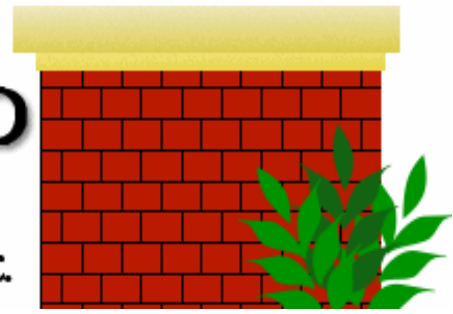


# **BRICKYARD ESTATES**

of New Baden, Inc.



# Newsletter

2011 Vol. III

## **The Sky is Falling**

Well maybe not the sky but certainly the leaves. As the leaves change color we know their life above us is limited. Some yards will be covered and some will nearly escape the wrath. However every corner that leaves can find solace from the wind are sure to be filled. Piles of leaves can accumulate on the grass and in window wells creating a fire hazard and certainly a safety hazard. We encourage tenants to continue their weekly mowings through October as the leaves fall. If the leaves are mulched regularly into the turf they add to the organic matter the yard need to flourish. If the leaves are not allowed to build up they will scarcely be an issue. You might say, "But those basement window wells cant' be mowed" and you would be right but they are no less important to keep clean. Leaf buildup in the window wells can actually lead to basement flooding and insect problems. So don't put the mowers away quite yet. Use them to your advantage and keep ahead of those pesky leaves.

## **How Can You Earn \$100**

By helping us find more good tenants, that's how. We have several open homes in Mascoutah and New Baden. They are ready and waiting for a new family to set up shop. We offer a \$100 cash reward for anyone referring one of our properties to a qualified new tenant. Imagine \$100 in your pocket just for spreading the word. Of course another advantage is you get to pick your neighbors. We currently have 3 and 4 bedroom homes up for grabs. As always we

offer special incentives for all active duty military personal. The best way to track what we have available is by visiting our web site [www.SAFBrentals.com](http://www.SAFBrentals.com). So spread the word and earn cash.

## **You got a Problem With Me?**

If you have a maintenance issue or need, please drop us an e-mail. That e-mail can also be followed up with a call. But for scheduling purposes it is far better to request a repair by e-mail. That allows us to write your need directly on our calendar so it won't get forgotten.

## **Winter Heating Tips**

Check your unit's air filter once a month and clean or replace filters as necessary. Because most furnaces run more frequently then their cooling counterparts, filters must be changed more often. This is especially true of heat pumps, which will run very frequently. Keeping the filter clean can lower your furnace's energy consumption by 5% to 15%. If you have any doubts about your ability to change the filter in your unit drop us an e-mail and we will be glad to change it free of charge. Another considerable energy saving tip is to set your thermostat as low as it is comfortable. Each degree you lower your thermostat can cut your heating costs between one and three percent. A common strategy is to lower thermostat settings to 68 degrees and even lower over night while the family sleeps. The lower you set it, the more you'll save.

## **Festivals, Festivals, Festivals**

In our last newsletter we wrote about the areas summer festivals. Those have come and gone and yet the festivals continue. This time we will detail the fall gatherings held by local communities. The celebration of fall is deeply rooted in the agrarian communities we live in. Fall was a time of harvest, a time to reap what was sown, a time of bounty. It would seem that bounty is more recently celebrated in the form of friendly culinary competitions. Mascoutah and New Baden both host Chili Cook Offs with New Baden taking it a step further by including Soup into their event. Mascoutah will be the first out of the gate when on Oct 15<sup>th</sup> they host their Fall Festival that has many activities for young and old. The event starts at 11:00 A.M. and runs through out the afternoon in the downtown area. The Cook Off competition between local businesses, organizations and individuals is a key component of the event, but things of interest abound. Two weeks later New Baden takes center stage. On Oct. 29<sup>th</sup> the New Baden park will be filled with booths sporting names like the Spud Muffins, Big Mikes, and Hogs in Heat. New Baden's event is an overeaters dream. It takes place a little later and runs into the night. For \$8.00 any one who cares to taste the brews can buy an arm bad and begin the feast. It's all you can eat as approximately 30 local chefs will produce soups and chilis certain to fill the void in your mid-section. Both community websites offer all the latest details on both events.

## **The Recreation Connection**

Don't let the cooler weather exile you to your favorite recliner. Fall and Winter workout opportunities abound at the New Baden Civic Center. A few of the activities include; Adult Sunday evening volleyball, Men's Wednesday night pickup basketball. Zumba dance classes for women. The kids aren't left out of the mix either. Flag Football, Dance classes by Belleville School of Ballet, and several themed dances will be offered for 6<sup>th</sup> – 8<sup>th</sup> graders.

## **Are We There Yet?**

Well not quite, but freezing weather is in our future. When the air temperature falls below freezing a connected garden hose can cause pipes inside the house to freeze. All of our homes are equipped with frost proof sill cocks. That's a fancy name for the place you hook your garden hose to the house. They work by actually having the shut off valve buried inside the wall, well behind the outside visible part. The water must drain out of the visible sill cock back to the point of the valve. If there is no water outside, it can't freeze. Well if you leave a hose connected the water can not drain. Every year we have frozen pipes caused by connected hoses. Sometimes they are easy to fix and sometimes they are very difficult and very costly. Sometimes repairs require removing portions of the adjacent walls for access. In any event the repairs are the responsibility of the tenant. All this can be avoided by simply unhooking those garden hoses.

## **Smoke and Carbon Monoxide Detectors**

Please take this time to test your smoke and carbon monoxide detectors and change the batteries. Even if you haven't heard that annoying repetitive beep your detector batteries could be near the end of their useful life. Rather than searching the house in the middle of the night install those new batteries now. Most detectors require specific 9 volt batteries, so read the manuals supplied at lease signing and purchase those inexpensive batteries.

## **Fall Back**

Don't forget that on Sunday, November 6, 2011 at 2:00:00 AM clocks are turned backward 1 hour to Sunday, November 6, 2011 at 1:00:00 AM as we leave Daylight Savings Time and go back to Local Standard Time.