



HOW TO: TRANSITIONING YOUR HOME INTO FALL & WINTER

Fall is officially here! The leaves are turning colors, the air is crisp, and we're all anticipating the upcoming holidays. While we're preparing ourselves for fall and winter, it's also time we prepare our homes.

As we transition into fall, please keep the following tips in mind:

- Drain and disconnect outdoor hoses. If you leave the hose connected, it could cause water to build up and freeze, thus cracking the outside water spigot and pipes, and causing a leak.
- If available*, turn off water to outside faucets and open valves to allow them to drain.
- Locate the main water shutoff - this could prevent flooding if a pipe were to burst.
- Cover or remove any window air conditioners.
- Put draft snakes on window sills, between window frames and against doors.
- Install sheet plastic window insulation kits on the inside of windows.

**This isn't an all-inclusive list, but these tips will help prepare your home for winter.*

After Hours Answering Service

If an emergency arises at your residence after hours, or on a weekend, you can still call our office line at 970-226-5600 to speak with a live representative.

Please keep in mind, this service is for *emergencies only*. If something occurs that can be reported during business hours, please call us Monday-Friday from 9 a.m. - 5 p.m. .As always, you can submit *non-emergency* requests via your online tenant portal at <http://www.ftcrent.com/tenants>.

Attention: We will be emailing all single-family homes with sprinkler systems to schedule our yearly sprinkler blowouts. They will be completed in late September and early October.

What's Happening in NoCo?

- Oct. 1: 14th Annual Fall Festival & Corn Maze, Harvest Farm, Wellington
- Oct. 2: 2016 Giant Pumpkin Weigh-Off & Fall Jamboree, Fort Collins Nursery
- Oct. 5: Dia de los Muertos Art Class, Pathways, Fort Collins
- Oct. 8: Women's Ranch Rodeo World Finals, The Ranch Events Complex, Loveland
- Oct. 12: 20th Annual Northern Colorado Real Estate Conference, Embassy Suites, Loveland
- Oct. 15: An Evening with Ghosts, Spirits and Mythical Beings, Fort Vasquez Museum, Platteville
- Oct. 22: Old Town Halloween Zombie Fest, Old Town Square, Fort Collins
- Oct. 31: Tiny Tot Halloween, Old Town Square, Fort Collins



JACK-O-LANTERN SAFETY: CARVING WITH CARE



Dawn Fuentes
Residential Management
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October is one of my favorite months of the year! The cooler temperatures and the leaves changing on the trees make it a beautiful time. One of my favorite memories growing up is carving pumpkins and roasting pumpkin seeds with the family. We would always display our pumpkins on our front porch for all the trick-or-treaters to see. This is such a great activity for everyone to enjoy; just remember to keep it safe!

According to the American Academy of Pediatrics, here are some safety guidelines everyone should follow:

- Small children should never carve pumpkins. Instead, use a marker to draw a face and then have an adult do the cutting.
- Instead of a candle, consider using a flashlight or glow stick to illuminate your pumpkin. If you do use a candle, a votive candle is the safest.
- Candlelit pumpkins should be placed on a sturdy table, away from curtains and other flammable objects. Lit pumpkins should never be left unattended!
- Most importantly, have fun and stay safe!

Happy Halloween! - From Your Evergreen Staff

Remember: If you feel cold air leaking around windows, doors, or even around plumbing, please call us or submit a maintenance request through your online tenant portal so we can seal the area.

