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How To Prepare You & Your Home For Cold Weather

1. Start Winterizing Buildings In The Summer

The cost of heating your home can take a big bite out of your paycheck very quickly. If you've moved from a very warm or hot region, you're probably familiar with what air conditioning can do to a utility bill. This is the same; in reverse:

- Add more insulation to your attic, if you have one. Heat rises, and will escape through a poorly insulated attic. Fiberglass insulation comes in rolls with paper backing that you can roll and tack up to winterize your home.
• Caulk cracks around windows and doors to eliminate drafts. Use water resistant caulk on the outside of buildings.
• Add weather stripping to doors and windows when winterizing buildings.
• Install outlet gaskets to electric outlets located on outer walls. The gaskets will eliminate drafts when you prepare your house for winter.
• Clean your furnace, if you have one and replace air filter. Dirty air filters clog the flow of air and could start a fire.
• Service your wood burning stove. Have a professional chimney sweep come out to clean and inspect your wood stove when preparing your house for winter.
• Close off rooms that are not in use. Try to confine areas in your home that don't require heating.

2. Consider installing double-paned windows in your home

Have one window installed at a time if you can't afford to have them done all at once. Double-paned windows will help winterize your home.

3. Clean out your rain gutters in the fall after the leaves have fallen.

Leaves and other debris will clog your gutters, which could create an ice dam on your roof.

4. Wrap pipes in unheated locations, such as crawl spaces beneath your house or in your garage, with foam insulation, pipe wrap or heat tape.

When preparing your house for winter, you need to protect water pipes and prevent them from freezing and bursting.

- Heating tape is an electrical wire that attaches to a thermostat to keep your exposed pipes heated to a specific temperature
• Read manufacturer's directions when installing products to winterize your home, and remember, if you use heating tape, you will need to connect it to electricity.

5. Close outside vents to your house as soon as it starts to get cold.

6. Install storm windows, if you have them.

If you don't have storm or double paned windows, you may put plastic on the windows when winterizing buildings.

- Obtain winter plastic wrap and weather tape if you don't have storm or double pane windows.
• Cut the plastic wrap with a utility knife to fit your window frame.
• Use weather tape to secure the plastic to the inside of your window frame. Apply heat with a hair dryer to shrink the plastic wrap when winterizing buildings.

7. Reverse the direction of your ceiling fan, if you have one. In the hot summer months, the fans are tilted to provide an air conditioning effect, and in the winter, you can turn the fan in the other direction to circulate the warm air.

8. Adjust your wardrobe. For sleeping attire; get out your "longies" and flannel pajamas. Keep a robe handy to your bed for use when you get up. Put your flipflops in the closet and get out some slippers with a sole and a warm lining. Wear heavier socks. Winter months mean storing your T-shirts and shorts away and switching to sweats, lightweight but warm sweaters with long sleeves. (Keep a couple of those T-shirts on hand to wear as an undergarment). Invest in thermal undergarments.

9. Eat Right A hot breakfast versus cereal with cold milk can make a big difference. Oatmeal, eggs and toast, pancakes or waffles or even a bowl of soup will take you farther. (Sprinkle some freshly made popcorn over a bowl of tomato soup for breakfast or lunch. It's a treat that will help keep you warm.) Keep your carb's up. Hot pasta dishes, a stove-top stew of potatoes and chunky vegetables are great tummy warmers. (Afraid of added weight? Your body will burn those carb calories keeping you warm. Or get out there and move some snow; it's great exercise.)

10. Add another blanket to the bed. Down-filled bedding is pricey, but well-worth the investment. Consider flannel sheets and/or a quilt.

11. Clean out your gutters. Having gutters clear of debris will allow the melted snow to flow off your roof into drainage, rather than onto your house or into your foundation.

12. Prepare an "emergency" kit, keep it well-stocked and educate everyone in your household where it will be stored. Keep it within reach of anyone over three feet of height. Your kit should include: flashlights and batteries; candles and lighter or matches; battery operated radio; canned fruit; canned meat; cereal; chocolate bars; bags of chips; water; small propane operated camping stove and at least two canisters of propane. (Do not ever use a charcoal-type of camping or cooking unit indoors!)

Tips: For a quick fix in drafty rooms, roll up a towel and place it along the bottom door and close the door.

www.wikihow.com

Real Estate Sales Hold Steady



October 2015 home sales came in just a hair lower than those of October 2014, the best October since 2007. A total of 695 homes exchanged hands last month, just three shy of October 2014, which saw 698 sales. 577 detached homes sold in October, up a marginal 0.9%, while condo sales dropped 6.3%. Total sales were down a very negligible 0.4%. "Clearly we've hit the mark and are holding steady," says the President of the London and St. Thomas Association of REALTORS®. Year-to-date sales are up over 2014 by 9.8%.

Breakdown of October Residential Sales

Table with 3 columns: Type, Units Sold, Average Price. Rows include 2 Storey, Bungalow, Ranch, Townhouse Condo, High Rise Apt. Condo.

2014 Average Prices (YTD)

Table with 3 columns: Type, Average Price, Increase from 2014. Rows include Detached, Condo, Total Residential.

The real estate market continued to perform well in St. Thomas in October. Fifty-five homes sold in that City, making it the best October since 2012. The average price of a home in St. Thomas Year-to-Date stands at \$217,752 up 8.9%.

Nov 2, 2015 - London and St. Thomas



French Country Soup

- 8 ounces dry navy, Great Northern, or cannellini beans (white kidney beans)
- 6 cups water
- 1 pound beef or lamb stew meat, cut into 1-inch cubes
- 4 cups reduced-sodium chicken broth
- 2 medium carrots, cut into 1-inch pieces
- 2 stalks celery, cut into 1-inch pieces
- 1 large onion, cut into wedges
- 1 cup dry white wine
- 6 cloves garlic, minced (1 tablespoon)
- 3 bay leaves
- 1-1/2 teaspoons dried rosemary, crushed
- 1/2 teaspoon salt
- 1/4 teaspoon ground black pepper
- Toasted French bread slices (optional)



1. Rinse and drain beans. In a 4-quart Dutch oven, combine beans and the water. Bring to boiling; reduce heat. Simmer for 10 minutes. Remove from heat. Cover and let stand for 1 hour.
2. Drain beans in colander; rinse beans. In a 3-1/2- to 6-quart slow cooker, stir together beans, meat, broth, carrots, celery, onion, wine, garlic, bay leaves, rosemary, salt, and pepper.
3. Cover and cook on low-heat setting for 8 to 10 hours or on high-heat setting for 4 to 5 hours. Remove and discard bay leaves before serving. If desired, serve with toasted French bread slices.

<http://www.bhg.com/recipe/lamb/french-country-soup/>

Need warming up after the cooling market? Are you questioning the Real Estate Market? I have the knowledge required to make certain we find the best solution to fit your needs, now and in the future. Give me a call, and I'll put my experience to work for you.

Moving To A New Home With Pets

Making the transition to a new home can be stressful for everyone, including your pets. To ensure safe and comfortable adjustment to your new environment, you can plan ahead to make the process as smooth as possible for your pets.

Before the move.

Pull out moving boxes in advance of packing to allow your pet the opportunity to become accustomed to them. Orient your pet to its carrier or crate so they are familiar with their "safe place" before and after the move. Try to keep routines as stable as possible during the flurry of packing and preparation for the big move.

Research by-laws and pet licensing in your new area.

Contact the local municipality for requirements concerning domestic animals in your new area. Ask about licensing and by-laws concerning the responsibilities of pet owners. Also check into the availability of off-leash areas for dogs in your new community.

Special considerations for rural areas.

If your new home is in a rural area, be sure to learn the rights of farmers when neighbouring pets venture onto their property. Often, farmers have special privileges when it comes to protecting their livestock.

Transitioning your pet to your new home.

Be prepared for some trepidation, particularly with cats who tend not to take as well to a change in environment. Cats should remain inside for several weeks until they become comfortable with their surroundings, and then allow them only short accompanied ventures outdoors. Take your dog for several walks each day to help him become familiar with the new area. Avoid walking the dog immediately before you plan to leave the home for errands or work and plan to be home for a period of time after those initial walks. That way, the dog will associate his new home with positive outcomes.



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