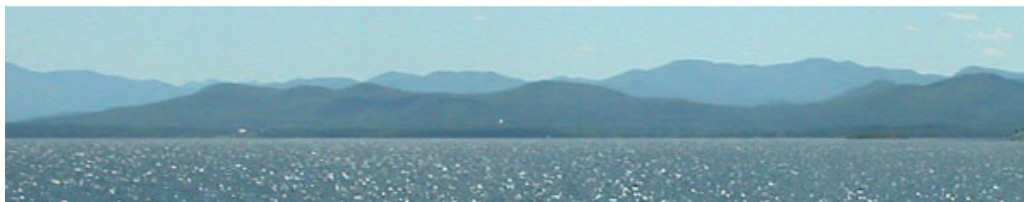


From: Gene Richards <generichards@generichards3.com>
Subject: Champlain Apartments | Frigid Weather, etc.
Date: January 21, 2013 7:15:06 PM EST
To: denise@sprucemortgage.com
Reply-To: denise@sprucemortgage.com

Champlain Apartments.com



January 21, 2013

Champlain Apartments | Frigid Weather, etc.

Dear Champlain Apartments Tenants:

We hope this finds you all doing well -- Happy New Year!

We are writing about a few subjects but primarily to alert you to the **frigid weather** anticipated over the next several days in the Champlain Valley and surrounds.

Please be very careful and use caution when traveling by foot or by car.

You should **increase your apartment/house heat to a minimum of 68 degrees during this type of weather** to ensure that pipes do not freeze.

The forecast remains on track for very cold conditions Tuesday night through Wednesday night. Essentially looking at the following:

Tuesday Night: Lows 20 to 30 below in the mountains, 5 to 15 below elsewhere

Wednesday: Highs zero to 5 below in the mountains, single digits above zero elsewhere

Wednesday Night: Lows similar to Tuesday night

Some wind is also expected so there will likely be times when the wind chill reaches the 20 to 40 below range.

Follow weather.gov/btv or call us at 1-800-863-4279 for more information.

And, as always, please let us know about any maintenance or repair needs and any exterior and porch lighting that needs replacement.

We still have some two-four-bedroom apartments remaining for 2013-2014. Just a reminder that we do offer a \$100 referral fee for anyone who refers us a group that results in a rental.

Thanks very much.

Our Best,
Gene Richards and the Champlain Apartments Team
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