

A NEW BEGINNING

I'm much too late in saying it, but what the heck! MERRY CHRISTMAS! Now that I have that covered, I can wish you a HAPPY NEW YEAR.

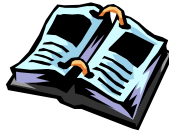
I missed getting a 2010 Q4 Newsletter out and also failed to send Christmas cards. I don't know about you, but the period between Thanksgiving and Christmas was just *crazy* busy for me!

There's a house for rent at 3726 Chantal in College Station (see <http://www.swanson-properties.com>) . If you are thinking of upgrading or know of someone looking for a home, please let me know.

As a reminder, you can reach me either by phone at 936-825-5053 or email at jferg777@gmail.com.

Julia Ferguson

Mark your calendars!



Lawn care – For those with lawn care provided under their lease, please see the 2011 Lawn Care Schedule posted on the swanson-properties website.

A/C Inspections – JG Innovative Services will be out in April to clean and inspect all A/C units.

Pest control – ABC Pest & Lawn will be out in early May for their usual semi-annual service.

Best Yard Battle – June.

These announcements can also be found at <http://swanson-properties.com>.

Hats off to those who pay rent early. Winner of the drawing this time is Lawrence B.

The prize? a \$25 gift card to one of the Eccel Group restaurants.



No Surprises !

This is a continuing article in quarterly newsletters to avoid surprises concerning policies. Here are a few more reminders / clarifications:

NSF Check Policy

If a check is returned by your bank, you will be charged: a \$50 NSF fee, plus \$10 per day in late fees from the date I notify you of the NSF check..

Pets

If you have a pet, you need to comply with your city's ordinances concerning animal control. Visit your city's website or call to get a list of ordinances. A pet deposit is required per pet. If you have a pet and have not paid the pet deposit, please do so right away. Note that \$100 of the pet deposit is non-refundable. That \$100 is for the additional wear-and-tear caused by the typical pet. It does not to cover additional cleaning or repairs needed.

Know anyone looking for a new home?



3726 Chantal Circle, a 3-2-2 in College Station is **available for rent**. It has a nice master suite with a Jacuzzi tub, wood floors, a fireplace, security system, fenced yard, and more. Visit <http://www.swanson-properties.com> to see a floor plan nad pictures. Rent is \$1400 a month, with the first month discounted by \$400.

Remember - if you refer someone who signs a lease, you'll get **\$50** off your next month's rent. Have them call 936-825-5053.

WEED-FREE YARD

The best way to keep your yard weed-free is to keep your yard weed-free. That sounds obvious, so let me explain. Even with weed treatments and regular mowing, weeds can appear – especially this time of year when your lawn is dormant. Weeds start early and can take over quickly, so, when you notice a weed pull it up right then – roots and all – and toss it in the trash. If you do that every time you see one, your yard will stay looking great.

Care and Feeding of your Foundation

Yes, that would be the foundation of your house. Many people don't realize the importance of keeping the ground consistently moist around the foundation of their house. Turns out, this is very important, whether you have a slab foundation or a pier-and-beam foundation.

The soil in the Brazos Valley is mostly clay. As such, it expands and contracts as moisture levels change. This can wreak havoc a foundation of a home.

Experts recommend watering the ground around the foundation routinely. Many of you stop watering your yard during winter months while the grass is dormant (I do too). Please either place a soaker hose around the foundation or periodically water around the foundation during these months if there has been no rain for a while. Of course, during our hot and dry summer months, make sure the ground around the house gets watered as well as the lawn.

Doors getting hard to open and close properly? First, make sure the ground is being kept moist. Contact me if that doesn't take care of the problem. Seeing cracks in your sheet rock? Contact me immediately.

Garbage Disposals

Know how to *properly* use your garbage disposal? Check out the tips below to make sure.

1. Insert garbage loosely; if you pack in too much at once, you can jam the disposal.
2. Use a strong flow of cold water & keep the garbage disposal running at least 30 seconds after noise of grinding has stopped to flush all food particles through.
3. Use cold water when operating the disposal to solidify fatty / greasy waste so it will be chopped up & flushed down the drain.
4. If you wash dishes in the sink, make sure small objects are removed from the sudsy water before you drain the sink.

5. Move silverware & other small items away from the edge of the sink counter to avoid accidentally knocking them in while the garbage disposal is running.
6. Do put small bones through; they help to scour the sides of the grinding chamber.
7. Do not grind large bones or fibrous materials as corn husks or banana peels.
8. Do not put uncooked fat off meat into the garbage disposer as it may clog and don't pour liquid fats down your drain; solidify in empty can & dispose in the trash instead.
9. Run the disposal each time you put food waste in it.; acids formed by food waste can cause corrosion.
10. Use the cover to protect yourself when grinding small bones or fruit pits -- small pieces could be ejected by the disposer.
11. All disposals have overload protectors to avoid damage to the motor when something jams it. If the disposal stalls, turn it off and unplug it from the outlet under the sink. Retrieve the article causing the problem.
12. If you can hear the disposal trying to work (buzzing sound) but it won't spin, try using the crank I have provided you to break it free. There's a spot under the disposer where you can insert the crank and turn it.
13. If the disposal won't start and doesn't make any sound at all, press the reset button. If it won't stay in, wait a few minutes & try again. If it still won't start, check the house breaker.

Please:

Reduce

Reuse

Recycle



(in that order)