

# A Property Owner's Peace of Mind

## The Situation

Mike Kopp, President of the Woodland Oaks Homeowners' Association and a multifamily property owner, is not like most property owners. While he would rather someone else take care of keeping the properties occupied, collecting payments, and managing the business side of property ownership, he prefers to do the repairs himself. "I've always been a hands-on guy," he said. "I enjoy doing that for my tenants; most of them don't even know I own the property."

## The Challenges

When JMR Company bought the property management company Mike was using, he was anxious to find out if they could handle the business side of his real estate investment for him. He wanted to continue doing repairs for tenants, while leaving the rest to his property managers.

As President of a homeowners' association governing an 80-unit residential community, Mike was also on the lookout for a property management company that could take care of this population. "I needed someone who could cut the grass, take care of general repairs, collect association dues, pay for the work, and keep the owners informed," he shared.

## The Solution

"As soon as I witnessed how adept JMR was at collecting the rent, dealing with late fees, vetting the tenants, and handling the other managerial aspects of my property, I was convinced they could do the same for my homeowner's association."

Mike notes that everything just gets handled, and he is comforted by the fact that he has a relationship with one company that helps him manage two important parts of his life and business.



## The Results

"They control the homeowners' association budget and act as an intermediary for me in both of my positions," he said. **"I HAVE PEACE OF MIND KNOWING THAT THEY ARE ON TOP OF ALL THE RULES AND REGULATIONS, ADVOCATING FOR MY TENANTS AND HOMEOWNERS AND TAKING CARE OF THE BUSINESS SIDE OF THINGS SO I CAN DO WHAT I ENJOY MOST."**

Payments are collected on time, late fees are addressed, exiting tenants are quickly replaced with new ones, and it all happens seamlessly so Mike can focus on his interests.

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