

# Bear Paw Bulletin

Getting Ready for Winter  
Fall 2012



## Preparing your home for the winter ahead.

As winter rapidly approaches, it's time to take care of a few things to prevent damage to the home you are in.

**Freezing pipes** are a main concern for us during the winter. One of the easiest methods of prevention is to leave your cabinet doors open at night to allow heat to circulate through the pipes. If you plan to take a trip, make sure the thermostat is set at 55 or above. It's also time to **disconnect your garden hose from the spicket**. Leaving it connected will cause the bib and pipes freeze and split. In the event you do have a broken or frozen water pipe, SHUT THE WATER OFF!! If you do not know where your water shut off valve is, please take a few minutes now to look for and locate it. Please **plug in your heat tape** if you have it. This will definitely help keep the pipes from freezing and ice dams from forming.

**Snow removal** is also another winter task. It is your responsibility to remove snow from decks, walk ways, steps and driveways. It is also your responsibility to notify us if you have ice damming on the roof or if you notice any problems with snow and ice building up anywhere on the house.

**Be prepared!!** Living here in Colorado has made all of us aware that the power goes out on occasion during winter storms. Keep some bottled water, candles, matches, flashlight, batteries and firewood (if you have a wood stove or fireplace) on hand. For homes on propane, check your propane level. If possible, please set up an automatic fill with your propane supplier to prevent running out.

**Furnaces** need winter TLC too. This is a great time to change filters; check the batteries in the thermostats and replace the batteries in your smoke and carbon monoxide detectors.

**Gutters** – If you're feeling adventurous and you know how to use a ladder, feel free to clean your gutters. This will help prevent ice dams and water won't spill over the gutters making walkways slippery.

## Dates to remember:

**October 31** Downtown Evergreen Halloween walk. Businesses give out treats. Great weather!  
**November 22 and 23** our office will be closed for the Thanksgiving holiday. The emergency line will be answered. Please feel free to e-mail as well.

**November 24** Breakfast with Santa and Mrs. Claus at the Evergreen Lake House.

**December 7** Holiday walk and tree lighting will be 5-9. Please stop in and see us!!

**Evergreen Lake** should be ready for ice skating in December...weather permitting.



Don't let this happen to you!  
Disconnect all outside hoses!



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