursday August 20, 2015

5:30 PM to 8:30 M

B Street- Downtown Hayward

The 2015 downtown Hayward Street Party season continues **Aug. 20** with bands on five stages, the third of three summer car shows, street entertainers, food, and family fun. The event continues the series of traditional Thursday night street parties. Bands are: Patron, Zebop, The Royal Dueces and Third Sol. Additional fun will be provided by street entertainers, face-painters and an entire city block of rides for kids.





*“And good neighbors  
make a huge  
difference in the  
quality of life. I  
agree.”  
~Robert Fulgham*

## Referrals Can Bring You CA\$H

Did you know that we pay a cash bonus of \$200 for quality tenant referrals? Here’s how it works. If you are a current tenant of Ridgecrest Apartments and you refer someone to our properties, we will pay you \$100 after your referral has lived here 6 months and a second \$100 after twelve- months. This all adds up to win-win for you and for us.

## Things to do in Hayward

**Free Family Movie Nights:** dates now through September 25th go to: <http://www.haywardrec.org/DocumentCenter/View/2787> for details.

### Hayward Farmer’s Market

Location: Watkins between B St and C St in Downtown Hayward; Every Saturday-9AM to 1:00PM - “Rain or Shine”

**Off the Grid Mobile Food Trucks:** Every Monday from 5-9 pm. on Watkins Street, in front of City Hall, between B & C St.

## Rent Reminder

Rent is due along with your MWP (rubs) utilities on the 1<sup>st</sup> of each month. Tenants have a five day grace period to pay without incurring a late fee. **You are encouraged to include your utilities payment on your rent check.** If you have any questions, please do not hesitate to contact us 510-886-8495.

**12th Annual 10K on the Bay** at the Hayward Shoreline Interpretive Center, August 30<sup>th</sup> for more information go to: <http://www.10konthebay.org/>

**Oakland Jazz Festival:** August 1<sup>st</sup> at Cal State East Bay. For tickets go to: <http://oaklandjazzfestival.com/> Doors open at 10AM.

Please take our online survey at [www.zaballos.net](http://www.zaballos.net) and let us know if online rent payments would be a convenient way to pay your rent. You will be required to create a user account on the web site using your email address and password.

### IMPORTANT NOTE

*Please make all checks out to Ridgecrest Apartments. Checks made out to “MWP” will not be accepted.*

## YELP/Apartmentratings.com-Resident Reviews

Nowadays, everyone relies on the internet for reviews about products, services and restaurants. We review our favorite restaurants, night clubs, automotive services, shopping centers....why not review your favorite apartment complex? By sharing your favorite thing about living at Ridgecrest, you could be influencing your new next door neighbor to move in. Many people use Yelp to post their reviews but were you aware of

apartmentratings.com? This is a website that allows residents to directly review their apartment community. We encourage you to share your experience both positive and negative but please be constructive.

<http://www.yelp.com/biz/ridgecrest-apartments-hayward>  
[http://www.apartmentratings.com/ca/hayward/ridgecrest-apartments\\_510886849594541/](http://www.apartmentratings.com/ca/hayward/ridgecrest-apartments_510886849594541/)



## 8 Ways to Prevent Crime in Our Community

We have seen an uptick in the amount of incidents at both Walnut Hills and Ridgecrest Apartments including unit, vehicle and mailbox break-ins. Please be vigilant and report any and all suspicious activity to either Blue Sky Security or The Hayward Police Department. The non emergency number for Hayward Police Department is 510-293-7000. Here are some basic tips to help prevent crime in your community.

**1. LOCK ALL YOUR DOORS / WINDOWS ALL THE TIME!** Most burglars are looking for an easy way in. Any unlocked point of entry can be the easiest way into your home. Close your garage door!

**2. SPARE KEYS LET ANYONE IN!** Do not leave spare keys outside for any reason. Carry a spare yourself, or provide one to a trusted neighbor or relative/friend. Unattended keys are a risk.

**3. CREATE THE LOOK OF OCCUPANCY!** No one is home all the time. The trick is to make your house look or sound occupied when you are away. Use timed lights, radios and things that appear as if you are home. Make sure your house is looked after when you are away. Consider a Home Alarm!

**4. WHO ARE THE PEOPLE IN YOUR NEIGHBORHOOD?** Begin or participate in a Neighborhood Watch. Look out for each other

and create a sense of surveillance over your neighborhood.

**5. WHAT DO YOU OWN?** Create and maintain a Home Content Inventory List. Know what you own and be able to identify it.

**6. PAY ATTENTION!** Listen and look. What you see and what you hear may need reported. Be aware of area activity. Write things down. Report suspicious people and activity.

**7. DO NOT LEAVE ITEMS VISIBLE IN YOUR CAR!** Don't provide any temptation for the petty criminal. Hide all valuables including bags, CD's, sunglasses, keys, parcels etc...

**8. MAINTAIN RENTERS INSURANCE!** If you are a victim of a home burglary or some other catastrophe such as a fire or flood and do not have renter's insurance then you will not be covered for your losses. The time to consider a renters policy is before you suffer a major loss of personal property. Farmers Insurance will be on hand August 4<sup>th</sup> from 6-9 PM to provide information about renters insurance. You can also speak to your current insurance agent about this type of policy. There are normally discounts for carrying multiple policies with the same agent.

**IF YOU HAVE AN EMERGENCY DIAL 911!**

## Ridgecrest Community Reminders

- Our Speed Limit is 5mph! Please stop at all posted stop signs.
- Cars parked in fire lanes will be towed without warning at owner's expense.
- No BBQ on balconies per California Fire Code 308.3.1. Keep your balcony and door way free of trash and debris.
- Only two (2) cars are allowed per unit on the property. Make sure your vehicle(s) are registered with the management office. **Vehicles must move every 72 hours.**
- Please be courteous to your neighbors and remember that the floors and walls are thin and your neighbors can hear everything (Music, Walking, Slamming cupboards, Yelling, T.V. Surround sound etc.) Quiet time is 10pm to 7am. Reminder that some of your neighbors work at night (grave yard shift).
- Car Stereo volume is to be turned down while on the property.
- Plumbing issues: please do not flush anything but toilet paper down your toilet (no feminine products/baby wipes etc.) The products say they are flushable but according to Roto Rooter these items have been the number one cause of ongoing plumbing problems.
- After hour Emergency Phone number **510-274-6494.**

- Blue Sky Security phone number after 6pm. 925-462-4512.
- Lock out after hours there is a \$20.00 fee paid to the manager if the manager is not available you may have to call a locksmith.
- Please Note: Your lease renewal must be signed no later than the 28th of the prior month your lease is due or you will automatically be charged the Month to Month rate.

### After Hours Emergencies

An emergency is something that absolutely cannot wait until the next business day. Some examples of non life threatening emergencies are: any type of flooding, if you only have one toilet and it is inoperable, if you are having trouble with your front door/back door locks, you are locked out with no key and if you have noise complaints after 10 P.M. Our answering service keeps a running log of all calls and we

can use that documentation to place into your file if need be. The answering service can be reached at **510-274-6494**.

The on-call manager will be notified and your response time is generally no more than 20-30 minutes.

**If you have a life-threatening emergency or witness a crime being committed call 911!**

### New Employee at R. Zaballos and Sons, Inc.



Please welcome our new Administrative Office Assistant Melissa Escovedo-Couch. She is replacing Amber Yaeger who left in May. Melissa has an extensive background in the banking industry and most recently worked in property management managing HOA's. She is a welcome addition to our team.

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*is good form*

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