

Dear Friends;

I woke up this morning and found ice on the back porch! Summer is over and fall is here. As we southerners know, the dreaded cold season is just around the corner. Fortunately, we don't have to deal with snow like our northern neighbors do, but we must prepare for the cold nonetheless.

As a reminder, here are a couple of things that need to be done to prepare your house for winter.

- Turn off the water to all outside faucets! The valves are located inside the house, usually at the water heater or under a sink in the bathroom or kitchen, and can sometimes be found by tracing the waterline from the spigot inwards. Turn the valves clockwise until they are tight, but do not overtighten. Check the outside spigot to make sure the water is really off. Drain all water out of the line. Remember, this is your responsibility per our agreement. Sometimes, the addition of a insulated spigot cover is a good idea. They're a couple of dollars at Home Depot or Lowes.
- Your fireplaces will burn real wood, so please, enjoy the smell and warmth of a fire this season. Just remember, never burn soft woods such as pine. Purchase and burn only hard woods like seasoned oak.
- Your home is probably fairly new, but even so, you should check the condition of your chimney flue. Every fire season, we recommend that you have the flue cleaned by a qualified chimney-sweep to remove old creosote buildup. Chimney fires can start quickly.
- If you leave for a vacation, never turn the heat in the house off. Frozen waterlines will result for which you will be responsible. Keep your water heater set for low or vacation, but keep it running too.

We hope that you enjoy your house, and we truly appreciate the care that you take of it. As always, if we can help in any way, please call us at 770-573-3157

Most sincerely,

Your Maintenance Department