

Dateline: Dowling

Volume 1, Issue 2

December 2006



Dowling Properties, LLC
400 Lathrop, Suite 202
River Forest, IL 60305
708-771-0880
www.dowlingproperties.com

Owen R. Shurson, ARM®
President

Erin Duffie
Property Manager

Inside this issue:

<u>NOAA ISSUES FINAL FORECAST FOR 2006-2007 U.S. WINTER SEASON</u>	1
<u>Holiday Season Decorating Safety Tips</u>	2
<u>Holiday Season Decorating Safety Tips</u>	3
<u>Temperature Outlook</u>	4
<u>Precipitation Outlook</u>	4
<u>Multi-Family Heating Ordinance</u>	4

NOAA ISSUES FINAL FORECAST FOR 2006-2007 U.S. WINTER SEASON December, January, February Forecast Still On Track

Nov. 16, 2006 — Meteorologists at the NOAA Climate Prediction Center today released the latest U.S. seasonal outlook and reiterated once again this winter is likely to be warmer than the 30-year norm (1971-2000) over much of the nation, yet cooler than last year's very warm winter season. NOAA's heating degree day forecast for December, January and February projects a 2 percent warmer winter than the 30 year average but about 9 percent cooler than last year. Meanwhile, a strengthening El Niño event continues to develop in the equatorial Pacific and is likely to continue into spring 2007. "During moderate as well as strong El Niño episodes, an increase in the occurrence of extreme cold days, especially in the Northeast, becomes less likely," said Vernon Kousky, research meteorologist at the NOAA Climate Prediction Center. "However, this current event is not expected to reach the magnitude of the very strong 1997-1998 El Niño episode," he added.

The U.S. Winter Outlook

Overall, NOAA seasonal forecasters expect warmer than average temperatures across the Pacific Northwest, the northern and central plains, the Midwest, the Northeast and northern mid-Atlantic, as well as most of Alaska during December 2006 through February 2007. Near-average temperatures are favored for parts of the Southeast from Louisiana through North Carolina, while below-average temperatures are anticipated for Hawaii. Parts of the mid-Atlantic, the Tennessee Valley, the Southwest from Texas to California and the intermountain West have equal chances of warmer, cooler and near-normal temperatures this winter. The precipitation outlook calls for wetter-than-average conditions across the entire southern tier of the country from central and southern California across the Southwest to Texas and across the Gulf Coast to Florida and the south Atlantic Coast. Drier-than-average conditions are favored in the Ohio and Tennessee Valleys, the northern Rockies and Hawaii. Other regions, including Alaska, have equal chances of drier, wetter or near average precipitation. Averages vary from location to location and are based on the 1971-2000 base period. The Winter Solstice or astronomical winter begins on December 22, when the noontime sun is farthest south in the sky in the Northern Hemisphere. However, meteorologists define winter by the onset of winter-like weather conditions, which occurs earlier as one moves northward. Meteorological winter, roughly speaking, begins on December 1 over much of the continental United States.

For more information please visit their website, www.noaa.gov

(Courtesy of NOAA)

DATELINE: DOWLING

U.S. Consumer Product Safety Commission Announces Holiday Season Decorating Safety Tips

It's that festive time of year again - Time to string the lights, hang decorations, put up Christmas trees, and bring out the candles to celebrate the holidays. To keep the holiday season a merry one, the U.S. Consumer Product Safety Commission (CPSC) has decorating safety tips for consumers.

"No matter how people plan to celebrate the holidays, special care should be taken when decorating," said CPSC Chairman Hal Stratton. "Following CPSC's safety tips can help prevent holiday traditions from turning into tragedies."

Each year, hospital emergency rooms treat about 12,800 people for falls, cuts, shocks, and burns due to incidents involving faulty holiday lights, dried-out Christmas trees and other holiday decorations.

Christmas trees are involved in about 300 fires annually, resulting in an average of 10 deaths, 40 injuries and about \$7 million in property damage and loss. In addition, there are more than 15,000 candle-related fires each year, which result in 140 deaths and \$307 million in property loss, but consumers should still take precautions with their lights and other holiday products.

To prevent incidents associated with holiday decorations, CPSC monitors holiday lights and other decorations sold at stores and on the internet. CPSC works with the Bureau of Customs and Border Protection to identify and prevent unsafe holiday light sets posing fire risks from being distributed in the U.S.

Trees and Decorations:

- When purchasing an artificial tree, look for the label "Fire Resistant". Although this label does not mean the tree won't catch fire, it does indicate the tree is more resistant to burning.
- When purchasing a live tree, check for freshness. A fresh tree is green, needles are hard to pull from branches and do not break when bent between your fingers. The bottom of a fresh tree is sticky with resin, and when tapped on the ground, the tree should not lose many needles.
- When setting up a tree at home, place it away from fireplaces and radiators. Because heated rooms dry live trees out rapidly, be sure to keep the stand filled with water. Place the tree out of the way of traffic, and do not block doorways.
- Use only non-combustible or flame-resistant materials to trim a tree. Choose tinsel or artificial icicles of plastic or nonleaded metals. Leaded materials are hazardous if ingested by children.
- In homes with small children, take special care to avoid sharp or breakable decorations, keep trimmings with small removable parts out of the reach of children who could swallow or inhale small pieces, and avoid trimmings that resemble candy or food that may tempt a child to eat them.
- To avoid eye and skin irritation, wear gloves when decorating with spun glass "angel hair."
- To avoid lung irritation, follow container directions carefully while decorating with artificial snow sprays.

U.S. Consumer Product Safety Commission Announces Holiday Season Decorating Safety Tips

Lights:

- Indoors or outside, use only lights that have been tested for safety by a nationally-recognized Testing Laboratory, such as UL or ETL/ITSNA. Use only newer lights that have thicker wiring and are required to have safety fuses to prevent the wires from overheating.
- Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections. Throw out damaged sets.
- If using an extension cord, make sure it is rated for the intended use.
- Never use electric lights on a metallic tree. The tree can become charged with electricity from faulty lights, and a person touching a branch could be electrocuted.
- When using lights outdoors, check labels to be sure they have been certified for outdoor use and plug them in only ground-fault circuit interrupter (GFCI) protected receptacles.
- Turn off all holiday lights when you go to bed or leave the house. The lights could short out and start a fire.

Candles:

- Keep burning candles within sight.
- Keep burning candles away from items that can burn easily.
- Always use non-flammable holders and keep away from children and pets.
- Keep lighted candles away from trees, other evergreens, and decorations.
- Extinguish all candles before you go to bed or leave the house.

Fireplaces:

- Use care with "fire salts," which produce colored flames when thrown on wood fires. They contain heavy metals that, if eaten, can cause intense gastrointestinal irritation and vomiting. Keep them away from children.
- Do not burn wrapping papers in the fireplace. Wrappings can ignite suddenly and burn intensely, resulting in a flash fire.
- Place a screen around your fireplace to prevent sparks from igniting nearby flammable materials.

DOWLING PROPERTIES, LLC

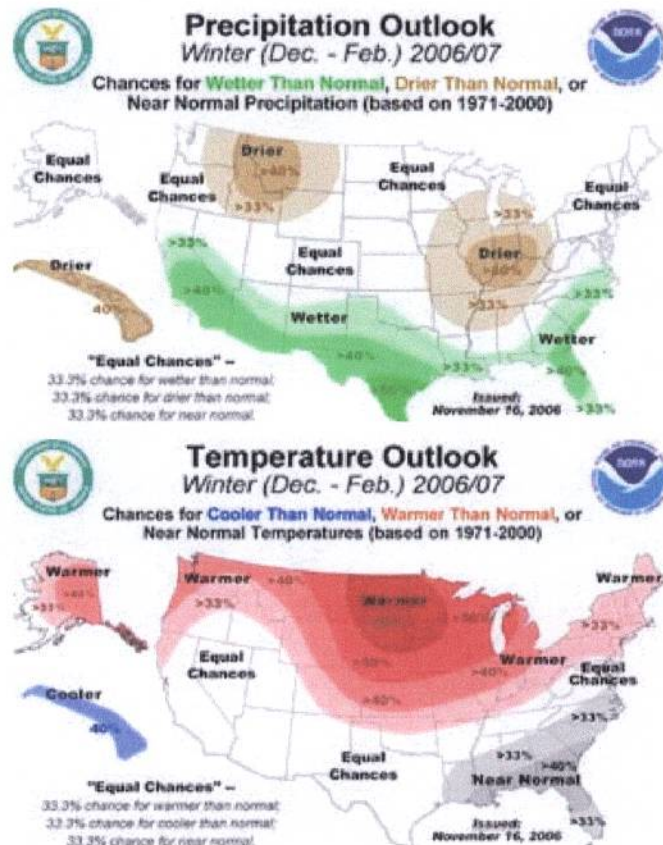
400 Lathrop, Suite 202
River Forest, IL 60305

Phone: 708-771-0880
Fax: 708-771-0894
Email: customerservice@dowlingproperties.com



Dowling Properties, LLC Real Estate Management

WE'RE ON THE WEB
WWW.DOWLINGPROPERTIES.COM



(Courtesy of NOAA)

Multi-Family Municipal Heat Ordinance

Village of Oak Park, IL__708 358 5650

Village Ordinance governs heat policies; 70 degrees during day and 65 degrees at night.

Village of River Forest, IL__708 366 8500

Condominium Association Board governs heat policies.

Village of Forest Park, IL__708 366 2323

Village Ordinance governs heat policies, heat must be on by September 15.

Village of Melrose Park, IL__708 343 4000

Village Ordinance governs heat policies, heat must be on September 11 to May 1.

Village of Berwyn, IL__708 788 2660

Condominium Association Board governs heat policies.

Village of Schiller Park, IL__847 678 2550

Condominium Association Board governs heat policies.

Village of River Grove, IL__847 639 3170