

**JUN  
2022**

# BOLLING INSIGHTS NEWS & STORIES



## Happy Father's Day!

### Our CEO's Message



Dear HMC Residents,

This month we officially welcome summer, celebrate graduations, observe Father's Day, and prepare for PCS season.

Congratulations to all of our graduates. Whether you are graduating college or kindergarten, taking the next step in your educational career, and in life, is important and

should be celebrated!

We want to ease the burden and stress that often comes with moving, and one way we can do this is to ensure we are providing clear communication, answering questions, and walking you through the process. You are encouraged to reach out to your Resident Service Specialist once you have received orders so they can guide you through every step.

On behalf of Hunt Military Communities, I wish all of our fathers and father figures, a Happy Father's Day. Whether you are serving far away or close to home – or supporting a spouse who is active duty – your commitment to your country and families is admirable. We look forward to honoring you this month.

Semper Fidelis,  
Brian Stann

Hunt Military Communities  
President & Chief Executive Officer



HuntMilitaryCommunities.com



## May Recap

Muffins with a mom was a great success on May 6th! Flower Truck Day was a highly anticipated event and was a big hit.

## Last Day of School

Last day of school for DC Public Schools is scheduled June 22nd.

## Congrats!

Congratulations to our Mothers Day Raffle Winners N. Shedrick, B. Panetta, M. Rodriguez, T. Williams, and H. Shirk! The winners received their special Mothers Day Gift Baskets. Also congratulations to our Earth Day Raffle Winner who will be receiving a flower bed upgrade!

## Contact Information

8660 Angell Street Washington • Washington, DC 20032

Office: 202-987-6000 • Leasing Phone: 833-501-7670

[bollingfamilyhousing@huntcompanies.com](mailto:bollingfamilyhousing@huntcompanies.com)

Security Forces: 202-767-5000 • School Liaison Office: 202-404-1014

Military Housing Office: 202-404-1840

## STAFF CONTACT INFORMATION

### Justin Tran

Community Director  
[justin.tran@huntcompanies.com](mailto:justin.tran@huntcompanies.com)

### Natalie McGrail

Community Manager  
[natalie.mcgrail@huntcompanies.com](mailto:natalie.mcgrail@huntcompanies.com)

### Julius Dixon

Community Manager  
[julius.dixon@huntcompanies.com](mailto:julius.dixon@huntcompanies.com)

### Rosalinda Touch

Leasing Specialist  
[rosalinda.touch@huntcompanies.com](mailto:rosalinda.touch@huntcompanies.com)

### Carolina Ortiz Dittler

Leasing Specialist  
[carolina.dittler@huntcompanies.com](mailto:carolina.dittler@huntcompanies.com)

### David Campbell

Maintenance Director  
[david.campbell@huntcompanies.com](mailto:david.campbell@huntcompanies.com)

### Tyrone Logan

Maintenance Manager  
[tyrone.logan@huntcompanies.com](mailto:tyrone.logan@huntcompanies.com)

### Roger Burley

Maintenance Manager  
[roger.burley@huntcompanies.com](mailto:roger.burley@huntcompanies.com)

## SAVE THE DATE

**June 2nd**

Afterschool Snacks

**June 17th**

Donuts with Dad

**June 9th**

Afterschool Snacks

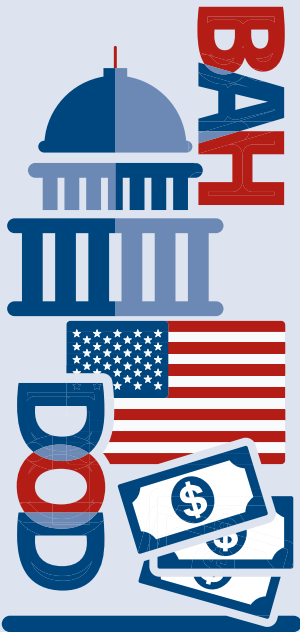
**June 23rd**

Ice Cream Truck  
at the Splash Park

**June 16th**

Afterschool Snacks

# WHERE DOES YOUR BAH WITH HUNT MILITARY COMMUNITIES GO?

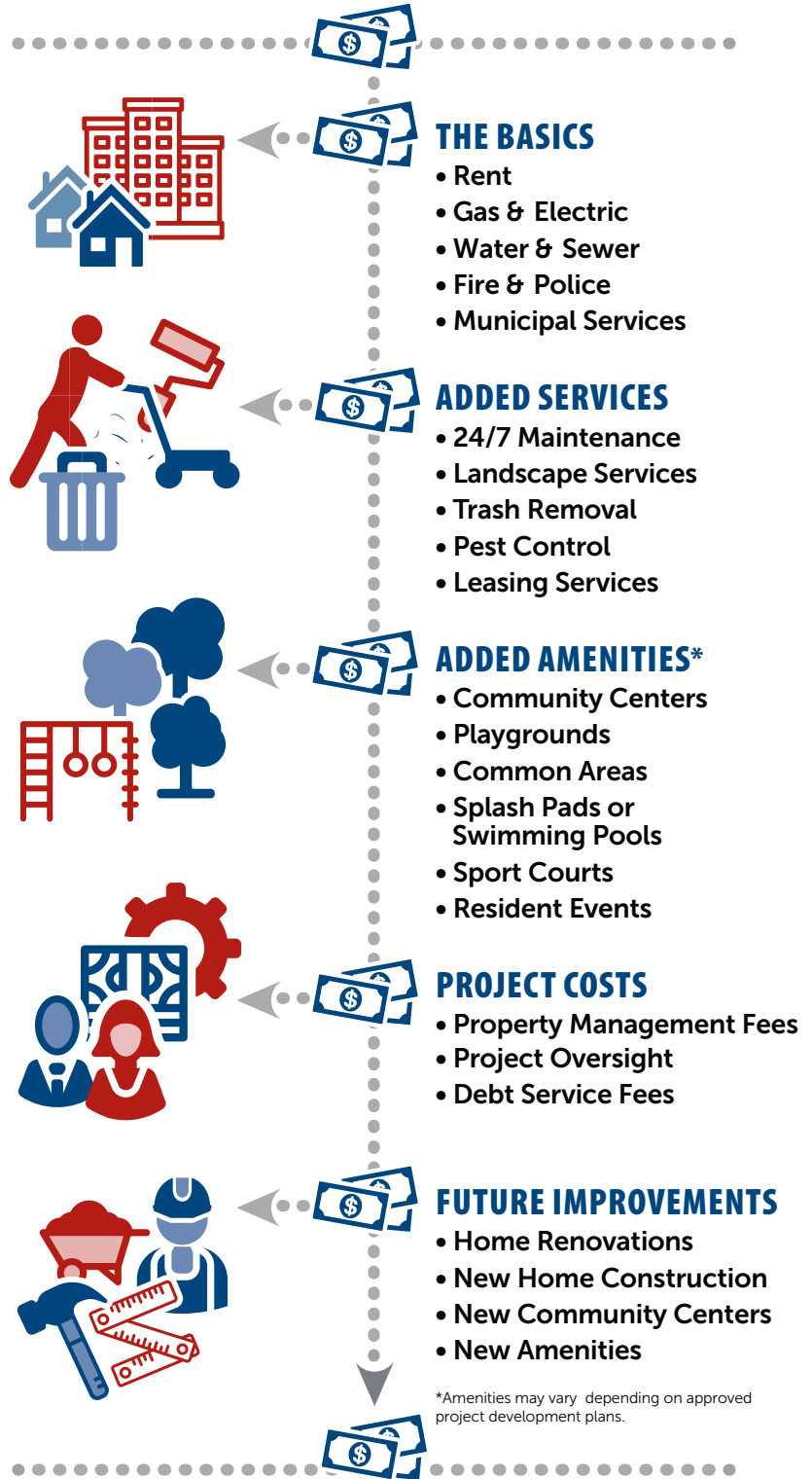


Your Basic Allowance for Housing (BAH) is the stipend the Department of Defense allocates for you to pay for the majority of rent and utilities.

[HuntMilitaryCommunities.com](http://HuntMilitaryCommunities.com)



## Your BAH with Hunt Military Communities Includes:



**BAH funds are reinvested back into the project for current and future service members' needs.**



## What You Should Know About your Air Conditioner in Hot Humid Climates

### **#1: Don't set the thermostat too low.**

At lower temps, the unit can freeze up – which literally means having ice or frost form on the coils and/or piping. Unfortunately, a frozen AC unit cannot effectively cool your space and can damage the compressor. So, you will still be hot, and your AC will not work until it is unfreezes or is serviced (*Advanced Heating and Air - How Low Can You Go Blog*). Also, setting your thermostat really low can increase the chances for condensation on ducts and registers.

### **Solution:**

Maintain your thermostat at a reasonable setting to prevent strain on the system and reduce energy costs. According to the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE), the preferred temperature range for occupants dressed in summer clothes is 73F to 79F (*ASHRAE Technical Standard 55-2017*).

### **#2: Keep the thermostat in the “AUTO” setting, and do not place the fan in the “on” setting.**

Most thermostats have two settings for the fan – “AUTO” and “ON”. The air conditioner has two components: the part that cools and the part that moves the air. You adjust the part the cools by changing the temperature setting on your thermostat. You can affect the air movement by setting the fan to auto or on.

When the fan is in the **AUTO** mode, the air conditioner moves air only when the cooling part is running. When the thermostat senses that the house has reached the setpoint, it shuts off both the cooling and the fan. When the fan's in the **ON** mode, the fan keeps running continuously, even when the cooling part is turned off. One of those settings is better than the other (*Energy Vanguard Blog 38619*).

Since your AC is responsible for both cooling and dehumidifying, moisture from the air condenses on the cold evaporator coil when it runs.

- An AC will shut off after a run time and leave a lot of water sitting on the coil which drains away to the outside when the system turns off.

- By running the fan continuously, a lot of that water does not drain away but will evaporate and be put right back into your home.

So, putting the fan in the **ON** position causes the fan to run continuously, which makes the dehumidification worse, and your home less comfortable. Under certain conditions running the fan in the on mode for long periods with the thermostat set low, can cause mold growth due to the high humidity conditions in the home.

### **Solution:**

Maintain your thermostat in the **AUTO** setting. This will reduce both the humidity in your home and energy costs.

### **#3: Don't let your home get too hot**

When homeowners leave the home for longer periods of time during peak heat season, they oftentimes turn off the AC, and close their windows and doors which will result in no home ventilation. While gone, the indoor home temperature rises considerably. For example, it can be 95 degrees outside and by the time you arrive home the indoor temperature has risen to 88 degrees.

This is an uncomfortable temperature for most families so turning on the air conditioner is the logical solution, usually set in between 73 to 75 degrees. Unfortunately, even if the air conditioning never turns off, it may take hours to lower indoor room temperature (as a whole) from 88 degrees to 75 degrees (*Service Champions - Common Misunderstands on How Your AC Works*).

When the home gets too hot and the AC has to work overtime, it:

- Stresses out the air conditioning system, adding strain
- Expend extra energy
- Costs more to cool the home now and maintain later

### **Solution:**

When you know you'll be out of the house during peak heat hours, leave the air conditioner on to a reasonable temperature (78 to 80 degrees). That way, when you return home you can adjust the thermostat to a comfortable 75 without stressing out your air conditioner.

### **#4: A lower number on the thermostat does not mean cooler air**

Each central air system works to cool air by 15 to 20 degrees at a time. As an example, if the indoor air temperature is at 80 degrees, the AC system takes that supply of air and subtracts 15 to 20 degrees of heat before releasing it back into the home air supply. Because it mixes with the other 80 degree air that has not been conditioned yet, the air you feel will be cooler but not

necessarily the temperature that you set on your thermostat. It takes time for the indoor air to reach temperature equilibrium (*Service Champions - Common Misunderstands on How Your AC Works*).

**Solution:**

Reduce the thermostat in small increments to the preferred setting.

**#5: Filter maintenance**

When air filters are not replaced or cleaned out it adds strain upon the AC because it is now more restrictive than before. This means less air gets through the filter and less air is conditioned. If this happens, it also causes the evaporator coils to ice up while the system overheats.

The evaporator coils are hollow tubes through which refrigerant flows. Once the refrigerant reaches the evaporator coils, the coils grow cold so that the indoor air supply that passes over them are cooled before returning into your home. Something as simple as a dirty filter can stop this process because less room temperature air passes over the coils which in turn ice up (*Service Champions - Common Misunderstands on How Your AC Works*).

Likewise, poor air flow due to dirty filters encourages the system to overheat and shut down. This is because a central air system needs a heat source to function and restricted air flow means the same amount of energy is used for less and less air.

Filters that are not serviced are the number one reason for system shut-downs.

**Solution:**

Be sure to replace filters on a regular basis.