



# Quarterly Newsletter

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Association Newsletter: July 2012

## Home Maintenance...where to start

When it comes to home maintenance, exactly where do you start and when does it need to be done. This question has haunted homeowner's for decades, but can be easily managed if you just stop and take a moment to think about it. Home maintenance is really no different then taking care of your automobile, yourself or your family.

It all starts with developing an action plan. The majority of routine home maintenance is accomplished on a daily basis, just like someone's daily personal routine. Each morning, you perhaps get started by waking up, taking a shower, brushing your teeth, combing your hair, etc. Home maintenance starts with the same idea.

However, it simply begins with picking up after yourself,

which most people do on a daily basis even without realizing that it's a part of that home maintenance routine we've just been speaking of. But, the bigger question is; Where does one begin, when it comes to taking care of their home and maintaining its integrity and value.

Home Maintenance can carry a great value when it comes to your investment. As homes get older, such as ours have over the last decade, then wear-n-tear starts to show and the value of the home decrease if maintenance is relaxed or non-existent. It's very important for homeowner's to realize that in order to maintain the investment value of their home, then general maintenance is required to be accomplished on a regular basis. So, back to that first question... where to start.

As previously mentioned, homeowner's need to establish



an action plan for their home maintenance, just as they would for their vehicle maintenance.

Think about it this way...you routinely change the oil in your vehicle in order to maintain the engines integrity and ability to operate proficiently. Such as you do for yourself, when you routinely go to the dentist or doctor's office for that regular check-up.

Well, home maintenance is no different. Homes require the same attention you give to yourself and your family or that vehicle you drive to work or school each day.

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### Special points of interest:

- Routine Home Maintenance
- Message Boards
- Homeowner's vs. Pesky Old Birds
- Vents Old vs. New
- Bruton Glen Park Maintenance
- Community Yard Sales
- Annual Community Picnic
- Good Neighbors

## Community Message Boards



A welcoming addition to Bruton Glen Park. Recently the Association's Board of Director's purchased and installed two community message boards. These message boards are intended to provide another means of communication to homeowner's and resident

of Bruton Glen. The message boards will be used to provide announcements for community events, notifications, etc.

These newly installed message boards were installed at each of the parks entrances. The parks two entry point locations are at Bruton Drive & Sheppard Drive.

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Bruton Glen Homeowner's Association

Attn.: Board of Director's  
P.O. Box 5546  
Williamsburg, Virginia 23185

E-mail:  
[BrutonGlenHOA@cox.net](mailto:BrutonGlenHOA@cox.net)

- **Contact the Board of Director's or visit us on the web for additional information regarding our Community and its Management.**

We're on the Web!

[www.BrutonGlen.org](http://www.BrutonGlen.org)



### Community Yard Sale

The next scheduled community yard sale is tentatively planned for Saturday September 29<sup>th</sup>, 2012 from 8:00 am —2:00 pm. Homeowner's have

the opportunity to clean-out their closets, attic space, garage, etc. of all those unwanted items and get ready to sell their treasures to all those yard sale shoppers. Advertisement will be provided in local papers and sponsored by the Bruton Glen Homeowner's Association. ■

## Community Message Boards

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It's the intent of these message boards to be utilized for business purposes only, as it pertains to the Association. Message boards will not be permitted for personal use.

Community Message Board provide an avenue for providing community wide communications to all homeowner's and resident residing in Bruton Glen.

So the next time you venture out to stroll through the neighborhood and take a walk through the park, take a moment to review the posted message in the community message board. It could be a simply message or an announcement pertaining to another community event. ■



James River Grounds Maintenance will be conducting shrubbery and tree maintenance this month, pruning the trees canopy and overgrowth throughout the park. ■

### Community Projects

Bruton Glen Park



PENDING COMPETITION

- Park Lighting (Addition)
- Community Message Boards
- Park Landscape Maintenance

## "Annual Community Picnic"



Don't forget the date...scheduled later this year is **Bruton Glen's Annual Picnic**, which is scheduled for **Saturday**

**October 20<sup>th</sup>, 2012.** Keep an eye out for the flyers advertising the event, which will be mailed out in the next couple months. Interested in helping with the event, contact the RAC representative at [BrutonGlenRAC@cox.net](mailto:BrutonGlenRAC@cox.net). ■

## "Pesky" Old Birds



Are you bothered by those pesky old birds nesting in the vents of your home. Many homeowner's are unaware of these pesky old birds nesting in the vents of their homes until it's become a nuisance. Perhaps it's time to take a look at replacing those vents or vent covers before it's too late.

Suddenly, throughout the night and early morning you hear chirping or squalling of birds as if they were right in your bedroom. The fact is...that they probably are already nested in the vents just above the ceiling.

As our homes age, these original plastic vents deteriorate and fall apart, allowing birds an ideal home for nesting. However, it's an easy fix that homeowner's can rectify by simply replacing those old worn-out vents.

We recommend replacing those old plastic vents with new metal (aluminum) vents, in order to prevent rapid deterioration over time. Take a look at yours! ■



## Home Maintenance...where to start

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Establishing an action plan is as easy as writing down a grocery list before heading out to the grocery store. Start by making a list of general maintenance items that need immediate attention, such as regularly cutting and trimming the grass, trimming and pruning the shrubs, changing the air filters in you HVAC unit (Air Conditioning), Flushing out the hot water tank, cleaning out the gutters, power washing the exterior siding of your home, washing your windows, etc.

Many of these things can be easily accomplished by yourself without hiring a maintenance contractor. Other items, such as painting the shutters, doors, etc. may require seeking additional help by

hiring that maintenance contractor.

However, before you begin to think about running out and hiring that contractor, stop and look around your neighborhood. Many of your neighbors may have the skills necessary to accomplish such task and be able to provide you with the help you need. Being a good neighbor simply results in becoming friends and by simply inquiring and asking for help, may provide you with the assistance you need to address those home maintenance issues and accomplish those maintenance tasks.

Not to say that your neighbor would be willing to perform the work for nothing, but it could save you a great deal of money by hiring them instead of hiring a maintenance contractor.

Remember, start by establishing an action plan for routine maintenance before it's too late. Homeowner's that are waiting to perform such routine maintenance are simply increasing the cost of completing such maintenance and repairs. The longer a homeowner waits to perform such maintenance, eventually turns into a repair and can become very costly to rectify.

General routine maintenance can be scheduled throughout the year and budgeted into the household budget plan. This provides a means of saving the funds to accomplish such maintenance task when the time arises.

So, in closing...take the time to review your home, both interiorly and exteriorly to establish a list of repairs and/or maintenance issues that need your attention and start that list today. Take one project on at a time. ■