

TENANT INFORMATION

Appliance Hints

- Always check your pockets for coins or other objects; these can, over time, damage or even break the drum in your washing machine. A damaged drum can rip or wear out your clothing faster than normal.
- Even though it might seem like you're saving water or saving yourself the effort of doing an extra load, NEVER OVERLOAD your washing machine.
- Clean your dryer filter after every load. A clogged filter will burn out the heating coil, an expense that will be charged back to you. And your clothes will take longer to dry.

Trash

- Monday pickup at Mill Street, Oak Street, Stewart Street, North Lancaster Street, and West State Street.
- Wednesday pickup at West Washington Street and South Shafer Street
- Place trash in containers equipped with tight fitting covers.
- All trash cans shall be kept in containers stored out of sight from the street behind the front edge of the house, except when the containers are at the curbside for pickup.
- Trash cans may be placed at the curbside after 7:00 p.m. the day before the regularly scheduled pickup date; trash cans and recycling containers must be removed from the curb by sundown of the pickup day.
- Occupants can purchase stickers for extra garbage containers at the City of Athens Utilities office on West Washington Street.
- Occupants can be fined for failure to comply with City Ordinances pertaining to trash. Fines are significant and increase with each subsequent offense. Fines are included in the City of Athens Utilities Billing statement.

Recycling

- Recycling is to be placed curbside on the same day as scheduled trash pickup; place it so it is separated from the trash. If recycling and trash are set out together, it will result in extra bag charges.
- While extra trash bags may incur extra fees on your utility bill, there is no limit to the amount of recycling you can place curbside for collection.
- Recycling no longer needs to be sorted, and materials accepted are: aluminum cans, plastic bottles/containers, glass bottles, steel cans, corrugated cardboard (flattened), mixed paper, newspaper, glossy magazines and catalogs, and paperboard.
- If you do not have a recycling bin or need an additional bit, contact the City of Athens Utilities Billing office at 592-3347, 8 East Washington Street.

Litter

- City Ordinance requires all exterior property areas and premises to be maintained in a clean, safe and sanitary condition free from an accumulation of rubbish or garbage.
- Occupants shall maintain the exterior property areas in a condition that does not create a fire, safety or health hazard, or is a public nuisance.
- No person shall place or dispose of any garbage or waste on any land adjoining a public road.

Parking

- Permits are issued for residences at Oak Street, Stewart, Street, North Lancaster Street and West State Street (check your lease for details).
- Exclusive of hard surface driveways where parking is permitted, off-street parking areas or parking structures shall not be located in front of any residential structure.
- DO NOT BLOCK driveways in consideration of other tenants at the residence.

Legal Obligations of Tenants

- Keep the premises safe and sanitary.
- Dispose of all garbage in a safe and sanitary manner.
- Keep plumbing fixtures in the dwelling unit as clean as their condition permits.
- Operate all electrical and plumbing fixtures properly.
- Comply with the standards imposed by all state and local housing, health and safety codes.
- Do not intentionally or negligently destroy, deface, damage or remove any fixture, appliance or other part of the premises, or allow your guests to do so.
- Keep clean and use appropriately any appliances the landlord has provided and promptly tell your landlord if your appliances need repair.
- Do not disturb or allow your guests to disturb your neighbors.
- Do not allow controlled substances (such as drugs) to be present on the property.
- Allow your landlord reasonable access (upon 24 hours' notice) to be premises to inspect, make repairs or show the property to prospective buyers or renters. Twenty-four hours of notice is not required in emergencies, or for the landlord to delivery large parcels, or upon agreement with the landlord.
- Do not allow sexual predators to occupy the unit if the unit is located within 1000 feet of a school, preschool or child daycare center.

Important Phone Numbers

JDS Rentals, PO Box 5870, Athens

- **Carol Blue, Property Manager**
- **J. David Sturbois, Owner**

City of Athens

- **Police Department** 740-593-6606
- **Fire Department** 740-592-3301
- **Utilities Billing** 740-592-3347
- **Mayor's Office** 740-592-3338
- **Code Office** 740-592-3306
- **Engineer's Office** 740-593-5514

American Electric Power

1-800/277-2177

Columbia Gas

1-800/344-4077

Time Warner Cable

- **Installation** 1-800/934-4181
- **Customer Service** 1-800/617-4311

Emergencies – 911