

A message from the
INDEPENDENCE PLAZA NORTH TENANTS ASSOCIATION
Executive Board and Building Services Committee

October 5, 2007

Dear tenants:

There was an enormous turnout to our last tenant meeting. We know what the main concerns are and want you to know we are working on the issues. This bulletin is about ELECTRICITY.

We have already met with a consultant regarding energy efficiency and usage and will get to the bottom of our sub-metering issues. In order to analyze the entire situation regarding electrical charges and sub-meters, we need to be methodical.

We need your participation.

1) If you received an electric bill of \$300 or more:

We will start by addressing those tenants who received a Quadlogic bill exceeding \$300 and who feel it is honestly not a true reflection of their usage. Please make a copy of all electric bills you have received to date, including those over \$300.00. On the top of each bill, indicate your name, building, apartment number, and # of bedrooms. Include your phone number and e-mail address. PLEASE PRINT CLEARLY. Leave the stapled COPIES (no originals) in the TENANTS box in the lobby no later than September 31st. We will contact these tenants if we feel a meeting is necessary. Our consultant will study all bills and form a mathematical basis.

If you received an electric bill that you feel is too high given your usage UNDER \$300, contact Management and ask to have your name added to the list of tenants who want Quadlogic to check their meters. After we have finished assisting tenants with \$300+ electric bills, we will reach out to those other tenants who doubt the accuracy of their electric bills. We are in contact with professionals, including state agencies and commissions who have been working with energy consumption for over 30 years. They can help analyze IPN's situation. We also continue to explore the issue of energy-efficient appliances.

2) If you are a voucher tenant and did not receive a new rent breakdown.

HPD is consulting their legal advisors to offer the IPNTA some answers about billing for voucher tenants, including first billing date. Additionally, if you have not yet received your new HPD rent breakdown, contact Management and ask that they make the adjustment for your rent reduction based on sub-metering. HPD claims they will not have completed all rent breakdowns until November 16th. We have copied the Borough President on all the HPD correspondence and have asked for assistance with the above, as well as with other issues.

We value your input, support and cooperation. If your question was not posed at the tenant meeting, write it down and drop it into the lobby box. Although we answered many questions at the meeting, we continue to address the issues from all angles. *As always, anonymous notes will be disregarded. We cannot report or respond to rumors or hearsay.*