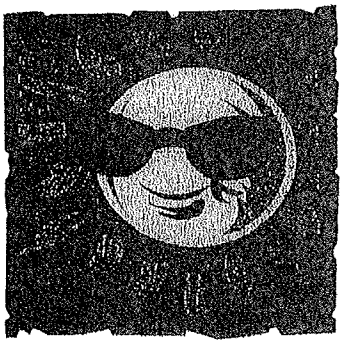


MAINTENANCE TIPS

CENTRAL AIR CONDITIONERS

With the hot, Texas summer upon us, now is the time to make sure all A/C systems on your property are in working order. What follows are tips that anyone, certified or not, can do to keep A/C units operating at maximum efficiency.

It is most important to make sure air flows freely through the condenser, evaporator coils, and your furnace's blower unit. Examine one of the coils and you'll see that it resembles an automobile's radiator—loops of tubing laced through a honeycomb of aluminum fins. Leaves, debris, or even a heavy accumulation of household dust on these fins can choke off the airflow upon which cooling systems depend. When you clean the fins, treat them gingerly; they bend easily, and sharp tools may puncture the relatively soft copper tubing.

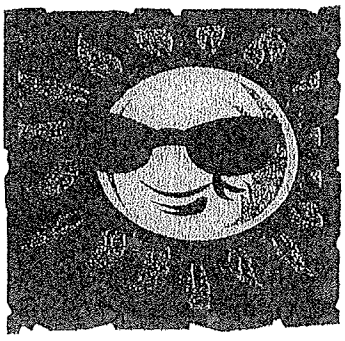
Don't neglect your furnace's blower unit, either. Moving cool, heavy air strains belts and bearings.

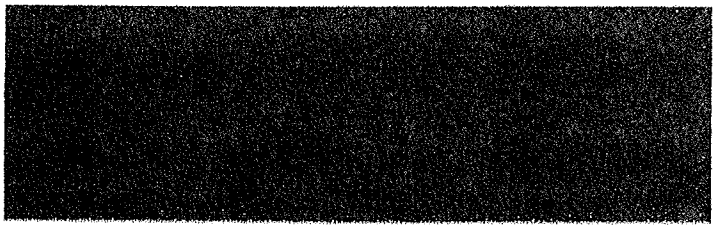
MAINTENANCE TASKS

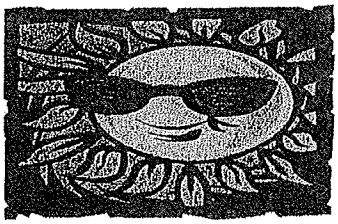
- Keep the condensing unit clear for airflow. Hose out leaves and keep shrubs pruned back.
- During humid weather, check the condensate drain to be sure that it is carrying off excess moisture.
- A clogged filter can shut down a unit. Change filters several times per season; never run a system without a filter.

If you are HVAC certified, you can handle Freon® and may do any tune-ups or maintenance yourself.

Schedule a tune-up before the temperatures start to soar.







Tips for our Residents

- Report any problems with your air conditioning to management.
- If you should experience a problem with your air conditioner, we will make a diligent effort to repair it as soon as possible after you report the problem. Keep in mind that during these high-use times, we may experience unavoidable delays in obtaining necessary parts, or securing the services of skilled technicians.
- If you are concerned about the health and safety of one of your neighbors during a heat wave, check on that neighbor regularly and report any of your concerns to the proper authorities.
- Your health is more important than your electric bill. Public Utility Commission rules prohibit electric companies from disconnecting electrical service during excessive heat alerts. Most utility providers will arrange partial payments, bill extensions or balanced billing to avoid disconnections. Contact your electricity company for more information about its programs or policies.
- When you are away from home for more than one hour, turn the thermostat up to 85 degrees to lessen air conditioning use. Most home air conditioners can cool your home to agreeable temperatures in about 10 to 15 minutes. Do not turn the thermostat off. Heat will build up in your home and it may take many hours to remove it and make the home comfortable again.
- While you're at home, set your thermostat to about 78 degrees, or the highest comfortable setting. Each degree cooler could add 7 to 10 percent to your cooling costs. Each degree you raise your thermostat reduces energy consumption by 3 to 4 percent. The best results are achieved by setting the thermostat between 76 and 80 degrees during the hot part of the day, and 76 to 78 during evening hours.
- With a properly functioning air conditioner, the indoor room temperature should average about 20 degrees below the outdoor ambient temperature, depending on other factors like the insulation, windows, ceiling height and other elements. This means that during 100-degree days, the indoor temperature will most likely be between 75-80 degrees.
- Don't set your thermostat on an extremely low setting to try to cool your home more quickly. Turning the thermostat below 70 degrees may cause the evaporator coil to "freeze up," and it may take several hours to defrost and function properly again. In the meantime, heat will build up inside your home.
- About 40 percent of the unwanted heat in your home comes in through windows. Close blinds, curtains or other window coverings to keep the heat out.
- When possible, avoid using household appliances that heat your environment (ovens, stoves, dishwashers) during the warmest parts of the day. These appliances not only generate a great deal of heat; they also use large amounts of electricity. If available, consider using a microwave oven to reduce generated heat and save energy.

Rainier Management