



JANUARY 2007
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Lindenwood Apts

Barclay Investment Properties & Management
(541) 928-1500

LINDENWOOD UNDER NEW MANAGEMENT!

You have probably noticed a lot of changes around Lindenwood Apartments lately. Over the past few months we have been transitioning to a new property management company. The transition was complete and official January 1.

The new management company is Barclay Investment Properties and

Management. While IPM was a management company independent of the property owner, the new management company is run by the owner of Lindenwood Apartments.

We believe that owner involvement is in the best interest of the property, as well as residents looking for a quality rental experience. Carlos and Sandy Robledo will remain the resident

managers of Lindenwood. As usual, if you have questions or need to request a repair, please contact Sandy & Carlos. If you need to contact Barclay Investment Properties & Management for any reason, call Karmin at (808) 258-7696.

THE RENOVATION: NOW & IN THE FUTURE

We are in the process of finishing our first phase of construction. Phase 1 involved renovating 3 buildings from the studs out into completely new apartments. We have been extremely pleased with the outcome of these new apartments.

Also included in phase 1 was the renovation of the exterior of the entire complex. We love our new look, but are extremely interested to hear from our residents if there are any existing problems with the work that was done on their apartment or doors. We have yet to make our final payment to the construction company, so if there is anything wrong with the work that was done on your apartment **please let us know asap. Contractors will be making**

repairs the next few weeks. Our final inspections will be completed by the management between February 3-5. If you are present during our inspections we would love to get your input.

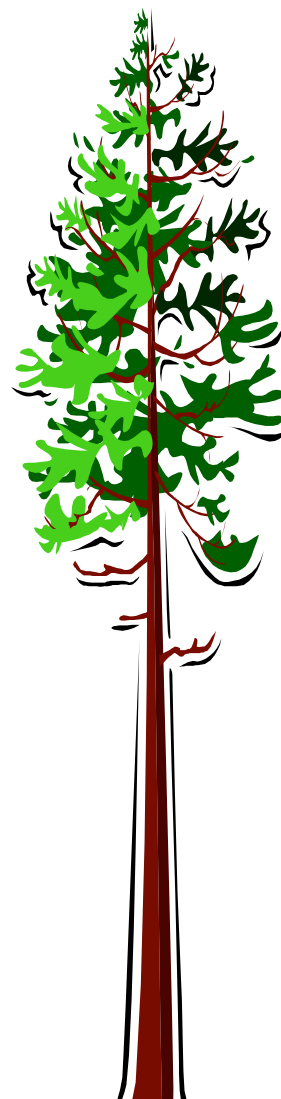
Phase 1 will be completed with the drainage and landscaping. We are hoping for the completion of the landscaping by Spring. If you would like to get an idea of how the majority of the complex will look after landscaping, there is a preview on the corner of Belmont & Ellingson (where the Lindenwood Apartments sign is).

Phase 2 is on the drawing board and if it is approved it would include exciting renovations to the pool area, the rec room and possibly adding carports, storage and fencing around the complex.

LINDENWOOD: TURNING TECHY

We are taking this time of transition as an opportunity to bring Lindenwood Apartments up to date in terms of technology. Our residents will soon be able to view their accounts and submit service requests online. These online features will be available through our new website at <http://www.lindenwoodapts.com>.

Please be patient as the website development and transition to online ledgers may take a few more weeks. In February, we will also be accepting credit cards and e checks for any payments. We will notify you immediately when online payments are available or you can keep checking the website for updates.



**COMING SOON!
PAY YOUR RENT
ONLINE WITH
CREDIT CARDS OR E
CHECKS!**

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We're on the Web!!!!

See us at:

www.LINDENWOODAPTS.com

UTILITIES FOR QUADS

Starting January 2007, each of you will begin receiving monthly utility bills from American Utilities Management (AUM) based upon actual usage via metering of natural gas and electricity. Each quad has been equipped with individual metering by Pacific Power for electricity and by AUM for Pacific Northwest Natural Gas.

The monthly usage will be divided equally by the number of residents in each quad. Empty quad bedrooms with locked doors don't use electricity. However, a minimal amount of gas may be used as a result of leakage of heat from the closed vents in the empty quad bedrooms. For that reason and in the interest of fairness, Lindenwood Apartments will credit tenant's accounts equally for the empty quad's minimal usage as determined by experts at Pacific Northwest Natural Gas and AUM.

Some of you have had questions on the usage time period for which the new bills will be issued. All utility bills are billed in arrears. Therefore, the time period reflected in the statement you receive in January from AUM will be for December 1 - 31 usage. If you moved in and paid a utility fee for the month you moved in, you will not be sent a bill after you move out for your last month's usage. By this method, you will only pay utility bills for the months you are present at Lindenwood. If you have any questions on your bills, please see Sandy in the manager's office.

This new arrangement is a more typical rental utility arrangement where utility bills are based on actual usage. This also affords residents more control over their bills and an opportunity for residents to conserve and to reduce those bills.

To promote conservation, during our recent construction project, Lindenwood Apartments has tried to make choices that conserve energy, as well as reduce utility expenditures for us and for our residents. We have blown increased insulation into the attics, replaced windows and exterior doors and installed other energy saving measures such as increased insulation around hot water tanks, new kitchen and bathroom faucet aerators, new shower heads and changed all light bulbs to new compact fluorescent bulbs which generally saves 25% on the lighting bill. Lindenwood is now in conformity with the requirements of the State of Oregon Energy Trust. We know these measures have put our residents in the best possible position to minimize their energy costs.

We hope this clears up any questions or confusion you may have had on your utility bills. However, if you have any remaining questions or concerns, please contact Sandy in the manager's office.

