



**A Condominium Management Company**

**ASSOCIATION NEWS**

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**“Waste Not...”**

*~ by Steve Hirsch, Article in Common Ground Magazine*

**L**ET’S ADMIT IT. Almost everybody is guilty of wasting water. Maybe you run the water while you brush your teeth or don’t fix a water leak as quickly as you should. To a certain degree, it’s not our fault. If we were reminded daily that only 3% of the world’s water is drinkable, that there is a very complicated process to deliver that clean water to your home and how important water is to our communities, maybe we would be more mindful about wasting such a precious commodity.

The brutal truth is that for most of us, saving money is greater motivation than conservation. In many condominium associations, some townhome communities and a few single-family home associations, residents aren’t directly billed for their water use and don’t use it wisely. But you can make residents responsible by using inexpensive submetering technology.

Various studies sponsored by the U. S. Environmental Protection Agency, National Apartment Association, National Multi-Housing Council and an assortment of utilities find that submetering reduces water costs by at least 16%.

The reason is simple. With a water bill in our hands every month, we are more mindful of our water consumption. We fix leaky toilets and faucets, we don’t turn on the spigot 20 minutes before stepping into the shower and we brush our teeth without letting excess water go down the drain.

Frances-Marie Puente, manager of La Via Condominiums in Pembroke Pines, Fla., find that sub-metering has made her association happier because residents feel that it is fair. “People appreciate the fact that they aren’t paying for the water consumed by a neighbor who has eight people living in a three-bedroom unit,” she says.

An association’s investment in submetering typically pays for itself in 12 - 18 months depending on how the buildings are plumbed and the utility’s water charges. How do the numbers work? Total hardware and installation costs average about \$250. If the typical person save 25% on the month \$60 water bill, he or she pockets \$15/month or \$180/year. As for associations, the community still pays the utility, but instead of hoping that this month’s water bill doesn’t cause a problem by running over budget, it is charging the residents for what they use.

Diane Salamone, manager of Board-Walk Condominium Association in Branson, MO., recovers 100% of the association’s water costs. “When we budget, we don’t need to guess at how next year’s water or sewer rate increases will affect our financials,” she says.

Puente reports La Via Condominiums recovers about 80% of its water and sewer costs - even with some units in foreclosure.

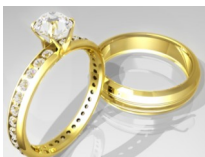
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**CONGRATULATIONS !!**



Jason Carey and Erin Peterson have decided to “Tie The Knot” !

Our Congratulations go out to the happy couple on their upcoming September 22, 2013 nuptials.



## “Waste Not...”

~ by Steve Hirsch; Article in Common Ground Magazine

(continued from page one...)

Submeters also empower residents to reap savings when they repair leaks and install conservation-friendly toilets, showerheads, and faucets.

When an association without submeters decides to locate leaks, maintenance asks residents not to use water and then takes a look at the master meter. If the dials are moving, there are leaks. Maintenance then needs to enter each unit to find the leak. When submeters are installed, any resident who suspects a leak can pinpoint the problem. The occupant makes sure all faucets and appliances are off and then takes a look at the meter. If the dial is moving, there's a leak.

Submetering reduces instances of water damage too. Because leaks are being repaired, there are fewer cases of water leaking into other units and common areas.

Associations can take the simple steps of installing submeters and holding residents accountable for water consumption. It's good citizenship and a way to do something constructive about costs and conservation.

### Submeter Specifics:

**What does it look like?** A small section of pipe with a 2-3" meter is installed where the water pipes enter the unit. If electronics are used, a battery-operated transmitter is connected to the submeter and a central data collector is placed in the main office. It is unobtrusive and requires very little space.

**Who pays whom?** A third-party billing company typically monitors all of the units' consumption and bills them based on the rates that the utility company is charging the community association. The company collects the money and sweeps the funds to the association minus an administrative fee.

For more information, visit [www.commercialwaterenergy.com](http://www.commercialwaterenergy.com)

### Household water use:



## Benefits of Swimming

~ excerpt from *Community Lifestyles*

Swimming is an excellent exercise which benefits people in all age groups. Due to the weightlessness of the body while in the water, swimming is especially beneficial for those with limited mobility, injuries, or those with arthritic joints.

Crittenton Hospital's Dr. Michael Yusaf of Rochester Hills Orthopaedic Surgery also recommends swimming as a safe low-impact exercise for patients after joint replacement. "Swimming is an excellent cardiovascular exercise because of the multiple muscle groups used at the same time," says Yusaf. "It also helps to optimize blood flow to all areas of the body." Like with all forms of exercise, swimming is best performed after a consultation with your physician and taking into consideration your own fitness level and long-term goals.

To read more about joint health and exercises for those with limited mobility, read more-recent Crittenton Home Care blogs. Crittenton Home Care covers a broad range of medical and personal care services offered by experienced nurses and trained staff who come directly to a patient's home 24 hours a day, 7 days a week. **For more information about Crittenton Home Care, visit [www.crittenton-hc.com](http://www.crittenton-hc.com), or call (248) 656 - 6757.**

## New Buzz: The Internet of Things

~ excerpt from *Community Manager Publication*

**T**oday, more things are connected to the Internet - 10 billion devices more than people. Within five years, according to CISCO Systems, nearly seven devices will exist for each one of the world's 7.6 billion people. Based on an emerging philosophy known as the Internet of Things - or IoT - this proliferation of electronics will provide the ability to monitor nearly everyone, everywhere, at any time.

While the concept has existed in "techie" circles for a while, IoT is already going mainstream. It can track individuals' purchases, health conditions, locations, habits, work life and other activities through their personal electronics, phones, ATM and credit cards. Examples include microchips that locate lost pets or stolen cars, barcodes that collect data on products you buy and how much you spend, and parking meters that alert you via text message that your time is about to expire.

Despite concerns by many that personal data is already too accessible, CISCO futurists and other thought leaders expect that by connecting all things, "machines, devices, sensors, automobiles, cameras, etc." IoT will help individuals save valuable time, money and even lives.

Devices in the not-too-distant future will include refrigerators that keep track of groceries and let you know when and what foods need to be replenished. They may even order the groceries for you directly from the market. Other forms of IoT devices include door locks that you can open using your Smartphone for a delivery, service technician or houseguest while your are miles away; clothing that alerts you to changes in body temperature so you can make yourself more comfortable; and even houses that signal medical personnel when a resident experiences a health issue. IoT's application in residential communities is limited only by one's imagination.

Several symposiums this year will examine the obstacles IoT proponents face, including issues of privacy and data security, as well as legal liability and costs. *For more information, visit <http://iotevents.org>*

## Rochester Hills Library Stores Seeking Volunteers

~ excerpt from *Community Lifestyles*

The Friends' Library Store, located in the lobby of the Rochester Hills Public Library, is looking for volunteers who might be willing to work from 4 - 6pm on Tuesdays, or during the school year from 1 - 4pm on Sundays. The store is run by volunteers who are responsible for the selection and display of merchandise and for staffing the store.

"The Friends' Library Store raises about \$15,000 a year for the library and we appreciate the effort of the 52 volunteers who currently work in the store," said Library Director Christine Lind Hage. Eight of those volunteers have worked in the store for over 20 years!

If you have a few hours to spare and would like to talk to someone about a volunteer opportunity, drop by the Friends' Library Store and fill out an application. "We do require a background check, which the library conducts," said Store Manager Darlene Tomczyk. "Although retail experience is appreciated, we do provide all the training on how to use the cash register, etc."

The Friends' Library Store is open Mondays, 10am - 8pm, and Tuesday through Saturday 10am - 4pm. For more information on these volunteer opportunities call the store at (248) 650 - 7179.

*The library is open Monday through Thursday, 9am - 9pm and 9am - 6pm Friday and Saturday. The Library's website ([www.rhpl.org](http://www.rhpl.org)) has information on how to register for a card and access all the library's services.*

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### Your Management Team Members:

- |  |                        |                            |
|--|------------------------|----------------------------|
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| <b>Devlin Carey</b><br>Property Manager          | DCarey@ACondoMgt.com   | (248) 453-5794 Direct Dial |
| <b>Carrie Smeznik</b><br>Management Coordinator  | CSmeznik@ACondoMgt.com | (248) 650-8983 Main Office |
| <b>Makayla Eckardt</b><br>Management Coordinator | MEckardt@ACondoMgt.com | (248) 650-8983 Main Office |

### Upcoming Community Events

Date	Event	Venue Information
Sep. 9 & Oct. 14	Crittenton Home Care Health events and screenings: "Nurse Hour" with free blood pressure check	Auburn Hills Community Center 11:30am - 1:00pm
Sep. 10 & 24 & Oct. 15 & 29	Crittenton Home Care Health events and screenings: "Nurse Hour" with free blood pressure checks	(Lake) Orion Senior Center 11:30am-1:00pm
Sep. 21 & Oct. 6	Rochester-Avon Historical Society's 2013 Walking Tour <i>Stroll thru time and join members of the Rochester-Avon Historical Society for a downtown Rochester walking tour. Perfect for new residents and long-time ones alike! Participants will visit historic sites &amp; listen to stories about historic downtown Rochester. \$5 adults, \$3 seniors &amp; students, 12-under free</i>	Tours begin at Western Knitting Mill/ Rochester Mills Brewery on Water Street (northeast corner of the building) at 1:00pm; tours last about 2 hours; reservations not required
Sep. 19 - 22	4th Annual Boating & Outdoor Festival	Lake St. Clair Metropark; for more information, contact: (734) 261-0123 boatmichigan@mbia.org
Sep. 21 - 22	Festival of the Senses - Celebrating Art, Music, Food, Theater, & Literary Works	Clinton Township Civic Center www.ctfestivalofthesenses.com
Sep. 28	Blake Shelton	Palace of Auburn Hills
Oct. 16 - 20	Disney on Ice	Palace of Auburn Hills
Oct. 26	Rod Stewart with Steve Winwood	Palace of Auburn Hills
Dec. 8	62nd Annual Rochester Hometown Christmas Parade	Downtown Rochester For more information, contact the Rochester Chamber of Commerce at (248) 651 - 6700 or info@rrc-mi.com