

VMI Properties

newsletter

Hello and welcome to the "VMI Properties Newsletter".

Please take advantage of our monthly tips for:

- Saving Money
- Keeping your home cleaner, safer, and more comfortable
- Helping retain your home's value
- Helping improve your comfort and life style
- Getting into the position to purchase

THIS MONTH'S TOPICS ARE:

1. What Needs to be Done this Month?
2. Winter weather precautions



QUOTE OF THE MONTH

As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them. ~John Fitzgerald Kennedy

MONEY \$AVING TIP

SAVE ENERGY SAVE MONEY!!

Did you know that the typical U.S. family spends more than \$1,600 a year on home utility bills? Unfortunately, a large portion of that energy is wasted. appliances and improvements over their lifetimes.

1. What Needs To Be Done This Month?

November is the month to winterize water pipes and outside faucets. Please take a few minutes and cover all outside faucets with a Styrofoam cover and wrap any exposed water pipes to prevent them from freezing and bursting. Thousands of dollars are lost each winter from broken water pipes and faucets. This cost and inconvenience can easily be avoided by simply taking these minor precautions.

Also this month:

Be sure to check the batteries in your smoke detectors.

And just for fun...have some good friends and family over for Thanksgiving dinner".

2. Winter weather precautions

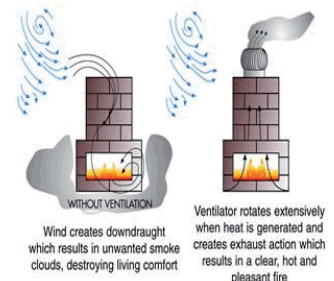
As the cold weather approaches, it's important to make sure that your home is 'winter proof'. This simple precautions can keep your home safe over the winter months, whether you rent or own your home.



Things to do before the cold weather starts

Outside the home

- Check the guttering outside your home isn't broken or leaking, and clear out any leaves or other debris. This will reduce the risks of leaks and blockages during freezing weather.
- Insulate any water pipes in exposed places.
- Make sure the roof is in good condition - check for loose or missing tiles and for any cracks in the chimney. Hire a professional roofing contractor to patch up any gaps.



Electricity generated by fossil fuels for a single home puts more carbon dioxide into the air than two average cars. Road transportation accounts for 66% of all U.S. oil consumption. The good news is there is a lot you can do to save energy and money at home and in your car.

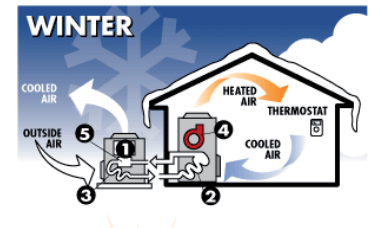
Energy-efficient improvements not only make your home more comfortable, they can yield long-term financial rewards and reduced utility bills more than make up for the higher price of energy-efficient appliances and improvements over their lifetimes.

Here are some easy low-cost and no-cost ways to save energy...

- Set your thermostat comfortably low in the winter and comfortably high in the summer
- Install a programmable thermostat
- Use compact fluorescent light bulbs
- Air dry dishes instead of using the drying cycle
- Turn off your computer and monitor when not in use
- Plug TVs and DVD players, into power strips; turn the power strips off when not in use
- Set the thermostat on your hot water heater to 120° F
- Take short showers instead of baths
- Wash only full loads of dishes and clothes
- Drive sensibly, aggressive driving wastes gasoline

Inside the home

- Make sure you know how to turn off the water, gas and electricity. You may need to do this in an emergency. If you live in a flat, the supply may come from outside your flat, so make sure you know where it is.
- Keep candles, matches, blankets, a torch and battery powered radio somewhere handy in case of power cuts. A camping stove will also be useful if you anticipate long power cuts.
- Wrap up water tanks, cisterns and boilers with insulating jackets.
- Make sure all pipes are insulated with lagging.
- If you have a water tank in your loft, check that there isn't any loft insulation underneath it. This prevents rising heat from reaching the tank, which makes the water more prone to freezing in cold weather.
- Repair any leaking taps or pipes - leaks can cause pipes to freeze up.
- If you have an outdoor tap, wrap it up with insulating material or switch off the water supply to it altogether.
- Check that your heating system is working properly - it's a good idea to get it serviced before winter sets in. The pages on electrical and gas safety have more advice on this.
- If you live in an area that's prone to flooding, make sure you're prepared.



Financial help to prepare your home for winter

You may be able to get a grant or other assistance from the energy efficiency commitment fund, to help pay to insulate your home. If you are aged 60 or over, you may be eligible for a warm deal or central heating programme grant to help pay for insulation and draught proofing or to get central heating installed.

Thank you for reading the "VMI Properties Newsletter". I hope you will use some of the ideas here to improve the quality of your life. If you have comments or suggestions please let me know.

From my family to yours...have a Happy Thanksgiving!!

Dennis Henson
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