

PMI James River Resident Newsletter

Spring 2026



A Message From Your Property Manager

Dear Residents,

Spring has arrived, bringing longer days, blooming trees, and that welcome burst of fresh air after winter. As you open windows and refresh your home, our team is focused on keeping your property bright and comfortable through the changing season.

Wishing you a smooth, refreshing, and sunshine-filled spring!

The PMI James River Team

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Upcoming Office Closures
May 25: Memorial Day

Website

PMIJAMESRIVER.COM

Visit the website to:

- Access the tenant [portal](#)
- Read the [blog](#)
- Find [maintenance tips](#)
- View [Frequently Asked Questions](#)

Community Reminder

PMI James River is excited to support residents on the path to homeownership. If you're ready to explore owning your own home, reach out—we'd love to help you get started. In some cases, we may even contribute toward your closing costs.



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



The Deep Freeze When Winter Weather Becomes a Stress Test



Image above taken a week after the storm!

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 Richmond and Central Virginia, January brought an [unusually sharp and prolonged freeze](#) that many residents felt firsthand in cold homes, icy sidewalks, and higher-than-usual heating bills. Several days of snow, sleet, and below-freezing temperatures kept daytime highs in the 20s and overnight lows in the teens, which meant furnaces and heat pumps had to run far longer than normal just to hold indoor temperatures steady. For many households, that same stretch of weather also lined up with [recent rate changes](#), which together contributed to noticeably higher winter power and gas bills.

That kind of sustained cold is tough on homes as well as people. Heating systems, insulation, and plumbing were all put under stress, and across the region there was an uptick in reports of frozen pipes, HVAC issues, and ice buildup on steps and walkways. Even well-maintained systems can struggle when temperatures hover in the teens for days at a time, and this winter served as a reminder of how quickly extreme cold can expose small weaknesses in a building.

As we move into milder weather, early spring is a good time for residents to take a few simple, preventative steps at home. Replacing HVAC filters, keeping vents open and unobstructed, and promptly reporting any leak concerns through the resident portal all help catch small issues before they become larger problems. Staying mindful of ice and water on exterior stairs and walkways during late-season cold snaps—using handrails where available and letting us know if you see unsafe conditions—also reduces the risk of issues.

Every household's situation is different, and not all residents experienced the deep freeze in the same way. But events like this winter's cold spell highlight how important it is for owners, residents, and property managers to stay attentive to comfort, safety, and basic upkeep. Your timely maintenance requests, careful use of systems, and feedback about conditions in your home are an important part of keeping properties running smoothly through whatever future Virginia winters bring, and we appreciate all you do to help us help you stay comfortable and keep your home well maintained.



RVA Spring Events

At PMI James River, we're committed to helping you enjoy your home—and your community—to the fullest. Here are a few fun suggestions to make the most of Spring in the Richmond Metro area:

- **Easter on Parade.** March 31, Monument Avenue. A long-running Richmond tradition featuring decorated bonnets, costumed pets, live music, and food vendors along the avenue. ([link](#))
- **Riverfront Canal Cruises.** Starting April, Downtown Canal Walk. A 40-minute historically narrated boat tour along Richmond's historic canal offering scenic riverfront views and a fun way to enjoy downtown in the spring. ([link](#))
- **First Friday Art Trolley.** April 3 and May 1, Richmond Arts District. A fun way to experience downtown Richmond's arts scene, with gallery stops, creative energy, and an easy spring evening outing. ([link](#))
- **Dominion Energy Family Easter at Maymont.** April 4, Maymont. Family-friendly games, crafts, treats, and meet-and-greets with the Easter Bunny spread across Maymont's 100-acre grounds. ([link](#))
- **Bizarre Bazaar Spring Market.** April 10–12, Richmond Raceway Complex. A popular spring shopping event with specialty gifts, décor, clothing, gourmet foods, and more—great for a weekend outing. ([link](#))
- **Richmond Night Market.** Second Saturdays beginning April 11, 17th Street Market. An open-air evening market with local vendors, handmade goods, and a lively neighborhood atmosphere in Shockoe Bottom. ([link](#))
- **Ukrop's Monument Avenue 10k.** April 18, Monument Avenue. One of Richmond's best-known spring traditions, this citywide event brings runners, walkers, and spectators together for a festive day. ([link](#))
- **Historic Garden Week.** April 18–25, Region-wide. A spring favorite featuring beautiful homes, gardens, and historic spaces at peak bloom. ([link](#))
- **Ashland Train Day.** April 25, Downtown Ashland. Family-friendly “railroad extravaganza” with exhibits and street-festival fun. ([link](#))
- **Arts in the Park.** May 2–3, Byrd Park. One of the country's top outdoor art shows with hundreds of artists, paintings, pottery, jewelry, metalwork, and local food vendors. ([link](#))
- **Dominion Energy RiverRock.** May 15–17, Downtown Riverfront. A weekend of adventure on the James with trail running, paddling, bouldering, music, food, and family-friendly activities. ([link](#))
- **Richmond Greek Festival.** May 28–31, Sts. Constantine & Helen Greek Orthodox Cathedral. Long-running Richmond favorite with Greek food, music, dancing, and cultural displays. ([link](#))
- **¿Qué Pasa? Festival.** May 30, CarMax Park. A day-long festival showcasing Hispanic and Latin American cultures with food, music, dancing, art, and family activities. ([link](#))



A Few Reminders to Keep Seasonal Stress at Bay

Maintenance Requests

Submit all requests through the portal, one item per request. If you mention something verbally, please also enter it in the portal so it doesn't get missed.

Plumbing

Remember that you are responsible for using the plumbing correctly. "Flushable" wipes aren't actually flushable and can clog drains—only toilet paper should go in the toilet. Please also use a hair catcher (like a [drain shroom](#)) to keep hair out of the drains and help prevent clogs.

Leaks

Report any signs of water or moisture right away—stains on ceilings or walls, soft flooring, or damp areas under sinks, around tubs, or near appliances. Catching possible leaks early helps prevent bigger repairs and mold or mildew issues.

Pests

Residents are responsible for normal, routine pest control (like occasional ants or bugs). If pests become difficult to control, submit a maintenance request in the portal so we can help evaluate next steps.

Living in an HOA, Condo, or Townhome?

1. Mind Your Balcony or Patio 🪵
2. Be Smart with Outdoor Décor 🎅
3. Keep Common Areas Clear 🚫
4. Stay On Top of Yard Standards 🍂
5. Handle Trash Properly 🗑️

Moisture & Mold

Residents are responsible for keeping their homes mold free. Use the bathroom fan during and after showers, and keep shower curtains fully closed when in use so water stays in the tub. Report peeling paint, dark spots, or persistent musty smells so we can check for moisture issues.

Yard Care

Warm weather means faster-growing grass and plants. If you're responsible for yard care, keep grass mowed, trim around walkways, and remove weeds to maintain curb appeal and avoid HOA violations. Use the portal to report irrigation issues, overgrown common areas, or fallen branches.

Here's to a fresh, bright spring! Thank you for being a part of the PMI James River community.
