



MILFORD Chase

Community Newsletter

Mark it on your calendar:

December 1:
Pictures with Santa

December 2:
Holiday Meet and Greet

December 15:
Holiday Home
Decoration Contest

January 7:
Monthly HOA Meeting

February 4:
Annual meeting 7 PM
Milford Baptist Church

March 4:
Monthly HOA Meeting

May 3,4,5:
Spring Neighborhood
Garage Sale

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Winter 2012

10 Tips for Winterizing Your Home

1. Clogged drains can form ice dams, in which water backs up, freezes and causes water to seep into the house, the Insurance Information Institute says. As you're hosing out your gutters, look for leaks and misaligned pipes. Also, make sure the downspouts are carrying water away from the house's foundation, where it could cause flooding or other water damage.

2. Block those leaks
Block obvious leaks around your house, both inside and out, experts say. First, find the leaks: On a breezy day, walk around inside holding a lit incense stick to the most common drafty areas: recessed lighting, window and door frames, electrical outlets. Buy door sweeps to close spaces under exterior doors, and caulk or apply tacky rope caulk to those drafty spots, says [Danny Lipford](#), Outlet gaskets can easily be installed in electrical outlets that share a home's outer walls, where cold air often enters.

Outside, seal leaks with weather-resistant caulk. For brick areas, use masonry sealer, which will better stand up to freezing and thawing. "Even if it's a small crack, it's worth sealing up," Lipford says. "It also discourages any insects from entering your home."

3. Insulate yourself
"Another thing that does cost a little money -- but boy, you do get the money back quick -- is adding insulation to the existing insulation in the attic," says Lipford. "If you go into the attic and you can see the ceiling joists you know you don't have enough, because a ceiling joist is at most 10 or 11 inches."

4. Check the furnace
First, turn your furnace on now, to make sure it's even working, before the coldest weather descends. A strong, odd, short-lasting smell is natural when firing up the furnace in the autumn; simply open windows to dissipate it. But if the smell lasts a long time, shut down the furnace and call a profes-

sional. It's a good idea to have furnaces cleaned and tuned annually. Throughout the winter you should change the furnace filters regularly (check them monthly).

5. Get your ducts in a row
Ducts aren't always easy to see, but you can often find them exposed in the attic, the basement and crawlspaces. Repair places where pipes are pinched, which impedes flow of heated air to the house, and fix gaps with a metal-backed tape (duct tape actually doesn't stand up to the job over time). Ducts also should be vacuumed once every few years, to clean out the abundant dust, animal hair and other gunk that can gather in them and cause respiratory problems.

6. Face your windows
Now is the time to take down the window screens and put up storm windows, which provide an extra layer of protection and warmth for the home. Storm windows are particularly helpful if you have old, single-pane glass windows.

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Winterizing Your Home (cont.)



7. Don't forget the chimney

Ideally, spring is the time to think about your chimney, because "chimney sweeps are going crazy right now, as you might have guessed," says Ashley Eldridge, director of education for the Chimney Safety Institute of America. Ask for a Level 1 inspection, in which the professional examines the readily accessible portions of the chimney, Eldridge says. "Most certified chimney sweeps include a Level 1 service with a sweep," he adds.

Another tip: Buy a protective cap for your chimney, with a screen, advises Eldridge. "It's probably the single easiest protection" because it keeps out foreign objects (birds, tennis balls).

8. Reverse that fan

"Reversing your ceiling fan is a small tip that people don't often think of," says Lipford. By reversing its direc-

tion from the summer operation, the fan will push warm air downward and force it to recirculate, keeping you more comfortable. (Here's how you know the fan is ready for winter: As you look up, the blades should be turning clockwise, says Lipford.)

9. Wrap those pipes

A burst pipe caused by a winter freeze is a nightmare. Prevent it before Jack Frost sets his grip: Before freezing nights hit, make certain that the water to your hose bibs is shut off inside your house (via a turnoff valve), and that the lines are drained, says Broili.

Next, go looking for other pipes that aren't insulated, or that pass through unheated spaces -- pipes that run through crawlspaces, basements or garages. Wrap them with pre-molded foam rubber sleeves or fiberglass insulation.

10. Finally, check those alarms

This is a great time to check the operation -- and change the batteries -- on your home's smoke detectors. Detectors should be replaced every 10 years, fire officials say. Test them -- older ones in particular -- with a small bit of actual smoke, and not just by pressing the "test" button. Check to see that your fire extinguisher is still where it should be, and still works.

Excerpts from "10 ways to winterize your home — now"

By Christopher Solomon of MSN Real Estate

Volunteer Day

Special thanks goes to our HOA President David May, Darrell Pugh, Fred Rodgers and Sharon Chatham for their hard work at the pool house. On October 20th, they completed building a folding shelf over the pool equipment to increase storage space at the pool house. Baseboards, windows, walls, and doors were also scrubbed. We would love to have your help on the next Volunteer Day. By doing some of these tasks ourselves, we save money that can be used for larger tasks in the future.



Trunk Or Treat

Our annual Trunk or Treat was a HUGE success! We had close to 75 people join the days' festivities. We had 13 very creative car trunks decorated by our neighbors. The kids were able to go to each trunk and gather candy. We also had a bouncy house, cotton candy, yummy cupcakes and a fun ghost piñata for the kids.

Curb Appeal Program

Winners

First Place: 3080 Milford Chase for their well-maintained lawn and creative, colorful shrubbery.

Second Place: 1791 Milford Creek Overlook for their interesting variety in landscape, well-managed shrubs and seasonal décor.

Covenant Corner: Parking

As a gentle reminder, according to the covenants of Milford Chase, cars should be parked in garages, driveways or other areas authorized by The Board. Vehicles without a current tag or vehicles that are inoperable should only be parked in the garage. Vehicles are considered "stored" if the vehicle has been on the property for 14 consecu-

tive days or more. Boats, trailers, buses, RVs, and motor homes are not to be parked on any property unless they are parked in the garage. Vehicles should not be parked on the sidewalks.

The Board will send a notice to any property violating the parking covenant and the Board will arrange for the

vehicle to be towed within 24 hours if not removed by the property occupant. If parked on the grass, in an emergency lane, obstructing traffic, or blocking another vehicle it will be towed immediately.

For more information about the covenants of Milford Chase please visit www.milfordchase.com and click on the New Residents tab at the top of the page

POA/Board News

The POA and Board will typically meet on the 1st Monday of each month; you will be notified if that schedule changes. Each neighbor is encouraged to attend and to take part in bettering Milford Chase. The December 3rd meeting has been canceled.

Two board positions are up for election this year. If anyone is interested in running for the

board, please email Jane Beasley at jbeasley@homesideproperties.com to be added to the official ballot.

We have made it easier for you to keep up to date on what's happening at our POA meetings, whether you are able to attend or not! With the addition of monthly POA meeting agendas and

monthly meeting minutes to the Milford Chase website, you can plan ahead whether you would like to attend the next meeting, or you can see what you missed if you were unable to attend a meeting. Just go to www.MilfordChase.com and click the "Meeting Minutes and Agendas" link in the green bar below the neighborhood photos.

Upcoming Events



Join us at the pool house on December 1st for our **3rd Annual Pictures with Santa** from 12:30-2:30. Parents must bring their own camera and remain with their children at all times.

On Sunday, December 2nd, there will be a **Meet and Greet** at the Marietta History Museum from 2-4 PM. Meet and mingle with your Milford Chase neighbors and board members while enjoying wine, appetizers and

desserts. Childcare will be provided by a licensed childcare provider.

The December 3rd monthly meeting has been canceled.

On December 15th, houses decorated for the holidays in our neighborhood will be judged in our Annual Holiday Decoration Contest.

The **Annual Meeting** is scheduled for February 4th at Milford

Baptist Church at 7 PM. During the meeting, the budget from last year and for 2013 will be reviewed. Please plan to attend so that you can be informed about what is planned for our neighborhood. Childcare will be provided.

If you would like to sign up to be a part of the Social Committee and help plan fun events for our community please email Nichole Alexander at Nichole@milfordchase.com.

Milford Chase Community Connection

There are many ways you can connect with your neighbors, board members, and community. Use these resources to keep up with current news and happenings in the neighborhood.

Neighborhood website:

milfordchase.com

Milford Mommy Blog:

milfordmoms.blogspot.com/

Facebook:

[facebook.com/milfordchase](https://www.facebook.com/milfordchase)

Twitter:

<https://twitter.com/MilfordChase>

POA Board Email:

TheBoard@milfordchase.com

ACC Email:

ACC@milfordchase.com

Social Committee: Nichole Alexander

Nichole@milfordchase.com.

Board Members:

David May - President

Tim Hairston - Vice-President/ACC

Jon Bornholm - Secretary/Treasurer

Brian Ellyson - Committees Coordinator

Christopher Hyde

Quarterly Questions

We are still looking for input on and ideas for the Fox Tales newsletter. Also, what social events would you like to see planned in Milford Chase? We're always looking for new ways to connect with our neighbors, so let us know how you would like to connect. Email: Newsletter@MilfordChase.com. Thanks!

Wills Sanitation, Inc. 770-443-2010
1931 Braswell Mountain Road Dallas, Georgia 30132

Dear Homeowner,

Wills Sanitation would like to become a partner in your community to keep your Subdivision a clean and safe environment. The following are some things we feel you should know about our company.

We are a locally owned and operated business with 20 years' experience servicing Cobb County and surrounding counties.

We know how important it is to not only offer competitive rates, but first class, dependable service as well.

We strive to treat each of customers as a customer not a number

We've been proud supporters of the Milford Chase Swim team for the last 2 years

Being a family owned business we believe in protecting the investment your family has worked so hard for as well as your family members. We know having one garbage company service this entire community can achieve these goals. One garbage truck will ensure less noise, traffic, and the safety of the neighborhood streets, but most importantly the homeowners and their children.

We pick-up the activities center and/or pool at "no charge"

Wills Sanitation would like to become a partner in your community to keep your subdivision a clean and safe environment. Now offering a 2 year service agreement at \$39.00 quarter for all "NEW" customer accounts. We will provide a 95-gal. cart and a weekly pick-up on Monday. Our goal is to provide an honest and dependable service to your community. We know that if we all work together we can accomplish great things. We look forward to many more years of servicing your community. Thank you, Troy & Karen



Would you like to advertise on our quarterly newsletter? Email Newsletter@MilfordChase.com for more information.

Have a WONDERFUL Holiday Season!