

Jacob Palasek

From: Jacob Palasek
Sent: Tuesday, April 16, 2024 11:56 PM
To: Park Place Apartments CMU
Cc: Jacob Palasek
Subject: Park Place Apartments Note Regarding Electricity Usage

Monday, April 15, 2024

Park Place Apartments Note Regarding Electricity Usage

From the month before last month to last month we did not change our usage behavior. I have no idea why Park Place is claiming that. “Last month your electricity bill was quite high.” It is “quite high” compared to what, the month before last month, or the same period last year?

The reason why some want to live here is that electricity is included in the rent. Nothing was disclosed to me when I signed the lease that there is some amount of electricity that is too much. Nor are we provided with copies of the electric bill for this apartment. We simply must rely on that you told us it is “quite high”?

We are not doing anything here to waste electricity. We are not growing pot (grow lights, etc.). I turn off the lights in rooms I am not in. Maybe check your electric heating system here? I must turn the thermostat on to 80 for it to even turn on in the kitchen and living room.

Maybe spend some money to fix all the windows frames that are not weather-tight to save heat and electricity? Some on the windows have no barrier to the outside (nothing to block the weather, cold air, or water). Most of the windows have mold growing and are missing glazing pieces. Even your maintenance guy said you need to replace your windows, but you are too cheap to do it. Maybe spend some money to seal every entry door to keep the heat inside the apartments and the odors out? In the end you will save money if you do that.

You state this, “Our tenants, being mindful of the electricity they use, helps us to continue including the cost in our rental rates without increasing our rates to accommodate the expense.” So, that is why the rent is raised each lease? How are you supposed to be “mindful” about something that you know nothing about? If you want us to be “mindful” about electricity, then send us copies of the bills. At least then I might believe this.

The last part says you put this in our “residence file”. What exactly did you put in there? Just that you left us a note about “quite high” electricity? Or does it also have numbers about usage that you did not provide with your note? Can I see what you put in the file about us? I would also like to see it.

Mount Pleasant Municipal Code

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PROPERTY STANDARDS

§ 150.30 ADOPTION OF 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE.

The city hereby adopts by reference the 2021 International Property Maintenance Code issued by International Code Council, Inc., except those sections otherwise deleted or amended by the City Code.

(Ord. 1062, passed 11-23-20; Am. Ord. 1089, passed 8-14-23)

International Property Maintenance Code (IPMC)

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IPMC 304.13:

Window, skylight and door frames. **Every window**, skylight, door and frame shall be kept in sound condition, good repair and **weather tight**.

IPMC 304.14

Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored **shall be supplied with approved tightly fitting screens** of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

IPMC 602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from [DATE] to [DATE] to **maintain a minimum temperature of 68°F (20°C)** in all habitable rooms.

Thank You,

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