

OUR COMMUNITY, OUR COMMITMENT

As Cockeysville has grown over the past forty years, Briarcliff Apartments has continued to adapt in order to remain true to our original vision of providing quality service to our valued residents. To increase energy efficiency, we have invested over \$3 million dollars in the systematic replacement of our boilers, windows, and air conditioning units. These critical updates should result in a 30-40% savings in energy throughout the property. We've completed the boiler replacements, the other work is progressing, and we'll continue our efforts until all of our homes receive these updates.

The management and staff are committed to finding more and better ways to reduce energy consumption in our community. However, the most powerful ingredient to lower energy costs is an informed and responsible resident who chooses to conserve energy and use water, gas, and electricity wisely. If we all work together as a community, we can lower costs and save on our energy bills, help others in our community, and engage responsibly in an effort to preserve our natural resources.

These community efforts will continue to dramatically increase your energy efficiency, lower your bills, and make you more comfortable in your apartment home. Our commitment to your continued satisfaction is our number one priority.

Welcome home... We've been expecting you!

How should I use this brochure?

The figures presented in this brochure should be used only as a guide to roughly estimate your utility bills and help you budget for higher winter usage. Electricity is individually metered and is not included in these estimates.

We have used actual billing amounts for a variety of different units on different boiler systems at both Briarcliff East and Briarcliff North apartments to ensure the averages are as accurate as possible. However, these are last year's figures and are subject to change due to temperature, costs of energy, and changes in the number of residents on the property and their use of water, sewer, and gas.

Our goal is to inform and educate all of our current and future residents about the way we calculate utilities and outline proactive steps we can collectively take to save energy and lower bills.



2013 -2014 Estimated Average Monthly Gas, Water, & Sewage Utility Costs for Briarcliff Apartments

***If you have any questions or comments
please contact us ...***



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2013 -2014 Estimated Average Monthly Utility Costs for Briarcliff Apartments

Estimated Average 2013-2014 Monthly Utility Costs*

	Unit Size	Gas	H ₂ O	Sewer	Total
Briarcliff East	3+Den	102.00	15.50	57.00	174.50
	3 BR	94.00	15.50	57.00	166.50
	2+Den	94.00	10.50	38.00	142.50
	2 BR	85.00	10.50	38.00	133.50
	1+Den	76.00	5.25	19.00	100.25
	1 BR	68.00	5.25	19.00	92.25
Briarcliff North	1+Den	70.00	5.00	19.00	94.00
	1 BR	62.00	5.00	19.00	86.00

Gas is calculated using a 12 month avg +6% . Water & sewage are based on the Summer 2012 tax assessment & quarterly water bill.

How are the bills calculated?

Our apartment homes were built over forty years ago and the walls, floors, and ceiling are constructed of 8 inch concrete. For noise reduction and fire safety this construction is the best in the industry. However, the buildings were not configured for individual metering of water, sewer, or gas and the cost of modification is currently prohibitive in light of the other much-needed infrastructure upgrades taking place. We use a ratio utility billing system (RUBS) to calculate the use of these utilities. Let's demonstrate this system using a hypothetical example in which a resident, Mr. Smith, is leasing a 2 bedroom (1291 sq.ft.) unit.

Gas - Calculated using the square footage of your apartment divided by the total square feet being heated by your boiler multiplied by the amount of gas used by the boiler.

$$1290 \text{ sq.ft. (2BR apt.)} \div 15480 \text{ sq.ft. (one building of 2BR units)} \times \$1,200 \text{ (Gas bill for the building)} = \$99.99 \text{ gas bill}$$

Water and Sewer - Calculated based on occupancy. The bill (minus 5% for use by management) is divided between the total number of residents on our property.

$$\$4,200 \text{ (monthly water bill for the property - 5\%)} \div 1200 \text{ residents} = \$3.50 \text{ water bill per person}$$

$$\$11,400 \text{ (monthly sewage charges for property - 5\%)} \div 1200 \text{ residents} = \$9.50 \text{ sewer bill per person}$$

$$\text{Mr. Smith's Total Monthly Bill for Gas, Heat, and Water} = \$99.99 + \$3.50 + \$9.50 = \$112.99$$

*Calculations are based on half maximum occupancy

Our policies allow only a certain number of residents to occupy an apartment. This maximum occupancy depends on the size of the unit as follows:

Unit	Occupancy	
	Full	Half
3 Bedroom	6	3
2 Bedroom	4	2
1 Bedroom	2	1

Note: Dens are not counted when determining max. occupancy.



Briarcliff
APARTMENTS

