



HUDSON PARK

ELECTRIC BILL Q&A GUIDE

2015/2016

The following are common questions management receives throughout the year regarding electric bills. Please take the time to read over this entire Q&A form and understand how your electric billing works. If you understand how it works, it shouldn't be a surprise to you when the bill comes. Our goal is to prevent those surprises.

Q. What method of utility billing is used at Hudson Park?

A. Hudson Park implements a submetering system allowing the property to bill tenants for individual measured utility usage.

Q. What utilities am I paying for?

A. Hudson Park management pays for the cost of gas, water, sewage and trash in every apartment. Residents are financially responsible for the electricity usage in their apartment, which is billed monthly. For residents in the Clermont and Phoenix everything requires electric except for the stove/oven, which is gas. Residents living in the Northriver: all electric except for stove/oven and heat from ptac unit, which is gas.

Phoenix: Heat = Electric / Air Conditioning = Electric

Clermont: Heat = Electric / Air Conditioning = Electric

Northriver: Heat = Gas / Air Conditioning = Electric

Q. Do I pay for any electricity used outside of my apartment, such as the gym, lobby, and hallways?

A. No. Residents are not financially responsible for electricity used in the common areas of the building, including the garage.

Q. What is RUBS and is it used at Hudson Park?

A. Ratio Utility Billing Systems (RUBS) is NOT used at Hudson Park. RUBS formula for calculating a monthly bill consists of several variables including: the number of occupants and square footage of the unit.

Q. Does my apartment have it's own electric meter?

A. Yes. Every apartment has its own meter, which calculates the kilowatt usage for that specific apartment.

Q. Where is my meter located in the building and can I see it?

A. The meters are located inside the “Electric Room” in every building. Residents are more than welcome to contact the main office to view the electric meters. Here are some photos of the electric room located at 1 Van Der Donck Street:



Q. Have the meters ever been checked for accuracy to make sure they are only measuring its designated unit?

A. Yes, on numerous occasions. There are times when a resident doesn't want to listen to management and is 100% certain their meter isn't right, so they contact the New York State Public Commissions office. A complaint will get filed and then a company comes out to test the accuracy of the meter. Throughout the 7½ years working here, every meter tested by the state passed with 100% accuracy. I'm hoping residents will take this notice seriously and understand how everything works.

Q. What is this \$4.00 Administration Fee that is added to my electric bill every month and why do I have to pay it?

A. Every Con Edison utility bill has an Administration Fee (Basic Service Charge) on it. This charge is for reading and maintaining the meters, delivering electricity, billing and payment processing, and related taxes and surcharges. Any utility provider across the country will have a similar charge on their bills to residential customers.

Q. I don't understand how to read the submeter information on my rent statement. Where is my electric bill amount? Can you please explain in detail?

A. The best way to explain the utility portion of your monthly statement is by showing you:

BILLING DATE	ACCOUNT NUMBER	DUE DATE
07/15/2015	13372002t0004039	08/01/2015
BALANCE	CURRENT CHARGES	AMOUNT DUE
\$35.69	\$119.67	\$155.36

Electricity Submeter Read Information	
05/31/2015	06/30/2015
85722	86196
* Each Unit Represents 1 KWH	

BILLING DATE: The date your bill was generated for mailing.

ACCOUNT NUMBER: Personal identification # used for billing purposes.



DUE DATE: All payments need to be made on or before this date to appear on your next bill. The lease agreement calls for rent to be paid monthly, in advance, on the first day of the month. There is a 5-day GRACE PERIOD before late fees are added to the account. Therefore, we must have payment in our possession by 9:00am the morning of the 6th.

BALANCE: All money in arrears.

CURRENT CHARGES: Total amount due for that month including: Rent, Parking, Storage, Pet Rent, electric bill and any other misc. fees pertaining to your lease agreement.

AMOUNT DUE: This is the amount owed on your account. This amount will include all current, as well as any past due, charges.

*** Your electric bill amount can be seen on the ledger located on the left side of the rent bill.**

Electricity Submeter Read Information	
05/31/2015	06/30/2015
85722	86196
* Each Unit Represents 1 KWH	
	
Billing Period Start Date (5/31/15)	Billing Period End Date (6/30/2015)
Kilowatt Reading on Start Date	Kilowatt Reading on End Date

Q. What is a Kilowatt Reading and where do those two large numbers located under each date come from?

A. Utility companies use the same basic steps to calculate how many Kilowatts were used within a specific Billing Period. All you do is subtract the Start Reading from the End Reading to give you your usage. For this example: **86196 – 85722 = 474 Kilowatts Consumed**. Once you have this number and look at your ledger for the actual bill amount, you can easily compute the \$ per kWh. For instance, if the electric bill came to \$125.00, all you do is divide **\$125 (electric bill)/474 (kilowatts used) = \$.26 cents/kWh**.

Q. How can my electric bill be so much higher than last month? Also, how can it be so much higher than the same time last year?

A. If your bill has spiked recently just look at your old bills and see how much your usage has gone up. Look only at the amount of electricity you used in kWh. Don't look at the cost, because the cost could have gone up for other reasons, such as an increase in the price of electricity itself. If your kWh usage is similar but the cost is now higher, then your answer is likely due to the kWh increasing.

Q. What are the biggest factors that make up the cost of electricity?

- A.**
1. Where part of the U.S. you live in
 2. How much you use
 3. The time of year (summer and winter rates considerably higher than fall and spring)
 4. Who your provider is (Con Edison is one of most expensive providers in the country)
 5. Make/model/type/age of everything in the home requiring electricity (old vs. new items)

Q. I just received my electric bill and it's more than the prior month. This makes no sense because I've been away all month and I turned everything off. How can this be?

A. Residents ask this question without looking at the billing dates and assume the bill must be for the last 30 days. However, the billing period will always be a month behind. For example, the bills received on the rent statement for October 2015 is for the billing period 7/31/15-8/31/15. Therefore, this person was likely away in the month of September and it will reflect on the next bill with rent for November.

Q. How can my monthly electric bill be higher than my old 2500 square foot house?

A. This is a common question we get from residents that like to compare their monthly electric bills with friends or family who are homeowners. The answer to this question is extremely broad and consists of multiple factors. For example, just breaking down your apartment and the "house" using the 5 factors listed in previous question. Residents are quick to assume that the electric bill for a 700 sq. ft. apartment must cost less than a 4000 sq. ft. home solely based on the size (sq. ft.) difference. There is so much that contributes to an electric bill, similar to that of the actual \$ cost between the two. For example, should we assume a 500 sq. ft. apartment in Manhattan costs less to buy than a 3000 sq. ft. single-family house in Putnam County? Obviously, we would not because there are much bigger factors to consider, such as location. Single-family homes also have the advantage of using/installing a fireplace, ceiling fan, roof solar panels, central heat/AC, gas, and multiple other energy saving items. In the end, we ask that you please research all the details on any electric bill you want to compare to your own. The more information you acquire the more it will make sense.

Q. How does the state of New York compare to the rest of the country on electric usage?

A. The U.S. Energy Information Administration (EIA) said that in 2014, New York had the fourth-highest average electricity price in the United States. The average household in New York uses 920 kWh each month. Please visit www.eia.gov for more detailed information.

Q. What is a kilowatt-hour and how is it measured?

A. When you buy gas they charge you by the gallon. When you buy electricity they charge you by the *kilowatt-hour (kWh)*. When you use 1000 watts for 1 hour, that's a kilowatt-hour.

Q. What's using the most electricity in my apartment?

A. Every living room and bedroom at Hudson Park has a Packaged terminal air conditioner better known as a PTAC unit that is installed on the wall for heating and cooling needs. A single unit requires an estimated 1.5 kWh (1500 wattage wH/hr) of electricity in both heating and cooling modes.

EXAMPLE # 1 → Running A/C for 1 hour each for 30 days:

Device / kWh x # of hours x # days x kilowatt rate = Cost added to monthly electric bill

$$\text{PTAC unit} / 1.5 \times 1 \times 30 \times .25 = *\$11.25$$

EXAMPLE # 2 (At work most of day/gone on weekends) → Running PTAC in Living Room from 7:00pm to 10:00pm and PTAC in Bedroom from 11:00pm to 6:00am and only Monday thru Friday.

$$\text{PTAC unit} / 1.5 \times 10 \times 20 \times .25 = *\$75.00$$

EXAMPLE # 3 (Home most of day 24/7 in one bedroom) → Running PTAC in Living Room from 9:00am to 9:00pm and PTAC in Bedroom from 11:00pm to 6:00am each day of the week.

$$\text{PTAC unit} / 1.5 \times 19 \times 30 \times .25 = *\$213.75$$

* Examples using monthly rate of .25 cents per kilowatt (Actual rate for October 2015)

Q. What is the kWh for other basic items found in an apartment home?

A.

Heating	
26,500 watts	Elec. furnace, 2000sf, cold climate
7941 watts	Elec. furnace, 1000sf, warm climate
1440 watts	Electric space heater (high)
900 watts	Electric space heater (medium)
600 watts	Electric space heater (low)
Cooling	
3500 watts	Central Air Conditioner (2.5 tons)
1440 watts	Window unit AC, huge
900 watts	Window unit AC, medium
325-425 watts	Fan only for central AC (no cooling)
More efficient cooling	
400 watts	Evaporative cooler
350 watts	Whole-house fan
100 watts	Floor or box fan (high speed)
Major appliances	
4400 watts	Clothes dryer (electric)
see sep. page	Washing machine
3800 watts	Water heater (electric)
200-700 watts	Refrigerator (compressor)
57-160 watts	Refrigerator (average)
3600 watts	Dishwasher (washer heats water)
2000 watts	Electric oven, 350°F
1178 watts	Electric oven, self-cleaning mode (takes 4.5 hrs, 5.3 kWh total)
1200 watts	Dishwasher (dry cycle)
200 watts	Dishwasher (no water heating or drying)
Lighting	
60 watts	60-watt light bulb (incandescent)

18 watts	CFL light bulb (60-watt equivalent)
5	Night light
0.5	LED night light
Computers (see more about electrical use of computers)	
150-340 watts	Desktop Computer & 17" CRT monitor
1-20 watts	Desktop Computer & Monitor (in sleep mode)
90 watts	17" CRT monitor
40 watts	17" LCD monitor
45 watts	Laptop computer
Televisions & Videogames	
191-474 watts	50-56" Plasma television
210-322 watts	50-56" LCD television
150-206 watts	50-56" DLP television
188-464 watts	42" Plasma television
91-236 watts	42" LCD television
98-156 watts	32" LCD television
55-90 watts	19" CRT television
45 watts	HD cable box (varies by model)
194 watts	PS3
185 watts	Xbox 360
70 watts	Xbox
30 watts	PS2
18 watts	Nintendo Wii (source)
Other	
1440 watts	Microwave oven or 4-slot Toaster
900 watts	Coffee maker
800 watts	Range burner

Q. What is "Vampire" Power?

A. Devices in standby. When you grab your TV's remote control and press ON, the TV has to be getting a little juice already so it can receive that ON signal and respond to it. It's "standing by" waiting for you to turn it on with the remote. Other things that use standby power because they're waiting to respond to a button press are DVD players, stereos, and microwave ovens. However, the amount of energy used for standby in modern devices is tiny. [TVs](#) made starting in 2006 use less than 1 watt in standby.

Plug-in adapters. These are the big black blocks that convert AC to DC. Some of them draw some current even when the device they're powering is turned off (or in the case of chargers, even when the phone or device is fully charged). If the adapter is warm even when the device is off, it's wasting a little electricity, but usually not much.

Other devices that run off DC internally. In some devices the AC-to-DC adapter is internal, to avoid having the big, bulky plug-in adapter. This is really just like #2 above except that you can't see the adapter.

Devices that are always working, even when you're not "using" them. Cable TV boxes and DVRs are always running even if you're not watching TV, and videogame consoles are always checking the Internet for things like news and software updates. The pre-2013 models sucked a lot of vampire power, but modern ones use much less.

Q. How can I efficiently maintain the air temperature in my apartment?

A. Trapping the right temperature in your home often requires little more than good airflow. Unless you have a very small living space, even central air and heat can have a tough time keeping each room at the same, steady temperature. If you remember that heat rises, you already know how to fix this problem. When it's hot, the heat will escape through the higher parts of your home (whether that means the ceiling or another floor). You want to help it out faster by pushing the air upwards. When it's cold, you don't want that heat to escape so you need to push it back down. Fans make both tasks easily achievable.

Chances are you have a few standing fans in your home that require far less power than your air conditioning or heating system. Fans don't cool or heat the air, but they do move it around. When air in your home circulates properly, it's easier to maintain an even temperature and that means less work for your heating/cooling system. Position the fans so they move the air in the direction you want it to go. Simply moving the air all around your home (circulating it) will do the trick, but if you want to trap hot air you should push it down and push it up if you want to remove it.