

Grand apartments, great location!



<http://management.skallys.com>

Eco-Friendly Rental Property Management Strategies

**2005 Living Green Expo
Chad Skally**

Cheap Eco Strategies for your Property

- Enroll in Xcel Energy's Windsource program.
- Use Automated Clearing House (ACH) to direct deposit your residents' rent from their bank accounts to yours.
- Promote recycling, reusing and reducing (and recycle your office and maintenance trash).



Cheap Eco Strategies for your Property (continued)

- Add a compost bin for residents.
- Use eco-friendly cleaning products (I like Restore Oven Cleaner).
- Education!!!
Newsletters, bulletin boards, fliers.



Skally Herald

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Security Update

There have been increased auto thefts in the neighborhood. Here are some tips to prevent auto theft:

1) Always lock your car when you leave it unattended, even if your vehicle is parked in front of your home or alley. CD players, purses, store packages, and other personal items left in plain view in your car can be very tempting lures for "crimes of opportunity".

2) Stow valuables in your trunk if at all possible. Remember that SUVs and van-type vehicles without trunks are especially vulnerable since valuables can easily be seen.



Successful crime prevention requires vigilant awareness

Check Us Out
<http://management.skallys.com>

Our website is complete! This is a great way for you to send us maintenance requests (e.g. dripping faucet, outlet not working, water

damage, etc.). We will continue to update this website with useful information. Feel free to send us your ideas.

of our potential vulnerability and proactive measures to assure safety.

Building Security Tip:

If you don't know the person behind you as you enter the building, don't be afraid to ask to see a key or show them where the buzzer is. It may be awkward but if everyone does it, it will be expected. If everyone is aware of who comes into the building, we will continue to maintain a safe building.

Windsource, Clean Air Energy

Take a minute to read the windsource brochure. You can help make the air cleaner in the Twin Cities. It is easy to sign up!

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EVENTS

- *Day Light Savings, Sun April 3rd*
- *St. Paul Art Crawl, Fri-Sun April 22-23, downtown St. Paul*
- *Living Green Expo, Sat-Sun April 30-May 1, State Fair Grounds*
- *Summit Hill Neighborhood garage sale, Sat May 7, Summit Hill Neighborhood*
- *Spring Clean-up, Sat May 14th, next to Ice Arena on Pleasant Ave*
- *Grand Old Day, Sun June 5th, Grand Ave.*
- *More Saint Paul events listed on the Internet at www.stpaulcvb.org*

Living Green Expo

Chad Skally is going to be speaking at the 2005 Living Green Expo on Saturday, April 30th. Chad will be speaking about what landlords and residents can do to be more eco-friendly in apartment buildings.

The expo is an annual family friendly event featuring workshops, exhibitors, and activities on green living choices, technologies and issues. The Expo will take place at the Grandstand at the State Fair Grounds.

To find out more info visit their website at <http://www.livinggreen.org/>

Trash Talk

You are more than welcome to throw away large items, but we need to know so that we can charge you accordingly. The cost for larger items is typically \$20-\$30. Let us know by leaving a note in the black box or send us an email.



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Skally Management Philosophies:

- We provide safe and secure housing for our tenants.
- We choose not to become commercialized and to keep it a family business.
- We employ on-site caretakers and treat our properties as "home" rather than "business".
- We protect the environment by using eco-management strategies including:
 - providing Eureka curbside recycling containers at each building.
 - re-using office materials like rent envelopes, and recycling printer cartridges.
 - participating in Xcel Energy's wind power program which helps improve the air quality in Saint Paul by reducing coal plant pollution.
 - providing compost bins when possible at our buildings for residents to use and by bringing brush to compost sites.
 - planting native trees and vegetation in areas of our yards.

Spring is here!

Spring is here! There are several things you should consider as the weather warms up:

- When installing an air conditioner make sure it is secure.
- Now is a good time to go through your stuff and bring items you do not need any more to the spring cleanup.

- Do not prop the exterior doors to the building open.
- Please help pick up litter around the building as you are coming or going.
- Get out and enjoy the great bike paths on Summit Ave and along the river.
- If you are on the first floor



make sure you do not leave your windows open when you are not around.

- Hit the reverse switch located on your ceiling fan so it blows air down instead of pushing air up.

Cheap Eco-Strategies for your Property (continued)

- Keep your boiler and hot water heater well maintained and clean.



- Insulate your hot water heater and your exposed hot water pipes.
- Use re-usable rent envelopes to collect rent.

Cheap Eco-Strategies for your Property (continued)

MY PERSONAL FAVORITE:

- Landscape your yard with native plants.





Expensive Eco-Strategies for your Property

- Buy a new efficient hot water heater.



- Buy a new efficient boiler/furnace.

Expensive Eco-Strategies for your Property (continued)

- Install a solar or thermo water heating system.
- Install solar panels and/or a wind generator.
- Install a green roof.



Expensive Eco-Strategies for your Property (continued)

MY PERSONAL FAVORITE:

- Install new double pane or triple pane windows.



Stuff your Residents Can Do

- Enroll in Xcel Energy's Windsource program.
- Use Automated Clearing House (ACH) to direct deposit your rent to your property owner's bank account.
- Recycle!
- Compost your organic waste.
- Use eco-friendly cleaning products.

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**Questions?
Comments!
Other Ideas/Strategies ...**