



## Issue VIV

### Useful Long Beach City Phone Numbers:

- **Police**  
(562) 435-6711
- **Fire**  
(562) 570-2500
- **Gas**  
(562) 570-2140
- **Graffiti Hot Line**  
(562) 570-2773
- **Abandoned Shopping Carts**  
(310) 452-9088
- **Code Enforcement**  
(562) 570-6421
- **Abandoned cars**  
(562) 570-7241

### Inside this issue:

- 1) Belmont Awarded Property Mgt. Company of the Year ! ..... Pg 1
- 2) Long Beach Water Emergency..Pg 2
- 3) Christmas Cheer For Belmont Staff.....Pg 3

# Belmont Brokerage & Management, Inc. *Newsletter*

[www.belmontbrokerage.com](http://www.belmontbrokerage.com)

## *Belmont Named Property Management Company of the Year!*

The Apt. Assoc., California So. Cities recently held its Annual Rental Housing Industry Awards Breakfast and Trade Show aboard the *Queen Mary*. Belmont Brokerage & Management, Inc. ("Belmont") was named **Property Management Company of the Year for 2007** for its outstanding achievement in the rental housing industry in the greater Long Beach area.

Nancy Ahlswede, Executive Director of the Apartment Association, in making the award to Belmont told the audience that the award was given to Belmont on the basis of Belmont's performance, professionalism, customer service, industry knowledge, and continuing education of it's staff.

Kurt Wood, President, attributes Belmont's successes to two major



Kurt Wood Accepts Property Management Company of the Year Award from Malcom Bennett, President of the Apartment Association

factors. One is attention to detail, and the second, almost old fashion today, is a desire to make a differ-

**Offering Peace of Mind through Effective Management**

ence in client's lives.

In managing over two thousand units in the Greater Long Beach area for the past 25 years, Belmont employees understand that investors have made substantial investments in their properties in order to create a dream of using real estate to insure their financial independence, a higher standard of living, and future retirement. Belmont's attention to details, including risk management, personnel training, property inspection reviews, accounting management, and personal involvement all work together

to help their clients become more profitable and realize greater success with their real estate investments.

As a member of the Institute of

**Belmont's goal is to have all employees work together to help clients become more profitable and realize greater success with their real estate investments**

Real Estate Management, the Pacific West Association of Realtors, and the Apartment Association, California Southern Cities, Bel-

mont holds to a high standard, subject to the Code of Ethics of those organizations.

Our main goal is to provide peace of mind for our owners and to see that their properties and tenants are well cared for and that each transaction is handled in a professional and efficient manner.

Belmont's office staff of fourteen as well as over fifty resident managers are honored to be recognized for their performance and professionalism and wish to thank the Apartment Association for this award.

## *Long Beach City Water Emergency Effects Apartment Owners*

Long Beach just declared a Water Emergency and imposed the region's most severe water restrictions in the state in years. In addition, a recent court ruling is likely to limit water deliveries from Northern California, which will compound the shortage. The measures, which



took effect immediately, will force residents and businesses to change their behavior.

New rules instituted prohibit residents from watering their grass during the day and limits watering grass to only three times a

week. Water can not be used to clean driveways, patios, sidewalks, or any other paved or cemented areas unless pressurized water is used.

The City will be scrutinizing water bills for excessive use and create a hotline for residents to inform on "Water-wasters." Violators can potentially have their water turned off.

### **LONG BEACH CITYWIDE WATER USE PROHIBITIONS**

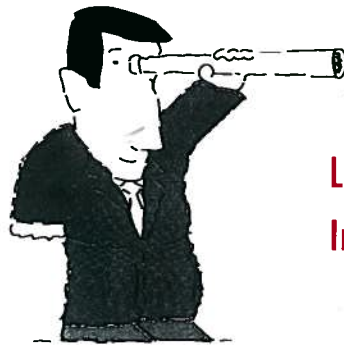
- 1) Washing driveways, sidewalks, parking areas, patios or other paved areas with a garden hose, unless using a water-conserving pressurized cleaning device; a simple spray nozzle does not qualify as a water-conserving pressurized cleaning device.
- 2) Over-watering landscapes to the point of causing run-off.
- 3) Irrigating any landscaped area with potable water between the hours of 9:00 a.m. and 4:00 p.m.
- 4) Irrigating landscaping more than ten minutes per day, on any day other than Monday, Thursday, or Saturday.

Michael Martinez, General Manager of Belmont Brokerage said, "these new restrictions will directly impact the operation of apartments in Long Beach. Gardening and janitorial services provided during the day will not be allowed to water. Water timers, where available, will need to be reset to turn on in the evenings. Buildings dependent on hand watering will be harder to maintain,

### Issue VIV

since maintenance personnel typically don't work after normal business hours.'

At Belmont Brokerage, we are in the process of re-setting water timers for all our Long Beach properties. We are also informing and educating tenants and resident managers on the new regulations. Regional water officials said that Long Beach's



**Looking for Higher Investment Returns?**

action could be a precursor for other communities around Southern California; every community is going to be feeling the pinch!

## **Belmont Brokerage Offers It's Maximizer System To Increase Owner's Investment Returns**



- Low Management Cost**
- Low Maintenance Cost**
- Low Vacancy Factor**
- Low Collection Loss**
- Low Advertising Cost**
- Low Worker's Compensation Rates**
- Fast Vacancy Turn-over**
- High Owner Liability Protection**
- High Discrimination Prevention**
- High Accountability**

## *Christmas Cheer for Belmont Staff*

How does a company go about building a team?

It takes time to build trust in the people you work

zon. Due to the creative spirit of Belmont's General Manager, Michael Martinez, the journey was more than a long commute – partici-

honored. "Our people all work hard, and it's a pleasure to show them a good time," says Kurt Wood, President. Prizes, dinner and entertainment funds, all helped to make the evening exciting and fun.



pants enjoyed singing Christmas carols and playing Bingo for entertainment.

"Belmont is only as good as the people working for it," says Michael.

Many of the property service staff, such as plumbing and electrical people, chose to bring family members on the bus. Mothers and fathers, sisters and aunts, were included in the trip to Morongo. As Michael Martinez says, "When you have to call a plumber or electrician in the middle of the night to take care of an emergency, it pays to have a vendor who feels a part of the Belmont Team." Employees said they enjoyed their family being part of a memorable Christmas celebration.

with.

Each year, in the past, a party was held in a local restaurant.

This year, Belmont chartered a bus to transport all employees, guests and vendors out to the Morongo Resort & Casino near Caba-

It's important that the company has the opportunity to extend goodwill and cheer to the very people that make Belmont so successful. The property supervisors, clerical support staff, and vendors that provide direct property services and maintenance, all need to be

## **Offering Peace of Mind through Effective Management**

Address Correction Requested



**Downtown Main Office:**  
647 E. 4th St.  
Long Beach, Ca 90802

**Member of:**



**Apartment Association,**



**Pacific West Association  
of Realtors**



**Institute of Real  
Estate Management**

**Belmont Heights  
Rental Office:**  
375 Redondo Ave.  
Long Beach, Ca 90814



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***Belmont Brokerage and Management, Inc.  
Named Property Management Company of the Year  
for Outstanding Achievement***

**Offering Peace of Mind through Effective Management**