



News & Notes

Main Office

8:30a - 5:00p. M-F
Ph. 215-557-8484
TTY. 215-496-0321

Maintenance Office

8:00a - 4:00p. M-F
Ph. 215-543-0357

Hello & Welcome to the first edition of the CPM Tenant Newsletter! We hope that it contains information that is useful to you. For more information visit CPM's website: www.columbuspm.org, and click on **Resources**.

Rent

- Acceptable forms of rental payment are checks and money orders; **We do not accept cash**. You may mail your rental payment to 2042-48 Arch Street, 2nd Floor, Philadelphia, PA 19103.
- Or you may pay your rent in person. If you wish to receive a receipt for your payment, you must come into the office during the business hours of 8:30 am and 5:00 pm. If you wish to drop your rent off outside of business hours, you may utilize the drop box (located next to the front door).
- Rent is due on the 1st of the month; however you have until the 5th to pay. If your rent is not received by the 5th of the month a late fee (\$10 or 10% of your current monthly rent) will automatically be charged to your account.

Pest Control

If you eliminate the food that the insects or rodents eat, they will have to go elsewhere.

- Take a walk through your kitchen every night before bed.
- Make sure your countertops are clean and wiped down
- Keep all food in air-tight containers or in the refrigerator.
- It helps to take out your trash every night.
- Eliminate clutter where insects or rodents could set up house-keeping.
- Report pest problems to your Property Manager



Window Fans

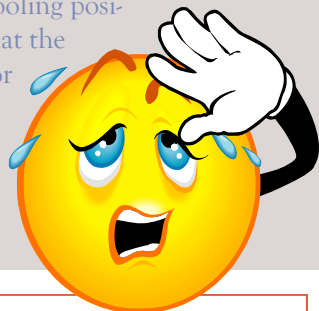
The outdoor air temperature is frequently comfortable, especially at night, but there may be no breeze to bring the cooler air into your apartment. (Buy an outdoor thermometer, a low cost item, and mount it so it's visible from your window. It will tell you when it's cool outside.) When the temperature outside is comfortable use a window fan instead of continuing to use the air conditioner.

If your air conditioner has an "outside air" control to bring in fresh air, use it without turning on the cooling section. The compressor motor in the unit is the big energy user, not the fan. Be sure to close the "outside air" control when operating the compressor (cooling position) so that the compressor is cooling only room air.

A fan requires as little as 1/10 the energy needed to run an air conditioner.

Drains

Never put anything down your sink drains other than soap and water. If you have a garbage disposal, always run cold water first; then turn on your disposal; then rinse food into disposal.



Social Security Economic Recovery One-time Payments

Taken from www.ssa.gov/payments

"President Obama recently signed the American Recovery and Reinvestment Act of 2009. This act provides for the one-time payment of \$250 to individuals who get Supplemental Security Income (SSI) or Social Security benefits. We expect everyone who is entitled to a payment to receive it by late May 2009. **No action is required on your part.** We are currently working on the details regarding how we will issue nearly 55 million one-time payments to our beneficiaries. When more information becomes available, we will promptly post at www.ssa.gov/payments."



Air Conditioners

Summer is right around the corner! Here is a tip to help keep you cool and save money on your electric bill: **If you have air conditioner unit(s) through your window or walls, they have removable filters that can be removed and rinsed with warm soapy water. When they are completely dried they can be returned to the unit(s) to ensure that your unit(s) is running at full capacity.** Note: This DOES NOT apply to Central Air units. These filters will be changed by professionals.



2042-48 Arch Street
2nd floor
Philadelphia, PA 19103
www.columbuspm.org

Columbus Property Management & Development, Inc.



Energy Saving Tips

Electric lights, cooking, and the use of other appliances such as the washer and dryer generate heat and increase the load on your air conditioner.

- Keep lights low or off whenever possible.
- Try to schedule cooking and the use of appliances for the cooler parts of the day, i.e., the morning and late evening.
- Only run the washer and dryer with full loads.
- If you must use the oven for a number of hours, shut the kitchen off from the rest of the apartment and use the kitchen exhaust fan to draw off the heat you create cooking.
- Close all your window shades at night to keep warm air in and cold air out.
- Turn off the lights when leaving a room.
- In cooler weather, wear sweaters and shoes or slippers around the house and turn the thermostat down to the lowest comfortable temperature.
- In summer, dress lightly and set the thermostat at the highest comfortable temperature. Only run the air conditioner on extremely hot days.

Freezer Transfers

- Don't take meats or other large frozen items from the freezer and thaw them on the kitchen countertop. Instead transfer them from the freezer to the refrigerator the day before they are to be used. The frozen items will help to cool the refrigerator as they defrost cutting down on the energy the refrigerator uses.
- Allow hot items to cool to room temperature before putting them in the refrigerator or freezer.

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Upcoming Events

2009 Youth Summer Job Fair & Activity Expo

April 25, 2009 - 9am-2pm
Community College
of Philadelphia
215-242-7300 or
215-549-0220

Memorial Day

May 25, 2009
CPM offices closed.

Greater Philadelphia NAMIWalk

May 31, 2009 - 8am
Memorial Hall, Fairmount Park

Did you know?

SafeLink Wireless is a government supported program that provides a **FREE** cell phone and airtime each month for income-eligible customers.
www.safelinkwireless.com

Renter's Insurance

The owner/Agent for Landlord of the building where you reside is not insured for your personal property. CPM strongly recommends that you contact an insurance agent to obtain details concerning Apartment Renters' Insurance or Household Goods and Liability Insurance or other similar parties that cover your personal belongings against theft, vandalism, fire, burglary and certain water damage as well as personal liability. CPM's insurance does not cover personal belongings or liability.