Eolus Owners Tips

Eolus Owner Tip #1 - Prevent emergency sprinkler heads from freezing.

It is important to take steps to prevent freezing of sprinkler system heads in entryways, entry closets, owner's closets, and lock off rooms that have been added as build out rooms.

If there is a heater in the space, make sure it keeps the room at or above 50°F.

Owners in the rental pool must rely upon DMR housekeeping to maintain the heater setting. The ultimate responsibility is still yours.

If there is not a heat source in a closet or lock off room, there is an easy way to assure that some heat gets into the space.

Eolus Owner Tip #2 - Saving on Your Electric Bill.

The electric bill for your condo unit comes due every month, regardless of whether you or a guest are ever in the unit.

It has been observed that a normal size frost-free refrigerator-freezer, without ever being opened, will use about 220 kilowatt-hours (kwh) in one month. At the current LPEA rate for electric power (10.4¢ per kwh), the cost is $22.88. If the unit is occupied for a number of days and the fridge is opened and closed normally, the power consumption could easily double.

This does not take into account the power used for lights, the dishwasher, the washer/dryer, or for heat during the October-April months. Additionally, the LPEA bill always includes a "base charge" and various taxes.

So how can any savings or efficiencies be accomplished on your electric power bill? There are a number of practical procedures that can help:

- If the unit will not be occupied for two or more weeks, turn off the fridge and leave the doors open.
- Except during the summer, make sure all the windows are closed and locked, and thermostats set at 50° when the unit is not occupied. (Rental units must rely upon renters and housekeeping for this.)
- Fireplace dampers should remain closed except when the fireplace is being used. It is usually safe to close the damper the morning after fireplace use in the evening.
- Replace as many incandescent bulbs as possible with compact fluorescent bulbs. The savings are long term but are still advantageous.

For instance, 2BR units have four 75 watt bulbs in the kitchen ceiling and two in the hallway. Assuming the unit is occupied 21 days a month, and the lights are "on" an average of 10 hours each day, the power consumption for the month would be 94.5 kwh, costing $9.83.

If the bulbs are replaced by comparable 15 watt compact fluorescent bulbs, the cost for the month would be $1.97.

Consider this: Even though compact fluorescent bulbs cost more initially, normal incandescent bulbs burn out much more frequently. The long-term savings are appreciable.

Eolus Owner Tip #3 - More Savings on Your Electric Bill.

There is now another way to cut down on costs of electricity for your condo unit. The prices of LED light bulbs are being reduced, although it seems they are still quite expensive. However, the savings exceed those for compact fluorescent lamps (CFL) due to the extremely long life and lower energy consumption of LED bulbs.

La Plata Electric Coop is offering a rebate on the purchase of LED bulbs (up to $10 per bulb). This provides a very good incentive to change to

LEDs, especially for the bulbs that are in the kitchen of Eolus condos, because they are usually on for hours each day. (See the other tips message concerning energy savings for the condo).

To take advantage of the rebate offered by LPEA, click here to download the form. Note that the original receipt and all of the bulb packaging are required to be provided with the application to get the rebate.

Eolus Owner Tip #4 - Check your door entry threshold

A significant amount of cold air can enter your entry way if the door is not well sealed.

From inside the entry way, if you can see daylight under the door, the rubber threshold insert needs to be replaced.

The Eolus property manager has replacement inserts on hand. A minimal maintenance fee is charged for this job. Make arrangements directly with the property manager.