

ENERGY CONSERVATION POLICY

Resident Conservation:

New Resident Orientation – Management will counsel new residents as to the importance of conserving energy in their apartment unit. Residents will be encouraged to conserve as follows:

Light Switches – Keep lights turned off when no one is present in the unit and in rooms that are not in use.

Light Bulbs – Use light bulbs that are no more than 60 watts.

Heating

- Leave thermostats at no more than 70 degrees during the day when residents are present.
- Turn thermostats down to 60 degrees when no one is present during the day and during the bedtime hours.

Evaporative Air Conditioning

- Open two or three windows six inches to draw cool air through the apartment.
- Turn off air conditioner during bedtime hours.
- Report water overflowing to management.

Water

- Residents should be made aware of the high cost of water and encouraged to save water especially in the bathroom usage.
- Report leaking faucets and commodes to management.

Utility Services:

Public Utility Rates – Management will ensure that the property is receiving public utilities at the lowest rates possible.

Utility Service Competition – Management will investigate the possibility of using competitive utility services where possible.

Trash Pick-up – Management will ensure the proper balance of the number of trash bins and the number of pickups per week.

Metering – Where practical and within budget constraints, consideration should be given to converting master metering to individual metering or sub-metering.

Preventative Maintenance:

Weather Stripping – Management will include weather striping on all exterior doors and windows in each unit inspection conducted.

Evaporative Air Conditioners

- Pads will be replaced at least every other year.
- Pump floats will be adjusted at least once per year.

Heaters

- Filters will be replaced at least once annually.
- Pilots will be adjusted at least once annually.
- Pilots will be turned off during the summer months.

Plumbing Fixture and Appliance Replacement:

Faucets, Commodes, and Showerheads – Replacement faucets, commodes and showerheads will be of the water saving type.

Heaters – Replacement heaters will be of the electronic ignition and gas saving type.

Refrigerators and Ranges – Replacement refrigerators and ranges will be of the energy saving type.

Common Areas:

Exterior Security Lighting – Exterior security lighting mounted on buildings will be sodium vapor rather than incandescent.

Patio and Entrance Lighting – Within budget constraints, and esthetics, patio and entrances lights will be converted to 13 watt florescent fixtures.

Small Pole Lighting – Incandescent lighting in small pole fixtures will be converted to double 13 watt florescent type.

Water Evaporative Coolers – Bi-weekly inspections of the common areas in order to correct water overflow from evaporative coolers.

Water Sprinklers – Weekly inspection of the sprinklers to ensure proper coverage.

Water Sprinkler Overflow – Monitoring of sprinkler timer clock to ensure prevention of overflow onto adjacent streets and parking lots.

Water Saving Landscaping – Management should consider conversions of landscaping to *xeriscape* where practical and within the budget constraints of the property.