

Place One Condominium

Policy Statement

Date: October 1, 2013
Policy Statement: 13-20 (Replaces 00-20)
Subject: Resource Conservation

I. Introduction

Residents are encouraged to conserve energy and water resources as a matter of practice. Conservation efforts resulting in less resources used not only helps the environment but can lower Place One costs and mitigate assessment fee increases.

II. Energy

Place One relies on electricity and natural gas to fuel its energy needs. The cost is based on the amount and timing of use.

A. Best Practices. Residents can make a positive contribution by adopting the following practices as part of daily routines:

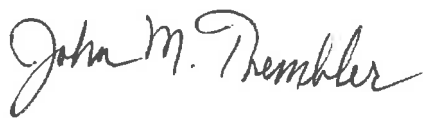
- 1. Unit Temperatures.** During winter, keep the thermostat at 68° and lower during the night. During summer, keep the thermostat at 78°. Turn the heating/cooling unit(s) off when away.
- 2. Lights.** Ensure existing lights are using the latest energy efficient bulbs. Turn off lights not in use and all lights when away.
- 3. Major Appliances.** Use only one major appliance (oven, dishwasher, washer or dryer) at the same time. Use the most energy efficient settings available, e.g., short cycles and dishwasher air dry. When purchasing new appliances, be aware of the Energy Star™ rating.
- 4. Small Appliances.** Unplug small appliances and devices, including computers, printers and appliance chargers, when not in use. Small appliances and devices account for a measurable amount of electricity even when not in use.
- 5. Balcony Doors and Windows.** Weather-strip balcony doors if air is coming in or leaving. Close curtains or shades during the summer and when away. Turn off heating or air conditioning systems when balcony doors and/or windows are open.
- 6. Condensate Lines and Filter Changes.** Participate in Place One's annual Unit Maintenance Program intended to conserve resources. See Policy Statement *Unit Renovation and Maintenance* for more information.

- B. Best Timing.** Place One pays a premium for electricity and natural gas use during Peak Hours when demand is highest. Residents can make a significant contribution by using major appliances, e.g. oven, dishwasher, clothes washer and dryer, during non-Peak Hours, broadly defined as after 10:00 p.m. and before 6:00 a.m.

III. Water

Place One's water costs are based on the amount of use. Residents can make a positive contribution by adopting the following best practices:

- A. Report Leaks.** Leaking faucets, pipes and running toilets should be reported immediately to the Front Desk so repair arrangements can be made. See Policy Statement *Unit Renovation and Maintenance* for more information.
- B. Check Washer Hoses.** Old washer hoses deteriorate and when they break can produce catastrophic consequences. In addition to wasting water, breaks can cause damage to multiple units, for which the offending Co-Owner is financially responsible.
- C. Install Efficient Fixtures.** Use water saving shower heads, faucets and toilets when renovating bathrooms.
- D. Use Low Water Options.** Take advantage of dishwasher and washing machine options which use less water, and only use these appliances when at full capacity.



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