

# Grand Oak

## BUSINESS PARK

*Where work comes to life*

Volume 7 – Fall 2011

### 2011 Twin Cities Kidney Walk

A Grand Oak Business Park Team participated in the National Kidney Foundation's 2011 Twin Cities Kidney Walk on Saturday, October 15th. A donation of \$1,000 was made on behalf of Grand Oak and its tenants.



#### TAKE NOTE OF THE UPCOMING DATES:

##### Daylight Saving Time Ends

Sunday, November 6

##### Veterans Day

Friday, November 11

##### Thanksgiving

Thursday, November 24  
(Building Closed)

##### Christmas

Sunday, December 25  
(Building Closed)

##### New Year's Day

Sunday, January 1  
(Building Closed)

The Grand Oak Team contribution went toward the total funds raised for the Twin Cities Kidney Walk of approximately \$259,167 thus far. While an impressive amount, the Twin Cities Walk fell short of its 2011 fundraising goal of \$288,000. If you didn't participate in the Walk, but would like to make a donation, it's not too late. Simply visit [http://donate.kidney.org/site/TR?fr\\_id=3960&pg=entry](http://donate.kidney.org/site/TR?fr_id=3960&pg=entry) to make an on-line donation toward the 2011 goal. Special thanks to those who participated in the fundraiser event and/or made a donation. Your generosity is appreciated.

# The Changing Light Bulb

Under federal law, traditional incandescent light bulbs are being phased out beginning January 1, 2012, at which time American manufacturers will no longer be allowed to make 100 watt bulbs. The law was designed to reduce energy use and greenhouse gas emissions and make the U.S. less dependent on foreign sources of energy.

Beginning in 2012, light bulbs used will be required to be about 25% more energy efficient to meet the new standards. The traditional 100 watt incandescent bulb will give way to choices that use only 72 watts to provide a comparable amount of light (lumens). Similar standards will phase in for other types of light bulbs over the next three years.

The new legislation doesn't affect light bulbs already in use or manufactured prior to 2012 so it is not necessary to discard or stop using incandescent bulbs. Go to [www.energysavers.gov/your\\_home/lighting\\_daylighting/index.cfm/mytopic=11978#q5](http://www.energysavers.gov/your_home/lighting_daylighting/index.cfm/mytopic=11978#q5) for information on which incandescent bulbs are impacted.

Following is information on the three most common energy-efficient lighting options available today:

**Halogen Incandescents:** Energy-saving halogen incandescents have a capsule inside that holds gas around a filament to increase bulb efficiency. This type of incandescent bulb is about 25% more efficient and can last up to three times longer than traditional incandescent bulbs. They are available in a variety of shapes and colors and can be used with dimmers.

**LEDs:** The light emitting diode (LED) uses the same technology as the little indicator light on cell phones. It is one of today's most energy-efficient and rapidly developing technologies. ENERGY STAR-qualified LEDs use only 20% to 25% of the energy and last up to 25 times longer than the traditional bulbs they replace.

LED bulbs are available as replacements for 40W and 60W incandescents, reflector bulbs used in recessed fixtures, and small track lights. While more expensive at this early stage, LEDs still save money because they last a long time and have very low energy use.



**CFLs:** Compact fluorescent lamps (CFLs) are simply a curly version of the long tube fluorescent light bulb. Because they use less electricity than incandescents, CFLs can pay for themselves in less than nine months and start saving money thereafter. An ENERGY STAR-qualified CFL uses about 25% of the energy and lasts ten times longer than a comparable incandescent bulb that puts out the same amount of light.

CFLs contain a small amount of mercury and should always be recycled at the end of their lifespan. Several national retailers recycle CFLs for free. Consumers can visit [www.epa.gov/bulbrecycling](http://www.epa.gov/bulbrecycling) or [www.earth911.org](http://www.earth911.org) for local recycling options.

## What To Do If a CFL Breaks

When a CFL breaks, some of the mercury is released as mercury vapor. The broken bulb can continue to release mercury vapor until it is cleaned up and removed. To minimize exposure to mercury vapor, the EPA recommends the cleanup steps described below.

### 1. Before cleanup:

- Have people and pets leave the room.
- Air out the room for 5-10 minutes by opening a window or door to the outdoor environment.
- Shut off the central forced air heating/air conditioning system.
- Collect materials needed to clean up the broken bulb.

### 2. During cleanup:

- Thoroughly collect broken glass and visible powder.
- Place cleanup materials in a sealable container.

### 3. After cleanup:

- Promptly place all bulb debris and cleanup materials outdoors in a trash container or protected area until materials can be disposed of properly.
- If practical, continue to air out the room where the bulb was broken and leave the heating/air conditioning system shut off for several hours.

# How to Improve Your Credit Score

Strong credit affects many aspects of your financial life, including access to credit cards and the ability to make major purchases, such as a home or car. Some insurance companies also rely on consumer credit scores, along with other factors, to help assess risk. Generally, a higher credit score suggests less risk, making it easier to obtain credit or insurance.

A credit report is a key part of many credit scoring systems. That's why it is important to make sure your credit report is accurate. Federal law grants the right to get a free copy of your credit report from each of the three nationwide credit reporting companies (Equifax, Experian, and TransUnion) once every 12 months. To order your free annual credit report, visit [www.annualcreditreport.com](http://www.annualcreditreport.com).

Scrutinize your credit reports to ensure accuracy. In the event you identify errors, refer to the Federal Trade Commission's "Building a Better Credit Report" guide at [www.ftc.gov/bcp/edu/pubs/consumer/credit/cre03.shtm](http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre03.shtm) for information on correcting errors in your report. The guide also offers tips on dealing with debt and avoiding credit-repair scams.

Scoring models typically consider the following types of information in your credit report to help compute your credit score:

**Have you paid your bills on time?** If your credit report indicates that you have paid bills late, had an account referred to collections, or declared bankruptcy, it is likely to affect your score negatively.

**Are you maxed out?** Many scoring systems compare the amount of debt you have to your credit limits. If the amount you owe is close to your credit limit, it's likely to have a negative impact on your score.

**How long have you had credit?** Generally, scoring systems consider the length of your credit track record. A short credit history may negatively impact your score, but timely payments and low balances can help offset that.

**Have you applied for credit lately?** Many scoring systems consider whether you have applied for credit recently by looking at "inquiries" on your credit report. If you have applied for too many new accounts recently, it could negatively impact your score. Inquiries by creditors monitoring your account or looking at credit reports to make "pre-screened" credit offers are not considered liabilities, however.

**How many and what types of credit accounts do you have?** While it is generally considered a plus to have established credit, many credit-scoring models consider the number and type of credit accounts you have. A combination of installment loans and credit cards may help your score, whereas too many credit cards may hurt your score.

Making significant improvements to your credit score is likely to take some time, but it can be done. To improve your credit score, focus on paying your bills in a timely manner, paying down any outstanding balances, and staying away from new debt.



If you're looking for fresh holiday gift and entertaining ideas – from Thanksgiving to New Year's Eve – following are several on-line resources that are sure to provide some inspiration:

- [plumparty.com](http://plumparty.com) – features invitations, paper goods, and even biodegradable plastic plates and flatware.
- [etsy.com](http://etsy.com) – offers vintage and handmade decorations. Also great for unique, handmade and vintage gifts.
- [jamaligarden.com](http://jamaligarden.com) – good for stylish holiday decorations, including crystal garlands and beaded ornaments.
- [moderntribe.com](http://moderntribe.com) – from Yiddish doggie t-shirts to wax-off, a spray that prevents candle wax from sticking to a menorah, this site has a wide array of kitschy Hanukkah items.

# Recognizing Grand Oak Tenants

BPG Properties and Cassidy Turley extend special thanks to the following tenants for their commitment to Grand Oak Business Park during 3rd Quarter 2011:

**NACR (New)**  
860 Blue Gentian Road

**SuperMedia (Renewal)**  
880 Blue Gentian Road

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## Bring Your Workout Indoors

Winter weather can be less than ideal for outdoor workouts in Minnesota. As an alternative, remember that there are two fitness centers on-site at Grand Oak for tenant use. The 2805 Dodd Road fitness center is focused on cardio and outfitted with treadmills, ellipticals, etc., whereas the 860 Blue Gentian facility features strength training machines, free weights, etc. Both fitness centers are equipped with lockers and showers and are available to tenants at no charge.

Simply contact the management office to sign a liability waiver and obtain an access card, which provides access to both facilities. Fitness center hours are 6:00am to 7:00pm Monday thru Friday and 7:00am to 1:00pm on Saturdays. Tenants located in the respective fitness center buildings, however, have 24-hour access in conjunction with their building security card access.



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## About BPG Properties, Ltd.

BPG Properties, Ltd. is one of the nation's leading private equity real estate fund managers. BPG's portfolio consists of over 20 million square feet of office, retail, student housing, and industrial properties and more than 24,000 apartment units in more than 100 communities located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Los Angeles, Chicago, Washington DC, Boston, Atlanta and Raleigh-Durham. For additional information, please visit the company's website at [www.bpgltd.com](http://www.bpgltd.com).

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