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# Lindenwood Apts

*Barclay Investment Properties & Management*  
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## LINDENWOOD IN THE SPRING

Now that spring has arrived we will start our landscaping project. There are several stages to the landscaping project. This week we will begin the first stage, the drainage.

This part of the landscaping project is essential to put an end to the muddiness around the complex. Not only will it help minimize the mud, but it will also prevent flooding of the new plants. Unfortunately installing drainage has to be done by

hand digging. This is because we have so many wires buried below the ground. All of our electrical, cable and phone wires are underground. The drainage phase starts this week and will probably last through the end of March.

On April 9 the second phase of the landscaping project will begin. Our landscape contractor will start where he left off, on the Belmont side of the complex. This phase may last 2-3 weeks and will complete the

landscaping along Belmont and up to the Office, including laying bark dust, planting and installing area and tree lighting with directional lights. Please let us know if any of these lights shine too brightly and we will remove or readjust the lights.

We will keep you posted on the schedule of the landscaping project as it progresses throughout the complex.

## WE ARE ONLINE & REC WIRELESS

The Lindenwood Apartments website at <http://www.lindenwoodapts.com> is essentially complete.

If you would like to check your account online go to the website and click on the link in the middle of the website that says "Resident Account Management". You will be directed to a site with a link at the top of the page called "Resident Sign In". Click on this link. The next page will give you the choice to sign in or to register online as a "first time visitor". If you have not signed up for online access you will need to provide some information. You will then be able to log in using a password and your email address. Once you log in, you will be able to check your account and place work orders online.

You can also make any payment due to Lindenwood Apartments from the "Payments" link on the website using a credit card or e check. If you have never made a payment online, you will have to enroll with this service for online payment.

In the event that you have a laptop with a wireless card, but don't have internet service, feel free to use the wireless internet signal now in the rec room. Once within range of the signal, you should pick up a signal called "Netgear". You may be able to pick up this signal up from your apartment as well.

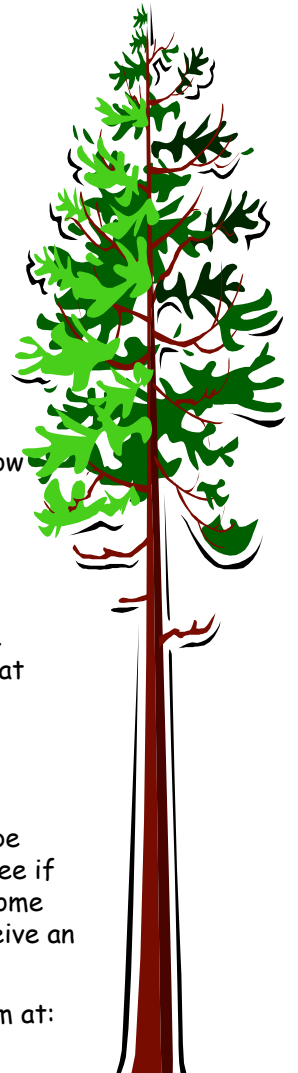
Lindenwood Apartments LLC is not responsible for any content on the internet or anything that occurs during the use of the wireless internet signal.

## LOOKING FORWARD TO LAUNDRY....

OK maybe looking forward to doing your laundry is asking a bit much. But maybe a web based laundry system would make doing your laundry a little more enjoyable...? This summer we will be purchasing new washers and dryers for the laundry room. In addition, a controller will be installed in the laundry room to allow for credit and

debit card payments. Coin payments will still be accepted. Residents will be able to check to see if washers and dryers are available from their home computers. Also Residents will be able to receive an email when their laundry is complete.

Read more about this "exciting" laundry system at: <http://www.usatech.com/e-suds/index.php>.



**COMING SOON!**  
*Have your Washer or  
Dryer email you when  
it's done with your  
Laundry!!*

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## PHASE 1 IS ALMOST COMPLETE

You've probably noticed fewer contractors around the property lately. That's because the first phase of our renovation is almost complete. It's not too late to let us know if the contractors need to fix something in your apartment. Now, you can do that either online any time night or day or by walking into the office during office hours.

The Contractors will make a brief reappearance within the upcoming weeks to finish any remaining minor repairs. So, if you need anything repaired, feel free to call us, walk into the office or submit a work order online.

## UTILITIES FOR QUADS: PART TWO

Starting January 2007, each of you began receiving monthly utility bills from American Utilities Management (AUM) based upon actual usage for electricity and via metering of natural gas. There is no guesswork being done by AUM to calculate the quad bills because each quad has been equipped with individual metering by Pacific Power for electricity and by AUM for Pacific Northwest Natural Gas.

Most residents are adjusting extremely well to paying for the utilities based on usage rather than a flat rate. Some residents have stories to tell us about how they have minimized the usage of their heaters and lights to decrease their bills to under a quarter of their original bill. Some residents are using so little heat and electric that their per bedroom quad charges are lower than the previous flat rate.

Some of the suggestions provided by our residents and the utility companies on how to reduce utility costs are the following:

\*Now that it's Spring, turn off the heaters & open your windows for fresh air during the warm part of the day.

\*Pile some blankets on your bed at night, turn heaters off and open your windows for fresh air. Close windows and reheat in the morning if it's cold.

\*Turn heaters off when you leave your apartment.

\*If baking for dinner, leave oven open after you are done baking, to use heat from oven for warmth.

If some of you are still having trouble understanding your bills, we definitely want to make every effort to help you to understand. We are here to answer any questions that AUM may not be available to answer. So, please feel free to come into the office, email us or call Karmin at Barclay Investment Properties and Management (808-258-7696) if you have any questions.

