

Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...



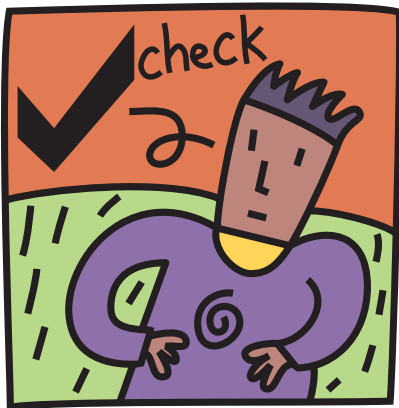
Suzanne Pelkey, CRS
REALTOR®
01512847

17571 Vierra Canyon Road
Prunedale, CA 93907
Phone: 831-206-3359
Fax: 831-663-0399
suzanne-pelkey@sbcglobal.net

"Dedicated to Serving Your Real Estate Needs"

VOLUME 9 • ISSUE 9

SEPTEMBER 2011



Fall Maintenance Checklist

Maintain your equipment to prevent future problems and unwanted costs. Keep your cooling and heating system at peak performance by having a contractor do annual pre-season check-ups. Contractors get busy once summer and winter come, so it's best to check the cooling system in the spring and the heating system in the fall. To remember, you might plan the check-ups around the time changes in the spring and fall.

A typical maintenance check-up should include the following:

- **Check thermostat settings** to ensure the cooling and heating system keeps you comfortable when you are home and saves energy while you are away.
- **Tighten all electrical connections** and measure voltage and current on motors. Faulty electrical connections can cause unsafe operation of your system and reduce the life of major components.
- **Lubricate all moving parts.** Parts that lack lubrication cause friction in motors and increases the amount of electricity you use.
- **Check and inspect the condensate drain** in your central air conditioner, furnace and/or heat pump (when in cooling mode). A plugged drain can cause water damage in the house and affect indoor humidity levels.

SEPTEMBER HOME WARRANTY TIP: To freshen your garbage disposal, occasionally grind a half lemon or lime while running cold water.



- **Check controls of the system** to ensure proper and safe operation. Check the starting cycle of the equipment to assure the system starts, operates, and shuts off properly.

Heating Specific

- **Check all gas (or oil) connections, gas pressure, burner combustion and heat exchanger.** Improperly operating gas (or oil) connections are a fire hazard and can contribute to health problems. A dirty burner or cracked heat exchanger causes improper burner operation. Either can cause the equipment to operate less safely and efficiently.

Actions to Do Yourself

- **Inspect, clean, or change air filters** once a month in your central air conditioner, furnace, and/or heat pump. Your contractor can show you how to do this. A dirty filter can increase energy costs and damage your equipment, leading to early failure.

www.energystar.gov/index.cfm?c=heat_cool_pr_maintenance

September is National Preparedness Month

Be Prepared...Be Informed

Some of the things you can do to prepare for the unexpected, such as making an emergency supply kit and developing a family communications plan, are the same for both a natural or man-made emergency. However, there are important differences among potential emergencies that will impact the decisions you make and the actions you take. Learn more about the potential emergencies that could happen where you live and the appropriate way to respond to them.

In addition, learn about the emergency plans that have been established in your area by your state and local government.

Knowing what to do during an emergency is an important part of being prepared and may make all the difference when seconds count.



Don't Forget Your Pets

Remember to make a list of vets or veterinary hospitals in other cities where you might need to temporarily shelter your pet if evacuating the area.

Visit www.ready.gov/america/beinformed/index.html to view a full list of states and local government organizations in your area to see how you can prepare for emergencies that could happen where you live.

SEPTEMBER

National Preparedness Month

Fruits & Veggies—More Matters Month

September 5th: Labor Day

September 11th: Patriot Day

September 28th: National Good Neighbor Day





Coldwell Banker American Home Realty
Suzanne Pelkey, CRS - REALTOR®

17571 Vierra Canyon Road
 Prunedale, CA 93907

Presorted
 Standard Mail
 U.S. Postage Paid
 Salinas, CA
 Permit #181



Repair, Replace, Relax with Fidelity National Home Warranty (FNHW). A home warranty from FNHW provides both the home buyer and seller with “peace of mind” when it comes to repairs and/or replacement of a home’s major systems and appliances. FNHW prides itself on superior customer service, including quick response time and efficient solutions for homeowners’ problems and needs.



If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.



This is not intended as a solicitation if your property is currently listed with another agent. These materials contain information and articles obtained from third parties. FNHW does not endorse the recommendations of any third party nor guarantee the information provided is complete or correct.

Being a Good Neighbor

Taking the time to establish good terms with your neighbors has numerous benefits. The community will be friendlier, the neighborhood safer, and the area a nicer and more comfortable place to live.

- 1. Introduce yourself** if you’re new in the neighborhood or new residents have just moved in on your block.
- 2. Control your dog.** Keep your dog on a leash if it has a habit of running rampant on your neighbors’ lawns, especially if they have a cat or a dog of their own, and make sure to clean up after it.
- 3. Practice parking etiquette.** Park in front of your home, not theirs. Avoid slamming car doors and over-revving the engine of your car or motorcycle early in the morning or late at night.
- 4. Alert your neighbor to parties.** If you’re planning a party, be sure to give your neighbors plenty of warning, letting them know when it’s going to start and how long you expect it to go on.
- 5. Keep your yard tidy.** Promote a pleasing neighborhood and encourage your neighbors to do the same. Keeping up appearances helps everyone’s property values.

Excerpted from Wiki How

Celebrate Fruits & Veggies—More Matters Month

<i>ROASTED VEGETABLES</i>	
<p>Ingredients</p> <ul style="list-style-type: none"> 1 small butternut squash, cubed 2 red bell peppers, seeded and diced 1 sweet potato, peeled and cubed 3 Yukon Gold potatoes, cubed 1 red onion, quartered 1 tablespoon chopped fresh thyme 2 tablespoons chopped fresh rosemary 1/4 cup olive oil 2 tablespoons balsamic vinegar Salt and freshly ground black pepper 	<p>Directions</p> <p>Preheat oven to 475° F (245° C).</p> <p>In a large bowl, combine the squash, red bell peppers, sweet potato, and Yukon Gold potatoes. Separate the red onion quarters into pieces, and add them to the mixture.</p> <p>In a small bowl, stir together thyme, rosemary, olive oil, vinegar, salt, and pepper. Toss with vegetables until they are coated. Spread evenly on a large roasting pan.</p> <p>Roast for 35 to 40 minutes in the preheated oven, stirring every 10 minutes, or until vegetables are cooked through and browned.</p> <p><small>http://allrecipes.com/Recipe/roasted-vegetables/Detail.aspx</small></p>

And so, my fellow Americans...ask not what your country can do for you...ask what you can do for your country. My fellow citizens of the world: ask not what America will do for you, but what together we can do for the freedom of man.—John F. Kennedy