



# Common Quotes

## Star Worthy

Hamilton Commons Condominiums are Energy Star compliant! In addition to meeting the Energy Star requirements, we are excited that we currently exceed the Energy Code guidelines by 50%! This is a value we pass along to our homeowners in quality and savings\*!

One way in which Hamilton Commons has exceeded the standard is applying open cell, spray foam insulation to all exterior walls and the underside of the roof. By code, new construction must have a minimum of R-11 in exterior walls. This is typically batted insulation, which over time decreases in volume allowing air pockets to form. Our spray foam insulation fills every crevice and retains its mass throughout the life of the home. It creates an igloo atmosphere; therefore the homes

zones (attic and living spaces) are not competing against each other to heat or cool, thus conserving Heating and Cooling energy!

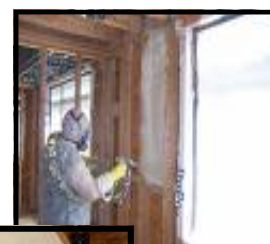
We are installing 14 SEER air conditioning units with 410A refrigerant. The HVAC system has a lifetime warranty specific to its original owner. Both, HVAC and refrigerant, surpass the minimum building requirements, Energy Star guidelines, and pro-actively prepare for future codes! Our 95% efficient gas furnace will keep your home warm and costs low\* during the cooler months.

The air condition condenser and furnace are located in the attic. Since the attic is spray foam insulated, neither A/C or heat system will strain to cool or heat your living area.

Finally, each condominium home in Hamilton Commons has double paned, Low E vinyl windows. The windows allow natural light to enter each dwelling while protecting against radiant heat.

Hamilton Commons Condominiums on Cumberland are indeed Energy Star worthy!

\*Savings subject to individual lifestyle.



## State of the Commons

The "State of the Commons" is to update progress on current construction and development of Hamilton Commons.

**The Clubhouse** scheduled for HVAC within the week.

**Building 6** exterior walls have been spray foam insulated. Drywall installation

has begun. Spray foam will be applied to the underside of the roof prior to the 17th of October. Guarantee Watt Savers will perform our first Energy Star inspection after insulation is completed. Driveways are in place.

**Building 5** is undergoing HVAC installation. The City of Tyler is performing Electrical and Plumbing inspections.

**Building 4** is framed and roofed. Electric and Plumbing contactors are at work.

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### Available literature:

- *Hamilton Commons Brochure*
- *Floor plans and pricing*
- *Additional Amenity Pictures*
- *Neighborhood description*
- *Plat Map of Phase 1*

PLEASE CALL HOLLY HIGHTOWER AT 903.561.6000 FOR MORE INFORMATION!

# Know Your Neighbor...Faulkner Park

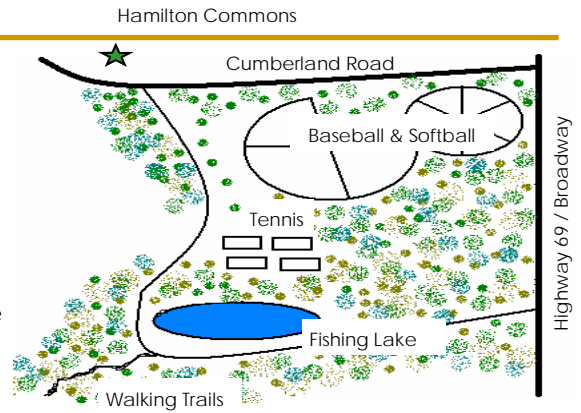
Faulkner Park is located directly across Cumberland Road from Hamilton Commons. There are a wide range of outdoor activities available to enjoy!

There are baseball diamonds, softball fields, and tennis courts. Tennis lessons and league information are provided upon request through the Tyler Parks and Recreation Department (903.531.1370). Picnic tables, water fountains and restrooms are available for ease and convenience at each location.

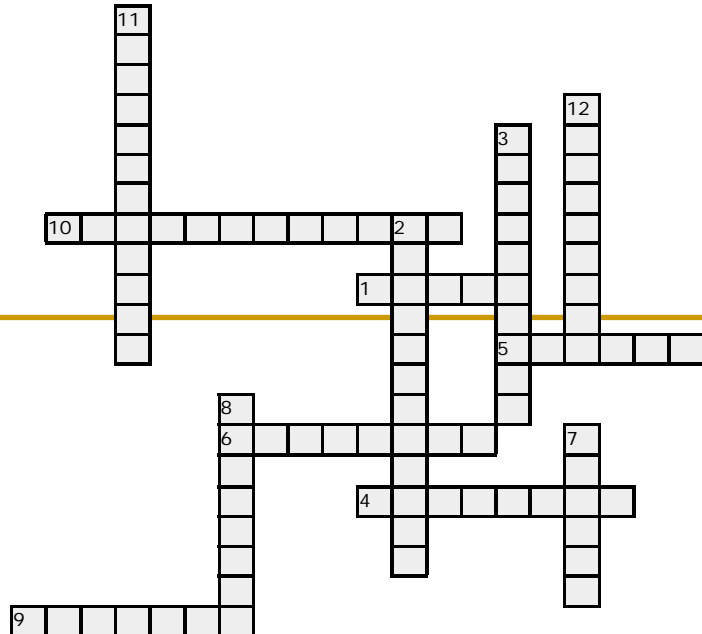
Another outdoor feature is Faulkner Park Lake. It is stocked annually with fish. This year 808 adult Rainbow Trout were released. In years prior, Bluegill,

Blue Catfish and Channel Catfish have been introduced to the lake.

South of the lake is a hike and bike trail. Along the trail are indigenous trees and shrubs, which are noted by plaques. Explore the outdoors with your neighbor...Faulkner Park!



## Hamilton Commons Quiz 1



**Across:**

1. Percentage above Energy Code Guideline?
4. Type of refrigerant used to cool (spell numbers).
5. Number of inspections completed prior to homeownership?
6. The first name of the 'Commons' is?
9. In what month was the first issue sent?
10. Who's your neighbor?

**Down:**

2. Fish stocked in Faulkner Park Lake in 2008?
3. What is 'Worthy'?
7. Type of court nearby?
8. Less than 1 mile away?
11. What is the name of the newsletter?
12. HVAC installation within the week.

## Here to There

The Diner is 0.4 miles from Hamilton Commons. They serve home style breakfast, lunch and dinner. 6-9 Monday-Thursday & 6-10 Friday-Saturday. 903.509.3463

Wal-Mart is 1.7 miles from Hamilton Commons. It houses a pharmacy, a bank, a hair salon and vision center. 903.581.4296

East Texas Medical Clinic is 2.1 miles from Hamilton Commons. The clinic specializes in 24 hour emergency care. 903.579.2800

**Quick Question?**

How many inspections are performed prior to your homeownership?

Your condominium is inspected by the City of Tyler and Guarantee Watt Savers. A total of **20** inspections are required to deem your dwelling habitable. Once concluded, your Certificate of Occupancy is issued and Our Energy Star rating is certified.



Another issue will arrive next month...