

# PMI James River Newsletter

Winter 2025

## A Message From Your Property Manager



Dear Owners,

As winter settles in across Richmond, we appreciate your continued trust in PMI James River. Whether you're nearby or managing your portfolio from afar, we're here on the ground protecting your property and keeping operations steady through the colder months. This season brings its own set of challenges and opportunities—from freezing-weather prep to year-end market shifts—and our team remains proactive and attentive every step of the way.

Wishing you a fantastic festive season,  
The PMI James River Team

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Staying Informed: Policy Updates on Rent Control & Inspections.

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Preserve property value; reduce turnover; safeguard income.



### Upcoming Office Closures

**Dec 24-26:** Christmas

**Dec 31- Jan 2:** New Year

**Jan 19:** MLK Day

**Feb 16:** Presidents Day

## Website

[PMIJAMESRIVER.COM](http://PMIJAMESRIVER.COM)

Visit the website to:

- Access our owner [portal](#)
- Read our [blog](#)
- Access [owner resources](#)

## Repositioning Your Portfolio?

Although PMI James River is a fully licensed brokerage, we choose not to act as buyer or seller agents. This allows us to stay laser focused on delivering top-tier property management. That said, we're always glad to support owners looking to expand, diversify, or reposition their portfolios by connecting you with trusted referral partners who understand investor or homeowner needs.



Please review your experience with us. Your feedback helps us provide better services!



## Policy Updates: Rent Control & Rental Inspection Programs



### About PMI James River



PMI James River is a locally owned property management company serving the Richmond Metro area.

We specialize in residential homes across the region, but also manage a few select properties beyond our core service zone.

Our mission is to combine modern technology with a personal, hands-on approach. We believe innovation should enhance—not replace—great service. That's why we're committed to delivering both efficiency and genuine care to every owner and resident we work with.

Across the region, several housing policy discussions that may be relevant to rental property owners over the next year are gaining momentum. Following recent policy proposals (e.g., [SB1136](#)) allowing localities to implement rent control measures, Richmond City and surrounding municipalities are expected to revisit conversations around rent-stabilization or rent-control frameworks in 2026. While no local legislation has been passed and no formal structure has been defined, these discussions typically center on limiting year-over-year rent increases to a specified percentage or tying increases to inflation indices. Exemption criteria often exclude newer construction or single-family homes, though specifics vary by jurisdiction.

At the same time, rental inspection programs are becoming more common in nearby localities. Hopewell recently adopted a [citywide inspection program](#) aimed at verifying minimum safety and habitability standards in rental housing; [Richmond City](#) is implementing similar legislation. These programs typically mandate inspections every 1-3 years with associated fees and compliance requirements. If Richmond moves forward, owners may be required to complete scheduled inspections, correct noted deficiencies, and maintain documentation of compliance.

PMI James River is closely monitoring these discussions to ensure properties under our management remain fully compliant with minimal disruption. If rent-control or rent-stabilization measures are adopted locally, we'll provide clear summaries, timelines, and guidance on allowable rent adjustments and strategic lease-renewal planning so you're not caught off guard. For any future rental-inspection programs, we will coordinate scheduling, manage access, resolve cited items quickly, and handle all required documentation. Our [proactive](#) maintenance philosophy—which reduces turnover, improves long-term cash flow, and keeps properties in strong condition—also positions your portfolio to pass inspections smoothly, avoiding costly delays or re-inspection fees.

## A Few Reminders to Keep Seasonal Stress at Bay

### Owner Meetings

If you ever have questions—whether about accounting, portfolio strategy, market conditions, or anything else—feel free to schedule a virtual meeting using [this link](#).

### Income & Expenses

For the most accurate, real-time picture of your income and expenses, always refer to the [Owner Portal's](#) live Ledger, which matches your actual disbursement even when monthly statements differ.

### Proactive Maintenance

If you'd like to explore any proactive maintenance activities—completely optional and with no maintenance coordination fee—please complete this [short Google Form](#) and we'll take it from there. Top winter activities include gutter cleaning, HVAC tune-up, roof inspection, and tree trimming.

### Tenant Newsletter

If you'd like to view our resident newsletter—with seasonal activity ideas and maintenance tips that help keep your property running smoothly—visit the [Residential Resources](#) section on our website.

### Recent Blog Posts

- [Why First Impressions Lease Homes Fast](#)  
Strong first impressions reduce vacancies and increase rental income.
- [Cash Flow Confidence: Rental Budget Playbook](#)  
A simple framework for building reserves, planning upgrades, and managing expenses to keep your rentals profitable.
- [Smoke and CO Alarms in Virginia Rentals](#)  
Two-part series on how risk exposure and legal gray areas shapes how landlords approach smoke and CO alarm compliance.
- [Understanding Wear and Tear vs Damages](#)  
Separating normal aging from resident-caused damage so deposit decisions stay fair, consistent, and well-documented.
- [Finding Good Real Estate Investment Deals](#)  
Ideas for evaluating equity, spotting opportunities, and identifying strong rental acquisitions.
- [Your Journey as a Professionally Managed Investor](#)  
Roadmap of how accidental landlords evolve over the first few years with professional management

Here's to a warm and cozy Holiday Season! Thank you for being a part of the PMI James River community.