

D & G's Happenings & Highlights

Volume 1
Summer
Edition

At D & G Equity Management, we've always believed that strong communities are built on clear communication and a steady connection with the people we serve. With that in mind, we're pleased to reintroduce our quarterly newsletter! Whether it's helpful reminders, community news, important dates or a look at what's ahead, we're glad to have this tradition back and look forward to staying in touch throughout the year.



alynnpaint.com

Amandalynn is a Northern California-based muralist and fine artist known for her expressive, feminine-inspired style. Her work highlights the quiet beauty found in both nature and humanity, often brought to life through delicate line work and intricate decorative patterns. Her art can be seen in galleries as well as on public walls around the world, and we are lucky enough to have many of her murals right here in Sonoma County!

She began shaping her signature street art style in 2001 while painting alongside San Francisco's graffiti community. Since then, she has remained deeply committed to creating public murals, regularly collaborating with other artists while also producing large-scale solo pieces. Alongside her mural work, fine art continues to be an important part of her career as she grows as a professional gallery artist.

Amandalynn holds a Bachelor of Fine Arts degree from the Academy of Art in San Francisco and has recently expanded into teaching, offering mural classes to students from preschool through high school. She values sharing the creative process with others and sees it as an essential part of living a meaningful and inspired life.

Tenant Business
Highlight



WHOLEY BRIDGE
CLOSED
APRIL 6 - OCT. 30
2026



FOR A MAJOR
SEISMIC
RETROFIT
AND DECK
REPLACEMENT



CAPRESE PASTA SALAD

RECIPES.SONOMA.COM

INGREDIENTS:

- 1 lb of pasta
- 2 cups cherry tomatoes, cut small
- 8 ounces fresh mozzarella pearls
- 1/4 cup fresh basil shredded
- Balsamic dressing (or store bought)
- 3/4 cup extra virgin olive oil
- 1/4 cup balsamic vinegar
- 1 1/2 tbs honey mustard
- 2 garlic cloves minced
- 3/4 tsp sugar
- 1 1/2 tsp kosher salt
- 1/2 tsp black pepper



DIRECTIONS:

1. Cook the pasta according to package instructions, adding salt to the water. Drain and rinse with cool water to stop the cooking process and cool the noodles.
2. In a large bowl combine the noodles, mozzarella pearls, tomatoes and basil.
3. In a small measuring cup, whisk together the ingredients for the salad dressing. Pour over the pasta salad and toss to combine.
4. Serve and enjoy!



D & G Equity Management
14080 Mill Street/PO Box 418
Guerneville CA 95446
707-869-0808
Fax 707-869-1739
www.dandgequity.com



Owners Corner



**ARE YOU OR SOMEONE YOU
KNOW INTERESTED
IN SELLING YOUR PROPERTY? CALL US
TO DISCUSS HOW WE CAN HELP!**

Special Thanks to
Steve's Electric for being
a Star Vendor!

Timely service responses, quality work
& strong work ethics make Steve's Electric
a pleasure to work with!

Check out our Blog!
www.dandgequity.com/news/



*Thank
you*

Dear Property Owners,

We would like to take a moment to express our sincere appreciation for the trust you have placed in our team to manage your property. Your partnership is truly valued, and we are grateful for the opportunity to serve you.

Owning and maintaining rental property is no small responsibility, and we recognize the care and dedication it takes. It is our goal to support you in protecting your investment, maintaining its value, and ensuring it continues to perform well for years to come. Your confidence in our services allows us to do what we do best—manage your property with diligence, integrity, and attention to detail.

We also appreciate your responsiveness, communication, and cooperation. A strong working relationship makes all the difference, and we are proud to work alongside owners who are engaged and committed.

As always, please do not hesitate to reach out if you have any questions, concerns, or goals you would like to discuss. We are here to support you every step of the way.

Thank you again for your continued trust and partnership.

Sincerely,

The D & G Team

Michael, Patty, Jill, Pete & Carley

Attracting long-term tenants often comes down to comfort, convenience, and a sense that the home is well cared for. You don't need major renovations—small, thoughtful upgrades can make a big difference in tenant satisfaction and retention.

Here are some practical, cost-effective ideas:

Comfort & Everyday Living

- Ceiling fans or upgraded lighting – Improves airflow and makes spaces feel more modern and comfortable
- Blackout or quality window coverings – Adds privacy and helps with temperature control
- Quiet-close cabinets or drawers – A subtle upgrade tenants notice daily

Kitchen & Bath Touch-Ups

- Updated cabinet hardware – Swapping knobs and pulls instantly refreshes the look
- Modern faucet fixtures – Sleek, functional, and easy to install
- Fresh caulking & grout – Makes spaces feel clean and well-maintained
- Water-efficient showerheads – Saves on utilities and improves experience

Storage & Organization

- Closet shelving systems – Even simple add-ons create valuable storage
- Hooks in entryways or bathrooms – Practical and appreciated
- Pantry organizers or extra shelving – Especially appealing for families

Technology & Safety

- Smart thermostats – Energy savings and convenience
- Keyless entry systems – Added security and ease for tenants
- Upgraded smoke/CO detectors – Shows attention to safety

Energy Efficiency

- LED lighting throughout – Lower utility costs and longer-lasting
- Weather stripping & door seals – Keeps units comfortable year-round
- Dual-pane windows (if budget allows) – A bigger investment with long-term payoff

Outdoor & Shared Spaces

- Simple landscaping refresh – Clean, low-maintenance curb appeal
- Private outdoor space touches – Small patios, planters, or seating areas
- Bike racks or storage areas – Especially valuable in active communities

The "Care Factor"

- Sometimes what keeps tenants longest isn't flashy upgrades—it's consistency:
- Fresh paint in neutral tones between tenants

These signal that the property is managed with care, which encourages tenants to treat it the same way—and stay longer.

Resources Summer Tips for Tenants

Dear Valued Residents,

We kindly ask that you report any maintenance issues as soon as they arise. Prompt communication helps us address concerns quickly and efficiently, ensuring your home remains safe, comfortable, and in good condition.

Reporting issues right away is important for several reasons:

- Prevents further damage: Small problems, such as a minor leak or electrical issue, can quickly become larger and more costly if left unreported.
- Ensures your safety: Timely repairs reduce potential hazards and help maintain a secure living environment.
- Improves response time: The sooner we are notified, the sooner we can schedule and complete the necessary repairs.
- Maintains property quality: Keeping everything in good working order benefits all residents and preserves the overall condition of the community.

Please submit maintenance requests through the online portal or contact our office directly if the issue is urgent. After hours - Please contact our emergency line at 707-869-0808 x123 and follow the after hours prompts.

Thank you for your cooperation and for helping us keep the property in excellent condition.

Sincerely,
The Team at D & G

Shout out to Alison Mellander for being a Star Tenant! She possesses all the qualities below that make working with her a pleasure!

How to be a Star Tenant!

1. Pay rent on time, every time
This is the biggest one! Consistent, on-time payments build trust quickly and show you take your responsibilities seriously.
2. Communicate early and clearly
If something comes up—whether it's a maintenance issue or a personal situation—let management know right away. Small problems are much easier to handle before they grow.
3. Take care of the property like it's your own
Basic upkeep goes a long way:
 - Keep things clean
 - Change light bulbs and batteries
 - Avoid damage and report anything unusual
4. Report maintenance issues promptly
A small leak or minor repair can turn into a major expense if ignored. Reporting early protects both you and the property.
5. Follow the lease terms
Stick to what you agreed to—occupancy limits, pet rules, parking, and noise guidelines. It keeps things smooth for everyone.
6. Be a good neighbor
Respect shared spaces, keep noise reasonable, and be courteous. A peaceful community benefits everyone.
7. Respect access and inspections
When proper notice is given, be cooperative with scheduled maintenance or inspections. It helps keep the property in good condition.
8. Keep documentation organized
Save copies of your lease, notices, and communications. It's just good practice and avoids confusion later.
9. Give proper notice when moving out
Follow the lease requirements for notice and leave the unit clean and in good condition. This helps ensure a smooth return of your deposit.
10. Treat the relationship professionally
A rental is a business relationship. Being respectful, responsive, and reasonable goes a long way—and often gets the same in return. At the end of the day, great tenants are dependable and easy to work with. Those simple, consistent habits are what landlords remember—and reward.

Prevent Plumbing Issues

Summer often means more guests and activity:

- Avoid pouring grease down drains (especially after BBQs)
- Be mindful of what goes in garbage disposals
- Clogs tend to increase this time of year.

Fire Safety Awareness

With warmer weather:

- No grills or open flames on balconies
- Keep flammable items away from buildings
- Ensure smoke detectors are working

Be Mindful of Landscaping & Water Use

- Water plants early morning or evening to reduce evaporation
- Avoid overwatering, which can damage landscaping or foundations

Trash & Pest Control

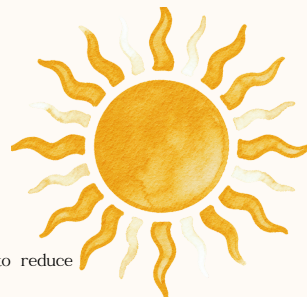
Heat brings pests quickly:

- Take trash out regularly
- Keep lids tightly closed
- Don't leave food or pet waste outside

Report Maintenance Issues Early

Respect Neighbors

Windows open more often in summer—please be mindful of noise levels, especially in the evenings.



Sonoma County Public Pools

Check Websites for Public Swim Times

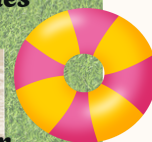
Rio Nido Roadhouse Pool
14540 Canyon 2 Road, Rio Nido
M-F Noon - 8pm Sat/Sun 9am - 8pm

Finley Aquatic Center
2060 W. College Avenue, Santa Rosa
M-F 7am - 7pm Sat/Sun 9am - 1pm

Ridgway Swim Center
455 Ridgway Avenue, Santa Rosa
M-Sun 9am - 5pm

Healdsburg Swim Center
360 Monte Vista Avenue, Healdsburg
Hours Vary

Ives Pool
7400 Willow Street, Sebastopol
M-F 6am - 3pm Sat 8:45am - 3pm
Sun 7am - 3pm



Reminder! We can no longer except Western Union Money Orders. You can obtain Money Orders from most USPS offices.



SHARE YOUR POSITIVE EXPERIENCE ON
GOOGLE REVIEWS
WE WOULD LOVE TO HEAR FROM YOU!

