



Suzanne Pelkey

REALTOR, CRS

01512847

Coldwell Banker Realty

8305 Prunedale North Road, #117

SALINAS, CA 93907

Phone: 831-206-3359

Fax: 831-626-2220

suzanne.pelkey@cbnrcal.com

## Get Your Home Prepared for Fire Season

by *homewarranty.com*

For many homeowners, fire season is a year-round concern, but this is especially true during the long, warm days of summer. Being prepared for fire season can help increase your chance of protecting your property if it is threatened by fire.

**Create “Defensible Space”** - Keep it lean, green, and mean. Your defensible space is the space that becomes the buffer between your house and the trees, grass, and shrubs that surround it. Use this space to slow, or better yet, stop the spread of a wildfire. Radiant heat can be as dangerous as direct flames, so the wider your defensible space, the better. Here are just a few recommendations:

- Keep your defensible space clear of leaves, twigs, and branches by regularly raking it
- Create “fire lines” with sidewalks and driveways
- Keep the height of your lawn below 4 inches by mowing as needed
- Trim tree branches that are lower than 15 feet from the ground
- Request the power company remove branches from power lines near your property

**Roof** - The most vulnerable part of a home near a wildfire is its roof. Houses with shingle or wood roofs are in greater danger of being destroyed by fire than those homes built with metal, tile, or composition materials. If your home

currently has a shingle or wood roof, consider re-roofing with a fire-resistant material.

Cut back branches that hang low over the roof of your house.

**Deck** - Decks within 10 feet of your home should be built with ignition-resistant or non-combustible material. According to DeckMagazine.com, the IWUIC and NFPA 1144 specify the use of decking materials that are “non-combustible,” such as steel framing and aluminum decking, or “ignition-resistant,” such as pressure-treated, exterior-rated fire-retardant-treated lumber.

Keep the area beneath your deck clear of combustible material and debris.

**Windows** - Change out single-pane windows as they are vulnerable to the heat of wildfire before it even reaches the home. Once windows break, they allow burning embers into the house and may start fires inside.

Replace single-pane windows with dual-paned windows. Optimally, install dual-paned windows with one pane of tempered glass to reduce the chance of the window breaking during a fire.

**Gutters** - Keep your rain gutters free of combustible debris.

**Patio Cover** - Fire-retardant roofing also applies to your patio covering. Replace your patio covering with the same material you would use on your roof.

**Your Street Number** - Make sure your address is easily read from the street and is not obscured by branches or shrubbery so that the fire department can find your home if necessary.

## July Calendar

July 4 - Independence Day

July 3 - August 15 - Air Conditioning Appreciation Days

July 7 - National Macaroni Day

## Homeowner Tip



### Inspect Your Driveway for Cracks

Asphalt driveways require maintenance throughout its lifespan. They are susceptible to cracking due to temperature changes throughout the year. Repair cracks in your asphalt driveway while they are still manageable. Asphalt repair can be a relatively simple DIY project with a visit to your local home improvement store. Sealing your driveway should be done every few years to prolong the life of your driveway, but leave the re-paving to the experts!

## Keep Your Energy Bills Low While Temps Get High

The warm days of summer bring with them higher energy bills. Here are some tips to get your home ready for the heat.

- During the day when the sun is at its peak, keep window treatments closed to keep the sun from heating up your house.
- Use energy-efficient lighting. Incandescent lighting only adds heat to your home.
- Use your ceiling fans. Studies show you can raise your thermostat 4 degrees while utilizing ceiling fans. Make sure your ceiling fan blades spin counterclockwise during the summer months.

- Keep your thermostat as high as you comfortably can.
- Keep televisions and lamps away from your thermostat. These appliances create heat which will be misinterpreted by thermostat sensors and force your cooling system to run.
- Keep your registers clean and clear of dust and debris.
- Keep your water heater set to warm (120) instead of hot. This will keep your water heater from working as hard, and keep energy bills lower.
- Get outdoors and grill as much as possible this summer. Avoid baking or otherwise using your oven.



*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.*

## Celebrate National Macaroni Day With a Classic Macaroni Salad

### INGREDIENTS:

2 cups elbow macaroni  
3/4 cup frozen peas  
2 large eggs  
2/3 cup mayonnaise  
3 tablespoons chopped fresh parsley  
2 tablespoons apple cider vinegar  
1 tablespoon Dijon mustard  
1/2 red bell pepper, diced  
1/3 cup diced red onion  
2 celery ribs, diced  
3/4 cup diced extra-sharp cheddar cheese  
Kosher salt and freshly ground black pepper, to taste

### DIRECTIONS:

In a large pot of boiling salted water, cook pasta according to package instructions. Stir

in peas during the last 1 minute of cooking time; drain well and rinse with cold water.

Place eggs in a large saucepan and cover with cold water by 1 inch. Bring to a boil and cook for 1 minute. Cover eggs with a tight-fitting lid and remove from heat; set aside for 8-10 minutes. Drain well and let cool before peeling and dicing. In a large bowl, whisk together mayonnaise, parsley, vinegar and Dijon.

Stir in pasta, peas, eggs, bell pepper, onion, celery and cheese; season with salt and pepper, to taste.

Cover; place into the refrigerator for 2 hours or up to 2 days. Serve cold



*Photo & recipe courtesy of: damndelicious.net - Best Ever Classic Macaroni Salad*