

Windmill Courts

Tenant's Newsletter

Spring 2000

GAS or Electric ?

Lots of talk, rumors and discussion about the exterior digging done late last Fall at Windmill. No one seems to really know what the scoop is. Here's the lowdown:

Niagara Mohawk installed gas line so that each apartment can be hooked up and have a natural gas service. The reason for the delay in making an announcement is that it was unknown what contractors would charge Windmill to have the various alternatives installed. The Eventual alternatives natural gas may provide at Windmill could be:

- *a Boiler for each apartment*
- *a hot water heater*
- *hookup for gas dryer*
- *connection for a gas stove*

The installation of gas hookups will begin with gas Boilers for only 12 apartments. This installation will begin this month. In order to participate you must be willing to modify your existing lease to have the rent raised by \$50/month. We are talking about \$50 more than what it would be upon renewal in 2000 regardless of whether you had a boiler installed or not.. If your lease expires after May 1, then it would be whatever your new rent would be + \$50. To find out what your renewal rate would be after 5/1/00 call me.

The reason for converting is to save you money. I'm told you should expect a 50% savings in your heating bill. Other Apartment owners have experienced less turnover when converting to natural gas for
continued on page 2.

New on Site Manager

Ed Link is the new On Site Manager of Windmill Courts. You'll see him riding around on the lawn tractor keeping the apartment's landscaping cut and trim.. If you need to contact Ed, he lives in Apartment #18. Ed replaces Pat Parpard who was the off site manager for many years. I can't thank Pat enough for all the things she did over the years. If you would like to contact her try 655-3873.

Garbage and Porches

Garbage pails are unsightly. They make the complex look like a trailer park.

Keep them out of sight!!!. After the garbage collector comes please get your garbage pails off of the lawn and off of your porch.

Garbage is picked up at Windmill twice a week (Tuesdays and Fridays)

Recyclables are picked up every other Friday. There is no reason to have garbage pails on your porches. Keep them out of sight and in your utility room or outdoor storage area. With the number of pickups that the garbage people make to the

**Don't chain up your
doggies! Walk them !**

In This Issue

Natural Gas.....	1
Garbage.....	1
New Manager.....	1
Porches.....	1
Web Site.....	2
Phone #'s.....	2
Vegetable Garden.....	2

Gas or Electric (continued)

their tenants as the total cost of living in the apartments declines. If you are interested in being one of the first 12 to have a boiler installed please call me ASAP at home or work. If I receive more than 12 tenants who want to convert I'll make my decision based upon length of residency at Windmill Courts. I'm unsure at this point when the balance of the apartments would have boilers installed.

garbage (Continues)

apartments there is no reason there should be any great odor to your garbage.

Recyclables: if you can't seem to remember when to put the recyclables out you can always take your recyclables to the the dump yourself. The dump is open Friday and Saturdays from 8:00am to 2:30pm. There is no charge for taking recyclables to the dump and you might even enjoy the community feeling of going to the dump on a weekly basis. Call the Cazenovia town offices for more information.

Want some hard work for pay in Vegetables?

Do you miss planting your own garden? Or have you always wanted to plant a garden but never had the room. There's a place for a garden at Windmill. We own about 3 acres of land north of the complex. We mow trails for you to walk yourself or your dog on this acreage. Just follow the trail North between apt's 10 and 11 and you'll find a little bit of heaven. To the left of the trails are some vegetable gardens. If you wantmark some space and work your area. The space you make for yourself shouldn't be greater than about 8' x 16'. Please use existing vegetable garden areas. If someone has already planted or turned over the earth then don't use their site. Watch out for bunnies and deer. Have fun and enjoy.

Repairs

If you experience any problems with electric, plumbing or have need of major or minor carpentry repair please notify us as soon as possible, email or phone. You are not charged extra for repairs to your apartment. (unless you are the cause of damage to your apartment.) Plumbing and electrical repairs are done immediately but carpentry can take as long as a month to schedule. If you would prefer that the contractor not enter your apartment to repair your problem unless you are present please state this request as well as telling about the status of any pets we might encounter when entering your apartment.

www.windmillcourts.com

Yup, even Windmill Courts has a web site. Actually, it's been up and running since last September. It seems to have dramatically helped in renting the apartments.

If you would like to see some feature added to the Web site please send me an email and I'll give it serious consideration.

◇ Email Address

- repairs@windmillcourts.com
- jond@dreamscape.com
- comments@windmillcourts.com

◇ Phone Numbers

- Windmill's Ans Machine 655 3027
- Ed Link 655-3012
- Jon Davidson : Home 655-2690
- : : Work 448-3321