

## **Georgetown Mews Owners Corp.**

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February 15, 2008

To: The Shareholders of Georgetown Mews

From: Management

Now that we are about to begin billing individually, under submetering, for the electricity that you use in your apartment, it becomes even more important to understand what you can do to minimize the cost of electricity for yourself. As we begin to bill for how much electricity you are using, we are also participating in a program sponsored by the New York State Energy Research and Development Authority (NYSERDA) which also considers the time of day that you consume electricity, called time-of-use (TOU) billing. By participating in this program, Georgetown Mews will be helping to reduce the demand on our utility grid system and minimize the likelihood of blackouts. Additionally, individual residents will be able to save money by using less electricity overall, as well as realize additional savings by shifting some of their usage to off-peak hours when electricity prices are lower. The submeters which we have installed in your apartments contain three LEDs (lights) which will help you use your electricity in the most cost efficient manner.

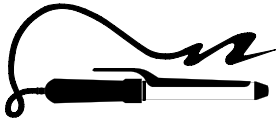
We are providing this pamphlet to offer valuable tips on conserving electricity and use shifting measures that all residents can accomplish at very little or no cost, as well as explain the LEDs feature of your apartment submeter. Additional measures that require greater investments on the part of residents are also identified that, in turn, should yield even greater savings to residents. For example, to assist our residents, the Board of Directors and management are working with NYSERDA in developing a program which will provide energy efficient air conditioners at substantial discounted costs to Georgetown Mews Shareholders which will further enable you to reduce your individual electric use, as well as electric costs.

We are planning a workshop for all our shareholders which will enable us to provide additional information and answer questions which will assist all our residents in reducing their energy costs. The workshop has been scheduled for Tuesday evening, April 1st, 2008, between 7:00 and 9:00 PM and will be held at PS 219 located at 144-39 Gravett Road, Flushing, New York 11367. We look forward to your participation.

# ENERGY-SAVING TIPS FOR RESIDENTS OF GEORGETOWN MEWS

## General

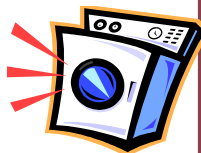
- Be aware that appliances and devices that use electric heating elements are the most intense users of electricity and should be minimized. These include electric heaters, irons, toasters, toaster ovens, electric skillets, blow dryers with heat settings, curling irons, laser printers, vaporizers, electric blankets, electric kettles, coffee-makers, refrigerator defrost components and electric dryers.
- The largest energy users in apartments are, in order, refrigerators, air conditioners, and lights



## No-Cost/Low-Cost Measures

## Appliances

- Reduce the hours your equipment is left running unnecessarily. TVs, computers, monitors, printers, copiers and scanners should be turned off if they are not needed.
- Avoid leaving transformers and charging units for appliances and battery-operated devices (e.g. cell-phones, tools) on when they are not being used.
- Use your microwave oven as much as possible in the summer rather than your regular oven. You'll stay cooler and save energy.
- Defrost your refrigerator's freezer regularly so it can operate more efficiently.
- Use the right temperature setting for your refrigerator and freezer. Keeping foods colder than necessary costs more and rarely pays off in extended shelf life.
- Vacuum and clean the condenser coils, motor and evaporator pan of your refrigerator once or twice a year.
- Leave space between your refrigerator and the surrounding walls and cabinets to allow air to circulate around the coils.
- Organize your refrigerator and freezer to avoid leaving the door open while you locate items.
- Thaw, or partially thaw, frozen foods in the refrigerator before cooking. The frozen food will reduce the cooling requirements. Avoid putting hot dishes in the refrigerator.
- Put full loads in the dishwasher and use the "energy saving" setting for the drying cycle or let dishes air dry.
- Freezer efficiency is increased by keeping it full.
- Use the energy-saver feature of your computer monitor (if available) to turn it off after it is not in use for more than 15 minutes if you leave your computer on.



## Lighting

- When you leave a room, be sure to turn off the lights.
- Install occupancy sensors or timers in rooms with moderate or low use to be sure that the lights are off when the room is unoccupied.
- Locate lamps in corners and near light-colored walls and ceilings to allow them to reflect light from two wall surfaces and provide more overall light.
- Keep your lights and fixtures clean, which can improve efficiency as much as 20%.
- Lighting accounts for about 15% of a home's electric use. By using energy-efficient compact fluorescent bulbs instead of standard incandescent light bulbs, you use 75% less electricity. With the new generation of CFL's the light quality is excellent.
- Fluorescent lighting generates less heat than incandescent, which reduces cooling requirement.
- For fixtures where you use or prefer incandescent lighting, use "energy saver" incandescent bulbs.
- Directing lighting at a specific area instead of lighting unused areas of the room saves on the cost of bulbs and energy.
- Replace on/off switches with dimmer switches for incandescent lamps and ceiling lighting and use only the light level you need.



## Cooling

- Only use your air conditioner when the outdoor temperature is above 75 degrees. Below 75°, it wastes energy, and can damage the air conditioner.
- If the outdoor temperature is cooler than the indoor temperature, open windows and use fans to create cross-ventilation to pre-cool before using your air conditioning.
- Keep shades and blinds closed during the day, especially when not at home, to reduce the sun's heat.
- Consider using room or ceiling fans instead of, or in addition to, your air conditioner to maximize cooling throughout your home.
- Clean or replace air conditioner filters regularly. A dirty filter makes the unit work harder and reduces cooling.
- Seal spaces around the air conditioner with caulking to prevent cool air from escaping.
- Remove or cover your air conditioner during cold weather.
- Setting the A/C's thermostat to the coolest position does not cool the apartment faster.
- Consider placing the thermostat to a slightly warmer setting. Maintaining your apartment a degree or two warmer may have little impact on your comfort but will reduce your cooling costs significantly.
- Clean the cooling and condenser coils once or twice a year to keep your air conditioner operating efficiently.



## Cooling and Appliances

- When purchasing an air conditioner, look for the energy efficiency rating (EER) on the ENERGYGUIDE label. The higher the EER, the more efficient the air conditioner. Look for Energy Star™ air conditioners because they are at least 20% more efficient than other units.
- When purchasing an air conditioner, be sure to know the size of the area you want to cool. A unit that is too large for a given area will cool the area too quickly, causing the air conditioner to frequently turn itself on and off and not control humidity properly. Labeling and store representatives can usually help in proper sizing decisions.

## Higher Cost Measures

- Replace old major appliances, especially your refrigerator and air conditioner. The latest models are much more energy efficient and the added cost of efficient appliances will be more than offset by the energy cost savings.
- You may wish to participate in an anticipated bulk purchase program through the cooperative and/or NYSEERDA which offer energy efficient appliances at discounted costs.
- When purchasing an air conditioner, consider units with energy saving features such as Energy Saver settings, timers and variable fan speeds.

- Time of Use Rates** charge different prices during different times of day and days of the week, reflecting higher costs for the utility or building complex

• **Critical Days** are the hottest 3-4 days of each summer month when building energy demand and costs are their highest.



## What Are Time-of-Use Rates

- Time-of-Use** periods are:

**Peak:** 2-6pm weekdays and also, 6-10pm on hottest (critical) days

**Shoulder:** 10am-2pm, 6-10pm weekdays (except hottest days and 6-10pm weekends)

**Off-Peak:** All other hours (*also see diagrams on back*)



### General

- For all energy-using equipment, defer use until off-peak hours, where possible. The best times are after the peak period (i.e. after 6:30 pm) or especially after the shoulder period (i.e. after 10:30 pm); before the morning shoulder period (i.e., before 9:30 am), if possible; and on weekends other than 5:30 - 10:30 pm.
- Be aware of when temperature conditions are extreme, when news reports indicate concerns about utility electric supply or when you may be notified about Critical days.

### Cooling

- Purchase timers or use the timers now available on many new air conditioner units to turn on your unit when needed, such as just before you expect to return home, rather than run it when you are not at home.
- On Critical days (3-5 hottest days per summer month), reduce and defer your use of air conditioning for maximum savings.

### Appliances

- Defer discretionary uses such as ironing, vacuuming, clothes-washing, self-cleaning oven operation and dishwashing until off-peak hours.
- Defrost your refrigerator only on weekends. Remember there are no peak hours over the weekend.
- Substitute non-electric options for electric ones during peak hours, such as brooms or non-electric carpet sweepers for vacuums.

## Measures for Shifting Usage Under Time-Of-Use Rates

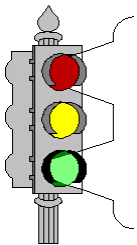
### Lighting

- Purchase timers or light-sensor activated switches to turn on lights at dusk rather than leave lights on all day for security purposes.

# TIME-SENSITIVE PRICING (TSP) FOR GEORGETOWN MEWS

Under Time-Sensitive Pricing (TSP), you will benefit from responding to time-of-use (TOU) electric prices. By reducing your energy use during peak (red) periods and shifting consumption to shoulder (yellow) and off-peak (green) periods, you can save money on your electric costs. Under submetering, each resident pays for WHAT they use. Under TOU rates, each resident pays for WHAT they use at a rate which takes into account WHEN they use it.

You will receive a separate TOU rate calculation as part of your submetering bill for information purposes only, called a "Shadow TOU bill" during an initial three month period, reflecting what you would have paid under the TOU rate. To assist you in managing your electric use, your apartment submeter contains three LED lights which correspond to the TOU rate currently in effect. Electricity is least expensive while the green light is on and most expensive while the red light is on. The time periods correspond to the charts depicted below. Based on similar TOU billing programs, most residents were shown to have saved or paid about the same under the TOU rate, but a few residents had to pay more since they did not respond to the price periods.

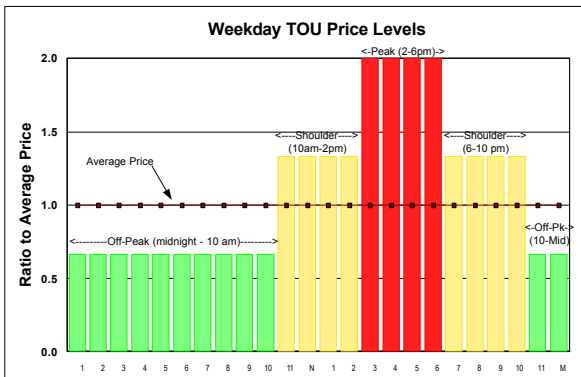


The charts below reflect the "traffic light" approach to TOU rates:

**RED:** Peak hours - STOP! Reduce and shift energy use; price is 3 X Off-Peak

**YELLOW:** Shoulder hours - CAUTION! Defer energy use; price is 2 X Off-Peak

**GREEN:** Off-Peak hours - GO! Shift energy use to this period

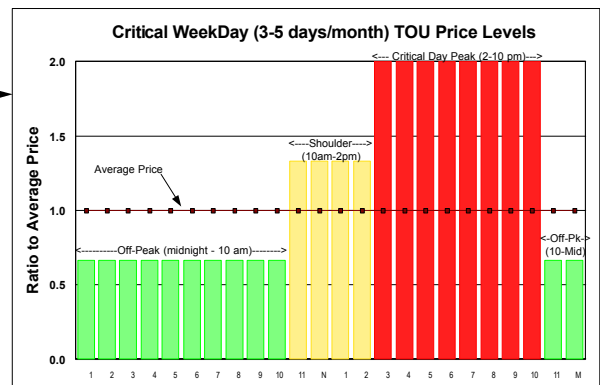


**MOST WEEKDAYS:**

**PEAK** 2-6 PM  
**SHOULDER** 10 AM - 2 PM, 6-10 PM  
**OFF-PEAK** 10 PM - 10 AM

**CRITICAL WEEKDAYS:** (Up to 3-5 days per month, residents notified at least the day before)

**PEAK** 2-10 PM  
**SHOULDER** 10 AM - 2 PM  
**OFF-PEAK** 10 PM - 10 AM



**WEEKENDS/HOLIDAYS:**

**NO PEAK HOURS**  
**SHOULDER** 6 - 10 PM  
**OFF-PEAK** MIDNIGHT - 6 PM  
**10 PM - MIDNIGHT**

