

# Merry Christmas !

*from our family to yours...*

## BPM HOME WATCH

A Resource For Home Owners

*Floor 'em with service,  
is our pledge!*

**HOME WATCH  
LAWN CARE  
MAINTENANCE  
CABIN CONCIERGE**

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Home Watch Monitoring  
Arrival / Prep Service  
Storm Checks  
Housekeeping  
Winterizations  
Security Cameras  
Pest Control  
Lawn Care  
Landscape Design  
Gutters & Gutter Cleaning  
Tree Removal  
Pressure Washing  
Stain / Paint Labor  
Remodeling  
New Construction  
Property Preservations  
Seasonal Maintenance

## Prepare For Efficiency...

Winter can prove intense for properties in our area – don't be caught off guard, preventive measures are well worth the effort!

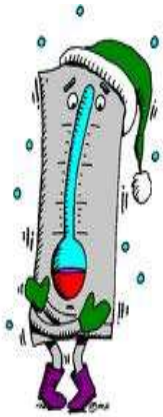
- Winterize plumbing for vacant homes
- Disconnect all hoses & cover bib
- Service heat pump / change filters / clean dryer duct
- Program thermostats to 45-50 degrees
- Flush water heater for increased efficiency
- Check for drafts around exterior doors / windows, add caulking
- Purge gutters & roof of debris
- Insulate any bare piping or voids in crawl space, basement, or attic
- Sweep chimney flue
- Address lawn grade so rainwater sheds
- Install carbon monoxide detectors
- Ensure 911 address is visible
- Pre-arrange for snow removal or safety plan

## Do You Have An Emergency Kit In Place?

- Purchase candles, matches, lighter, fluorescent lamp, flash lights & batteries.
- Consolidate phone numbers for utility & service providers & emergency contacts.
- Buy a battery back-up to protect your computer & electronics.
- Store drinking water and non-perishable food supplies [including pet food], blankets, reading books & a first-aid kit in a dry, accessible location.
- Dust mask, duct tape, plastic sheeting, towelettes, garbage bags, wrench / pliers, can opener, cell phone charger
- Prepare an evacuation plan in advance, include local map.
- Bookmark FEMAs preparedness site at [www.ready.gov](http://www.ready.gov) for emergency updates.



## Additional Energy Saving Measures...



- Replace standard light bulbs w/ compact fluorescents [CFL's]
- Turn off all lights when not needed, use natural lighting where possible
- Upgrade appliances to Energy Star rating
- Request a comprehensive Energy Audit
- Install programmable thermostats, set at 45 degrees when vacant
- Service HVAC twice per year
- Utilize heating blanket on water heater
- Install low flow toilets & fixtures
- Increase insulation values in attic, crawl space, or basement
- Utilize 'smart' power strips, outlet timers, or motion detectors
- Clean fridge / freezer rear coils annually
- Reduce, re-use, recycle !

## Mice Management 101:

Mice are well-adapted for living year-round in all climates. You are more likely to notice mice during winter, following their fall migration indoors in search of food & shelter. But, being nocturnal creatures, its rare to see them during the day. "Droppings" is the tell-tell sign.

### Tactics

The best way to control mice is to prevent their entry. Mice are able to squeeze through extremely small openings, less than the diameter of a dime. Foundation cracks & siding joints should be sealed, as should gaps where utility pipes enter the wall. Also check weather stripping around all exterior doors.

Secondly, proper food storage is a must. Seeds, cereals & grains are a preferred food *[but mice do appreciate fats, dairy, & sweets, just like the rest of us!]*, all must be stored in air tight canisters, or inside the fridge.

Prior to calling in reinforcements a 3<sup>rd</sup> tactic is to present bait / poison, a trusty snap-trap, and/or glue boards in any area mice appear active. When placing either of these it's important to note mice prefer to travel near corners & wall borders – so place traps accordingly [but keep in mind pets and/or children may be present]. With poor eye sight and an inquisitive nature, the more traps the better.

When these preventative measures are not enough, its advisable to contact an exterminator adept at specifically controlling rodents. Ring for a referral if needed.



## *SNICKERS Surprise for Santa...*



**Here's a quick recipe you'll want to employ the kids [or grand-kids] help with:**

- 1 small tub of refrigerated chocolate chip cookie dough
- 24 mini Snickers candy bars
- pre-heat over to 350 degrees

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Scoop out cookie dough, use 1 full tablespoon of dough for each cookie.

Flatten into ¼ inch thick slices.

Place one mini Snickers bar on each slice of dough & wrap the dough around it.

Position cookies 2+ inches apart on baking sheet, insert in oven.

Bake at 350° for 12-14 minutes until lightly browned.

Remove & allow to cool.

Dip in a glass of Mayfield & consume... *save 1 for Santa [?]*



## BPM Home Watch



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*“Thanks again  
for the  
confidence you  
place  
in BPM !”*

## *Meet Perry...*

We'd like to introduce you to Perry, another valued staffer at BPM Home Watch.

Perry's background is in engineering & the communications industry, most notably w/ Bell South.

He currently manages 1 of 3 BPM mowing routes & tends to most fencing & mechanical needs as they arise.

As a native of Blairsville, he has been a resource for BPM for 2+ seasons.

Perry & his wife Melissa, have one daughter named Greta, and two energetic sons, John & Deacon.

Outside of family hour & church events, you might find Perry constructing gas-powered remote controlled airplanes [*the big ones*], target practicing with a favorite weapon, or volunteering with our local Sheriff's Explorer program.

We appreciate all of Perry's efforts!

## *In Closing...*

The purpose of a newsletter is to provide seasonal tips for all property owners, as well as an attempt to cultivate a better relationship with our friends [*err, and family*]. If we can ever be a resource please don't hesitate to contact us immediately.

If at any time you choose to be removed from this electronic mailing please indicate accordingly.

We wish you grace & prosperity for the coming season – and **Merry Christmas!**

*Robert*

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***Visit us on the Web!***

**[www.bpmhomewatch.com](http://www.bpmhomewatch.com)**