

JSJ

JOURNAL

JUNE 2020

Welcome home from all of us at JSJ Property Management. We are delighted that you have chosen one of our beautiful properties to reside in this summer and hopefully for many more to come! It is both our greatest mission and pleasure to be able to provide our tenants with the utmost of experiences while here. To ensure that you continue to have a positive time with us, we encourage you to contact our office with any issue or concern that may arise. Thank you once again for choosing us for all of your housing needs and we wish you a safe and happy summer!!



JSJ Staff

COMMUNITY NEWS

Effective May 1, 2020, any individual who is over age two and able to medically tolerate a face-covering (a mask or cloth face-covering) shall be required to cover their nose and mouth with a face-covering when in a public place and unable to maintain a six-foot social distance. Face-coverings are required in public indoor spaces such as stores.

JSJ Property Management

212 West Springfield Ave
Champaign, IL 61820
217-352-5509
office@jsjmanagement.com

Office Hours

Monday - Friday

9:00 - 5:00pm

Saturday

By appointment only

Sunday

Closed

Meet the Team

Owner

Amanda H.

Director of Operations

Jordan D.

Leasing/ Office Manager

Shelby C.

Business Manager

Bonnie J.

Marketing Manager

Jenna M.

Licensed Leasing Agents

Ashley S.

Coady M.

Maintenance

Kevin W.

Adam G.

Chad N.

Eddie A.



MOVE OUT PROCEDURES

The following is some information for residents who are moving. This information is to help you prepare your apartment in advance for final inspection.

A move-out inspection will be performed once keys are received by JSJ office. You are not required to be present for the inspection. **Your keys must be turned into our office by noon on the last day of your lease.**

Utilities must be kept on in your name until the end of your lease

Inspections are performed to determine if the apartment, furniture and appliances are left in the same condition as at the beginning of your lease. If you turned in the Move-In Condition Check List provided at the time of move in, your final inspection will be determined based upon the conditions listed. To assist you in preparing your apartment for move-out, the following should be carried out prior to leaving:

- Stove, Oven and Microwave cleaned and free from all grease and dirt.
- Refrigerator completely emptied, defrosted and wiped clean. **DO NOT UNPLUG OR TURN OFF**
- Dishwasher completely emptied and wiped clean.
- All furniture, appliances, etc. should be in proper working condition and clean.
- Empty all cabinets in kitchen and bathroom (s) and wipe clean.
- Clean all walls and baseboards.
- Clean bathtubs, shower stalls, toilets, sinks, etc.
- Clean bathroom and kitchen floors.
- Vacuum and shampoo all carpets.
- Remove all wall hangings, clean up any debris, paper, etc. from the apartment and re-pair any holes in walls to the condition upon move-in.

Remove all trash and place in dumpsters.

- **All keys** must be turned in to management, either by placing in drop box at 212 W Springfield Ave, Champaign IL 61820 at the JSJ Management office or left on your kitchen counter, to avoid additional charges: If keys are not returned you will be charged what the locksmith charges to re-key. Please return your mailbox keys, if applicable.

GRILLING GUIDELINES

To ensure the safety of our tenants, neighbors and properties we insist that you pay attention to our rules and regulations regarding grilling while on our grounds. **If you are tenant in one of our multi unit apartment buildings it is strictly forbidden to have a grill and if disobeyed fines or evictions may be set in place.** If you reside in one of our single family homes please follow the safety guidelines provided below .

- Designate a “kid’s free zone around the grill until it is completely cooled. Never leave a grill unattended when it is hot if there are children or pets present.
- Keep the grill at least 3 feet from other
- objects i.e. buildings, shrubs, and bushes.

- Never use gasoline or kerosene to light a charcoal fire.
- Never attempt to restart a flame by adding fluid to an already lit grill.
- Dispose of charcoal away from children and pets, cool with a hose. Make sure coals are completely cooled before disposing of them
- Use insulated, flame retardant mitts or long handled tongs and utensils.



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SUMMER LAWN CARE

Like you, we want our grounds to look good all the time. To ensure we are able to keep our properties pristine, we encourage each of our tenants to review their leases and to take note of their individual responsibilities in regards to lawn care. While our maintenance department is responsible for many of our multi-unit building's grounds, most of our single family homes and duplexes are in charge of their own properties' upkeep. If you are unsure of what exactly this may require of you please consult your cities' ground ordinances or give us a call at the office. And just for good practice, If you happen to see someone mis-use the dumpsters, litter their cigarette butts, or contribute to unsightly grounds - then we encourage you to report them to the leasing office right away.



THE SOUNDS OF SUMMER

It is that time of year again...the days have gotten longer, the temperatures are rising, the windows are open. An errant yell from down the street alerts the dog next door. The illicit fireworks from premature patriotic parties punctuate the night. Someone is playing music somewhere. ..LOUD. The sounds of summer are ever present. And after a year like the one that we have had, it may seem as if the time to let loose is almost owed to us. So while you may want to share your great taste in music with everyone, please remember your neighbors may not enjoy your music as much as you do! So, if you brought your million-watt, eight speaker, surround sound stereo with you, please remember it may take only 2 watts to upset your neighbor. To avoid potential problems, please keep these things in mind:

- (1) Bass is bad. It will travel through the building like a lead balloon.
- (2) Just because your neighbor hasn't complained doesn't mean he/she is enjoying it.
- (3) The City of Champaign noise ordinance states that any music heard outside of your apartment after 10 PM is a noise violation and subject to a \$185 fine.

PROPERTY PROFILES



309 WEST WASHINGTON

These one and two bedroom apartments come fully furnished including flat screen TVs. They feature nine-foot ceilings, hardwood style flooring, modern lighting and cabinets. Stainless steel appliances, quartz counter tops and full-size washer and dryers are also provided. Many units offer private balconies and reserved parking.



302 EAST CLARK

Located within walking distance to UIUC Campus and downtown Champaign, this property offers one and two bedroom units and is in a prime location you wont want to miss out on. Each apartment is fitted with granite counter tops, hardwood floors, beautiful cabinetry and so much more.



611 SOUTH STATE

These one and two bedroom apartments come fully furnished including flat screen TVs. They feature nine-foot ceilings, hardwood style flooring, modern lighting and cabinets. Stainless steel appliances, quartz counter tops and full-size washer and dryers are also provided. Many units offer private balconies and reserved parking

If you have not renewed your lease and are interested in any of these properties please notify the leasing office to see if accommodations can be made for your 2021 lease.