



Jane Graydon

Sales Representative

 /SOLDbyJaneRLP
 /JANEGraydon - Professional Real Estate Services

519-872-9096



soldbyjane@royallepage.ca

www.soldbyjane.ca

How to Prepare Your Home For Winter

Stop Your Faucets from Freezing!

It is important to winterize your outdoor faucets in the winter to prevent them from freezing, as freeze damage can destroy the faucet or lead to a burst pipe.

Do you have a Frost Free Faucet?

Do you have a frost free faucet? Here's how to tell: A rule of thumb is that if the faucet has a knob that's perpendicular to the house it's frost free. This knob, turns a stem inside the faucet that closes a valve inside, directing the water away from the outside of the house back into the inside of the house where it's warm. It still however, is a good practice to shut your outdoor water off during the winter.

Evacuate your Eaves!

Clean your eaves troughs from any debris such as leaves, twigs, and birds nests which could cause water to collect, freeze, and eventually damage your eaves or roof. To clean your eaves simply sweep the debris out of the trough using a ladder and your hands or a small broom.

Protect your Pool!

The main purpose of winterizing your in-ground swimming pool is to protect it from damage due to freezing water. When water freezes it expands, causing major damage to your pool, your pool plumbing, and its filter system. Ensure your water level is lower than the mouth of your skimmer to prevent water from getting into the skimmer throat. Ensure to also blow out the water from your plumbing lines, you can do this using a shop vac, be sure to put a plug in the lines at the pool end with a rubber gasket or "o" ring to make a good seal. Don't forget to drain all the water from your filter equipment!

Haul Away your Hoses!

Disconnect all garden hoses from any outdoor faucets, if you leave your garden hose attached to the faucet all winter, your faucet and hose can freeze causing damage and may even lead to a burst pipe.

Guard your Garden!

With winter right around the corner, fall is a great time to winterize your garden to protect it from harmful frost, and make sure it's ready to go in the spring. Tidy up your garden by removing spent stalks and other plant debris that may become incubators for pests and diseases. Remove any weeds or unwanted plants, divide your perennials and dig up and store tender bulbs that may not survive the frost or hungry squirrels and chipmunks.



Batten down your barrels!

If you have a rain barrel it is important that you disconnect it from your eaves trough system in the winter to prevent freezing in your eaves trough and in your rain barrel. Rain barrel freezing can often lead to the barrel expanding too far and breaking. If you do not have an indoor or covered area to store your barrels for the winter, simply flip them upside down to ensure no water will be held inside of them. Ensure that once you disconnect your rain barrel, that you reconnect your downspouts to ensure winter precipitation flows away from your foundation.

Guard your Grass!

Fall is a great time to get your grass ready for winter. When winterizing your grass, first evenly spread fertilizer, then aerate your lawn using an aerator that pulls soil spikes out of your lawn. After Aerating spread cool weather grass seed evenly on top of your grass seed. Top dress your lawn with compost and rake it out evenly across your lawn. You can even mulch your leaves to add additional nutrients to your soil for next year.

Protect your Pumps!

Have a pond with a pump? Make sure to remove your pump from your pond in the fall, clean it thoroughly, and store it indoors for the winter. If you have a direct drive style pump then it can be left in the water and protected from freezing. If you have a waterfall filter, it can be left in place but should be drained. If you have a pressurized filter it should be drained and stored somewhere dry for the winter.

Shut off your sprinkler!

To prevent frozen pipes or leaks it is important to winterize your irrigation system. Check your systems manual for specific details about your irrigation system or consult with your irrigation company for more information.

<https://www.london.ca/residents/Water/Water-Conservation/Pages/How-to-Home-Ready-for-Winter.aspx>

As 2017 enters its final month, year-to-date home sales achieve LSTAR Record

The London and St. Thomas Association of REALTORS® (LSTAR) announced 637 homes exchanged hands last month, down 13.6% from the same time a year ago. Meanwhile, year-to-date sales are up 9.1%, with a total of 10,790 homes sold, marking 2017 as the year with the highest number of residential sales since LSTAR began tracking data in 1978, with one more month to go. "This historic milestone reflects the incredible year we've had in residential real estate across the region," said the 2017 LSTAR President. "The activity in the final quarter of the year echoes what's happening nationally, according to the latest report from the Canadian Real Estate Association (CREA), who expect positive momentum to continue in December."

December 4, 2017 - London & St. Thomas Association of REALTORS®.



Year-to-date	November 2017	November 2016
Sales Activity	637	-13.6
Dollar Volume	\$205,307,260	-3.5
New Listings	716	-9.3
Active Listings	1,232	-29.6
Sales to New Listings Ratio	89.0	93.4
Months of Inventory	1.9	2.4
Average Price	\$322,303	11.6

Economic Impacts of MLS® System Home Sales and Purchases in Canada and the Provinces, Altus Group Consulting, 2013.

Breakdown of November Residential Sales

Type	November 2017	November 2016
London CMA (includes St. Thomas & Surrounding Area)	637	-13.6
City of London	429	-14.0
London North	102	-32.9
London East	146	-9.3
London South	181	-2.7
St. Thomas	55	-14.1
Strathroy	20	42.9
Middlesex County	50	22.0
Elgin County	35	-16.7

London & Surrounding Area Events

A Visit with St. Nicholas, Fanshawe Pioneer Village
December 2-10th

<https://www.londontourism.ca/Events/A-Visit-with-St-Nicholas>

Victorian Christmas at Eldon House
December 2nd - January 1

<https://www.londontourism.ca/Events/Victorian-Christmas-at-Eldon-House>

A Really Retro CROONER Christmas,
McManus Stage at The Grand Theatre - December 7-10th

<https://www.londontourism.ca/Events/A-really-retro-CROONER-Christmas>

Children's Magical Winter Ball
London Convention Centre - December 8th

<https://www.londontourism.ca/Events/Childrens-Magical-Winter-Ball>

Broadway in London, Cirque Musica Holiday Spectacular,
December 14th - Budweiser Gardens

www.londontourism.ca/Events/Broadway-In-London--Cirque-Musica-Holiday-Spectacular

Argyle BIA Santa Claus Parade, December 9th

<https://www.londontourism.ca/Events/Argyle-BIA-Santa-Claus-Parade>

London Santa Claus Parade,
Dundas St. from Egerton to Ridout St - November 18th

<https://www.londontourism.ca/Events/The-Simon-and-Garfunkel-Story>

Hyde Park Santa Claus Parade, Sherwood Forest Mall lot
November 25th

<https://www.londontourism.ca/Events/Hyde-Park-Santa-Claus-Parade>

Gingerbread House Workshop, Eldon House -
December 9th

<https://www.londontourism.ca/Events/Gingerbread-House-Workshop>

John D. Huston's A Christmas Carol, Aeolian Hall -
December 10th

<https://www.londontourism.ca/Events/John-D-Hustons-A-Christmas-Carol>



*May your home be filled with fun
surprises and wonderful memories
this holiday season. When you're
ready to make memories in a new
home, call me for all of your real
estate needs!*

Happy Holidays!