



December Newsletter
Volume LXIX Issue 12

The Fiesta Bee

A Monthly Newsletter for the Fiesta Gardens Homes Association, San Mateo, CA
PO Box 5288, San Mateo CA 94402

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President's Message

By Paul McCann

I hope that everyone had a wonderful Thanksgiving weekend and hopefully when you read this the Niners are 9-3 in the NFC West.

It's the Holiday season and the days are shorter until the winter equinox. So put up some extra lights to let the neighborhood shine brightly.

I want to take a moment to thank Steve Stanovcak and Steve Muller for their decades of service to the Fiesta Gardens Homes Association Board. As the Pool Operations Board Member and Pool Maintenance Board Member, they have given so much time and energy to the community. I can hardly believe the sheer volume of time these men have dedicated to the smooth operation of the pool, cabana and folks that work there. A couple of times I was asked if I could open a door on a Saturday or take out the garbage cans on Wednesday night. That's when it dawned on me that these gentlemen have been doing this for years. Without fanfare, compensation or accolades, they have given their time and energy in service to the community. Whether it's locking up the cabana after a party, jumping on a phone call for an emergency session, being there, being accountable and being present. I've seen them show up with flash lights to escort unwelcome outsiders from the pool/ cabana. They have done so much. I am so proud to call them neighbors, colleagues on the Board and friends of the community. As they wrap up their service to Fiesta Gardens, please seek them out to thank them for all they have given to us.

December is here and we look forward to celebrating the season with all in the neighborhood.



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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage

www.FiestaGardensHoa.com



The next Board meeting will be
Wednesday, December 10
7PM at the Cabana

FGHA Board of Directors

President Paul McCann	president@fiestagardenshoa.com
Vice President Christina Saenz	vp@fiestagardenshoa.com
Civic Affairs Sandra Ossio	civic@fiestagardenshoa.com
Park Director Mike Bratt	parks@fiestagardenshoa.com
Pool Operations Steve Stanovcak	poolops@fiestagardenshoa.com
Pool Maintenance Steve Muller	poolmtc@fiestagardenshoa.com
Social Director Laurel Kent	social@fiestagardenshoa.com

FGHA Staff

Treasurer Vicky Nguyen	treasurer@fiestagardenshoa.com
Secretary Pam Miller	secretary@fiestagardenshoa.com
Bee Editor Eleni Hulman	editor@fiestagardenshoa.com
Webmaster Mariano Saenz	webmaster@fiestagardenshoa.com

Park Report

By Mike Bratt

Hello Residents,

At this point in time, I have not been able to make the park improvements I planned. Our 2026 budget will allow the improvements to the park that we need to make. The improvements needed will also require non-rainy weather, so please continue to enjoy the parks, and realize that the improvements we would like to address will come this spring.

I would like to acknowledge two residents who have been instrumental in keeping our neighborhood and the 19th Ave. channel clean. I will not use their names, however if you see a lady with a bag and a pickup device, picking up garbage please thank her for all of her hard work. The channel cleaner was in a red kayak in the channel cleaning up plastic bags and bottles that have blown in or been tossed in by people walking the channel path. I applaud her effort, however if we are all more careful her effort will not be necessary. Please make sure that your garbage makes it into a proper receptacle. The channel is becoming a stopping area for many migratory birds, and this is a sign that the health of the channel is improving.



Pool Operations

By Steve Stanovcak

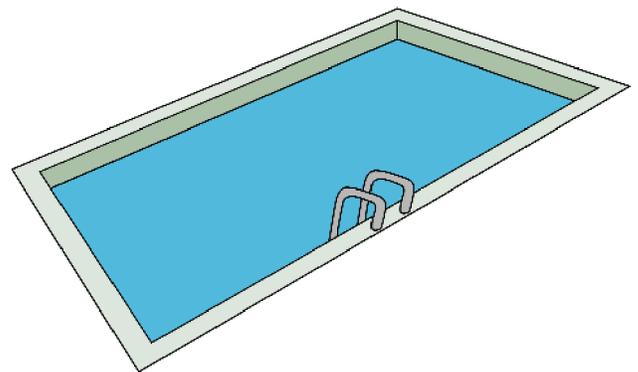


As many of you are aware, our pool(s) require repair and upgrades to meet the ever-changing codes implemented by the State and nationally. Both pools were resurfaced in 2011. Back then, we were up to code. In 2012 and to this day, numerous codes and requirements have changed, placing our pools out of compliance with the new state and national standards. Back in 2011, the Board opted to resurface the pools with fiberglass, which lasts a few more years than plaster and holds the pool temperature better. The resurfacing of fiberglass is typically good for 12-15 years. So we are getting to the end of that expectancy.

Many of the items that are out of compliance will require the pool to be drained. Per San Mateo County Environmental Health who inspect public and private pools, it is stated that none of the current items would require us to not be able to open the pool and continue use until we do our upgrades.

It did not make sense to drain the pool over the past years each time a law changed. This is why we are facing a significant cost to upgrading our pool to meet the state and national requirements once again.

The price tag currently is around \$80k to bring our pools up to current standards.



Fiesta Gardens Homes Association In Balance Sheet

As of October 31, 2025

ASSETS	as of 9/30/25	MoM flux	2025 Comments
CURRENT ASSETS			
Cash - Operating Fund	81,586	91,505	(9,919)
Cash - Reserve Fund	165,063	164,873	190
Cash - Cabana Rebuild			0
Accounts Receivable: Other	35	32	3
Accounts Receivable 2025 Dues	13,132	12,614	518
A/R (Emergency Assessment)	5,280	5,115	165 reclass
A/R 2024 and prior periods	11,217	11,382	(165) reclass
Other Current Assets	12,348	13,322	(974)
TOTAL CURRENT ASSETS	288,662	298,843	(10,181)
FIXED ASSETS			
New Cabana Costs to Date	1,793,804	1,793,804	0
HOA All in One Property Management System	0	5,525	(5,525) non-cash write off
TOTAL FIXED ASSETS	1,793,804	1,799,329	(5,525)
TOTAL ASSETS	2,082,466	2,098,172	(15,706)
LIABILITIES AND FUND BALANCE	as of 9/30/25	MoM flux	2025 Comments
LIABILITES			
Accounts Payable	698	3,218	(2,520)
Payroll Taxes Payable	206	(466)	672
Accrued Expenses	2,847	2,847	0
Prepaid Assessments	99,300	99,300	0
Construction Contract Retention Payable	5,325	5,325	0
TOTAL LIABILITIES	108,376	110,223	(1,848)
FUND BALANCE			
FUND BALANCE	1,848,962	1,848,962	
Current Year Net Income/Loss	125,129	138,987	
TOTAL FUND BALANCE	1,974,090	1,987,949	
TOTAL LIABILITIES AND EQUITY	2,082,466	2,098,172	

Fiesta Gardens Homes Association Inc.
Profit and Loss
October 2025

Current Period			Description	Year To Date			Approved	2025 Comments
Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	
Income								
<u>Operating Revenue</u>								
333		333	Regular Assessments	295,169	290,822	4,347	290,822	monthly paymts
2,050	992	1,058	Clubhouse Rental (Pool Party)	27,420	9,920	17,500	11,904	more rentals + inc. fees
629	0	629	Guest Passes	3,209	917	2,292	1,100	YTD: \$644 cash from 2024
120	60	60	Bee Ads	900	600	300	720	
		0	Swim School	31,453	15,910	15,543	15,910	
3,132	1,052	2,080	Subtotal	358,151	318,169	39,982	320,456	
<u>Interest, Late Charges, Collection Fees</u>								
210	42	169	Interest Inc - Repl. Res. Fund	1,583	417	1,166	500	
0	83	(83)	Late Charges	9,862	833	9,029	1,000	settlement of lawsuit
5,000	0	5,000	Misc Income	15,519	0	15,519	0	primarily settlm't of lawsuit
0	8	(8)	Collection Charges	0	83	(83)	100	
5,210	133	5,077	Subtotal	26,964	1,333	25,630	1,600	
8,342	1,185	7,156	Total Income	385,114	319,502	65,612	322,056	
Expenses								
<u>Lifeguard Expense</u>								
1,545	5,719	4,174	Lifeguards	61,701	57,186	(4,515)	57,186	wage inc by \$1, more hrs
525	293	(232)	Insurance Exp - W/C	2,098	2,932	834	3,518	qtrly pymt in Jan, Apr, Jul, Oct
132	494	362	Payroll Taxes	5,953	5,926	(27)	5,926	
139	167	28	Payroll Service	2,260	1,669	(591)	2,003	more lifeguards
2,341	6,673	4,332	Lifeguard Expense Subtotal	72,011	67,713	(4,298)	68,633	
<u>Pool Expense</u>								
1,450	1,863	413	Pool Expense total	28,789	18,629	(10,160)	22,355	
<u>Park Expense</u>								
650	670	20	Landscape-Contract	7,621	6,695	(926)	8,034	
0	0	0	Common Area - Maintenance	846	0	(846)	0	
0	78	78	Pest Control	612	779	167	935	qtrly pymt in Jan, Apr, Jul
726	0	(726)	Cabana Supplies and Equipment	7,783	0	(7,783)	0	cleaning services pd by inc. cabana fees
0	0	0	Tennis Court- Service & Repair	0	0	0	0	
1,376	747	(628)	Park Expense Subtotal	16,862	7,474	(9,388)	8,969	
<u>Utilities</u>								
612	720	108	Gas	3,709	7,195	3,486	8,634	
2,212	1,299	(913)	Electricity	16,367	12,992	(3,375)	15,590	
193	216	23	Refuse	2,048	2,163	115	2,596	
273	280	8	Telephone & Internet	2,725	2,803	78	3,364	
2,396	1,833	(563)	Water	18,587	18,333	(254)	22,000	
110	525	415	Clubhouse Facilities (alarm)	1,100	5,254	4,154	6,305	
5,796	4,874	(922)	Utilities Subtotal	44,536	48,741	4,205	58,489	

<u>Administrative Expenses</u>								
0	220	220	Audit & Tax Preparation	1,640	2,204	564	2,645	
0	8	8	Civic Expenses	0	83	83	100	
25	0	(25)	Collection Expenses + Bank Charges	25	0	(25)	0	
348	333	(14)	D & O Ins. Expense	3,236	3,333	97	4,000	qtrly pymt in Jan, Apr, Jul, Oct
1,299	1,458	159	Insurance Expense	12,989	14,583	1,594	17,500	
0	42	42	Mailings, Postage & Copies	252	417	165	500	
567	250	(317)	Meeting Expenses/Social Functions	1,308	2,500	1,192	3,000	
425	425	0	Newsletter Editor	4,250	4,250	0	5,100	
0	65	65	Newsletter Postage/ Printing	119	650	531	780	
5,825	293	(5,531)	Office Software & Supplies	8,657	2,934	(5,723)	3,521	Non-cash write off of \$5.5K ManageCasa
48		(48)	Payment Processing Fees	6,771	5,300	(1,471)	5,300	QB fees
924			Permits & License	959	33	(925)	40	
0	0	0	Professional Services	22,436	0	(22,436)	0	legal fees from 2024 + foreclosure
0	74	74	Reserve Study	0	742	742	890	
300	300	0	Secretary	3,000	3,000	0	3,600	
0	125	125	Taxes - Income	0	1,250	1,250	1,500	
0	2,000	2,000	Taxes - Property	11,822	20,000	8,178	24,000	Property taxes \$13.4K offset by late penalty appeal accepted by City
2,000	2,000	0	Treasurer	20,000	20,000	0	24,000	
0	44	44	Web Site	324	438	114	526	
11,760	7,639	(3,198)	Admin Expenses Subtotal	97,787	81,718	(16,069)	97,002	
22,722	21,795	(3)	Total Expenses	259,986	224,275	(35,710)	255,448	
(14,381)	(20,610)	6,230	Net Income	125,129	95,227	29,902	66,608	

MONTHLY CALENDAR

FIESTA GARDENS

December 10
FGHA Board Meeting
7 p.m., at the Cabana

December 14

Holiday Party
Where: Cabana
When: 4:30 p.m. - 7:30 p.m.
See flyer on page 7

December 15

Deadline to get articles and ads to Bee Editor.

SAN MATEO

City Meetings are now hybrid. For more information on these meetings, please visit <https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>

December 1, 15

City Council Special Meeting/Meeting
Where: City Council Chambers, 330 W 20th Ave.
Please see [Public Meeting Portal](#) for details.
When: 5:30 PM - 7:00 PM (Special Meeting)
7:00 PM - 9:00 PM (regular Meeting)

December 6

Winter Wonderland
Enjoy this indoor winter-themed event for the whole family featuring holiday music, crafts, festive photo opportunities, cookie decorating, hot chocolate & more!

Changes and modifications of activities at this event may occur due to inclement weather.

Where: Central Park & Rec. Center (50 E. 5th Avenue)
When: 5:00-7:00 p.m.

December 9, 23

Planning Commission Meeting
Where: 330 W. 20th Avenue
Hybrid Meeting: [Public Meeting Portal](#) for details.
When: 7:00 p.m. - 9:00 p.m.

Fiesta Gardens

Holiday Party

When: Sunday, December 14th, 4:30-7:30
pm

Where: Cabana!

What: Please Join for Holiday Fun!
Crafts, Desserts, Santa and the Annual
Light Competition!

*Sam's Chowder House Mobile on site for
purchase



THANKFUL & GRATEFUL

As we wrap up the year, I want to take a moment to say thank you for another successful year in real estate. I feel incredibly grateful to live and work in such a wonderful community, helping friends and neighbors right here in Fiesta Gardens (and beyond) achieve their real estate goals is truly what I love most about what I do.

Your trust, referrals, and support have been the foundation of my success as one of the area's top-performing agents, and I'm so appreciative of every opportunity to help.

If you're thinking about selling your home, whether now or in the coming year. I'd love to share how we can maximize your home's value and make the process as smooth as possible.

Thank you again for your continued trust and for making this such a special place to call home.

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FGHA BOARD MEETING – October 8, 2025

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was started at 7:02pm. Board Members in attendance were, Sandra Ossio -- Civics Director, Steve Stanovcak -- Pool Operations, Steve Muller - Pool Maintenance, Laurel Kent -- Social Director (late), Mike Bratt -- Park Director, Christina Saenz -- Vice President (late), and Paul McCann -- President.

September 10th Minutes - On a motion duly made and seconded and approved by all Board Members, the September 10th minutes were approved.

Financial /Vicky Nguyen

- September operating expenses were \$26,600. Lifeguard expenses were \$9,000 of that total and general recurring expenses.
- Cash in operating account is \$91,500.
- Cash in reserve/cabana fund account is \$164,900.
- HOA dues, \$279,00 collected so far which is 96% of the total. Another \$12,600 is in accounts receivable. A handful of Members have elected to make monthly payments.
- Emergency assessment collected is \$87,500 which is 94%. \$5,100 is still due.
- Outstanding balances will be sent to collections.

It was suggested by a resident that the money that is being given back to each resident in the 2026 dues, (based on the money we are getting back from the lawsuit), that if you feel so inclined donate it back to the HOA to help with the necessary pool repairs.

BOARD REPORTS

Civics Director/Sandra Ossio

- Things are pretty much the same as last month.

Social Director/Laurel Kent

- The Halloween party will be Sunday October 12th at noon. There will be a bounce house. Tacos and treats.
- The Turkey Trot is coming up as well.

Parks Director/Mike Bratt

- Mike will be off on Monday October 13th and will be getting some things done at the park.
- Scapes services two of our garbage cans at the park which is 50.00/month. We will be cancelling that service and Mike will take care of it going forward. This will save the HOA \$600.00 a year.

Pool Maintenance/Steve Muller

- We have had some mechanical issues, so the pool had to be closed early. The good news is that the issue is under warranty.

Steve Stanovcak/Pool Operations

We had another successful pool season. Thanks to everyone that helped.

Christina Saenz/Vice President

- We have numerous people volunteering to be potential new board members. It was noted that Laurel would like to resign as Social Director if there is anybody interested.

Paul McCann /President Nothing to report.

- Happy Fall! We are seeing lots of decorations going up.

NEW BUSINESS

Sandra has found an accounting company, Common Interest, which can take over our Treasurer position. Good thing is they happen to work with ASAP Collection agency as well. There are still questions whether an attorney or collection agency will try and collect our judgement from our lawsuit against the construction company. Sandra will do some more investigating however she feels that the attorney we have used in the past who is familiar with this case might be the best option.

On a motion duly made and seconded and approved by all Board Members it was decided to hire the accounting firm, Common Interest, to take over our Treasurer position.

OLD BUSINESS

Raising Dues

On a motion duly made and seconded the majority of Board Members present voted yes to raise the yearly dues in 2026 by 20%. Steve Muller voted no.

After much discussion it was decided to raise our dues for 2026 by 20%, which will be \$622.00 a year. The new budget will be in the November Bee. Most items in the budget were based on what we actually spent in 2025 and then budgeted for a 3% increase. It was

pointed out that we should not be spending more than we have budgeted. This has not always happened in the past. Unexpected things come up, and we need to try and budget for that and increase our reserves to cover any unexpected costs. Parks, Social and Pool Directors felt an increase in the budget was needed for those areas, due to things needing to be replaced and or things going up in price. Some examples are; nets need replacing at the tennis courts, some pool chairs and umbrellas need replacing and lifeguard salary was budgeted to go up by \$1.00.

It was also noted that we need to build up our reserves. As of now we have about \$150,000 in our reserve account. However, approximately \$68,000 will be used for expenses.

It was also noted that our sewage charges are really high. Vicky has done a great job working with the city to get the charges down. However, it seems there may still be a leak. We will get a quote from Scapes and have them do a flush to detect any leaks that may need repair. Vicky will send an updated proposed budget to the Board Members for final approval.

It was brought to the Boards attention that they still need to receive the 2023 Audit that was done. Some items were missing, and Vicky provided the items that were requested by the accounting firm. Vicky or Sandy will follow up with the accounting firm. We will be doing a review audit this year.

Questions and Comments

A member asked how the Pool Maintenance and Pool Operations duties are divided. They were directed to our website where all Board Member descriptions are available. Julien would like to take over the Pool Maintenance Director position in 2026. There are other residents interested in becoming 2026 Board Member.

Exiting Board Members need to be taken off banking accounts and make sure to give the Treasurer back any debit cards they may have.

Meeting adjourned at 8:26pm. The next meeting will be Wednesday, November 5th, 2025, at 7:00pm on Zoom or join us in the cabana.

FGHA BOARD MEETING – November 5, 2025

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting started at 7:03pm. Board Members in attendance were, Sandra Ossio - Civics Director, Steve Stanovcak - Pool Operations, Mike Bratt - Park Director, Christina Saenz - Vice President, and Paul McCann - President.

October 8th Minutes - On a motion duly made and seconded and approved by all Board Members, the October 8th minutes were approved.

Financial

Common Interest Financial will be taking over our finances starting November 1st. Members should have received a welcome letter explaining our new way of paying our HOA dues and other important information. We are paying \$1,195 a month for Common Interest. We would also like them to take responsibility for paying our lifeguards when the time comes. We will have to see if we can afford it.

- September operating expenses were \$22,700. \$5,500 in non-cash write-off of ManageCasa and other normal recurring expenses.
- Cash in operating account is 81,600.
- Cash in reserve/cabana fund account is \$165,000.
- HOA dues, \$279,00 collected so far, which is 96% of the total. Another \$12,600 is in accounts receivable. A handful of Members have elected to make monthly payments.
- Emergency assessment collected is \$87,500 which is 94%. \$5,100 is still due.
- We will need to hire a payroll service.

BOARD REPORTS

Civics Director/Sandra Ossio

- There is a meeting at the school regarding the 19th Avenue and Fashion Island Blvd Improvement Project. One of the things they want to do is on 19th Ave leading up to Norfolk, they want to make a no turn on a red light; the concern is that this will lead to even more traffic backing up.
- The Hillsdale project has brought up concerns regarding fire safety, traffic, water, sewer issues, and office space. Currently in San Mateo there is a 38% vacancy rate for office space. They want to put in possibly up to 50% office space at Hillsdale. Email and voice your concerns. You can voice concerns at [Hillsdalereimagined.com](https://www.hillsdalereimagined.com) or at [Cityofsanmateo.org](https://www.cityofsanmateo.org).

Social Director/Laurel Kent Not in attendance, Paul read her update.

- The Turkey Trot is 9 am at the track on Thanksgiving morning. The route will be in the Bee including a QR code of the route. Donuts and coffee will be served, and there will be kiddie races at the track as well.

November Minutes *From page 9*

- Jenny is interested in being our new Social Director.

Parks Director/Mike Bratt

- Due to a busy schedule Mike has not been able to find the time to get things done at the park. Will find the time to get things done.

Pool Maintenance/Steve Muller Not in attendance**Steve Stanovcak/Pool Operations**

- County Health came out and inspected the pool. There are some major things that will need to be taken care of in the future. However, the grates at the bottom of the pool need to be replaced as soon as possible. We will need the Planning Committee to approve before we can get it done. Luckily, it shouldn't be an enormous expense. Hoping it can be done in January or February. The pool does not need to be drained to replace the grates.
- One member voiced concern that the pool is not in compliance and that we are violating our by-laws which could set us up for lawsuits. The member feels that we should have updated the pool before we did the cabana remodel. The Board responded by assuring the member that we are working to update the pool to code. When we have the money, we will update the pool. It was noted that we have had many inspections in the past year and there is only one thing that needs to be updated immediately and that is the grates. Additionally, when we do upgrade the pool, it may need to be closed early to have it done. We have a 3–5-year plan to build up our reserves and update the pool.

Christina Saenz/Vice President

We will be moving to Google Workspace. Everything would be in one place and not kept on personal emails. It would eliminate Zoom, and we would use Google Meet. As of now, all our forms are on Christina's personal account. It would encompass our website as well as making it an easy transition when Board Members change. We will need to pay for this because our non-profit status lapsed 10 years ago. Christina and Vicky have been trying to get it reinstated for the last year, but it will take a while longer. Christina feels there are many benefits to switching now. In the future when we are reinstated, we can then apply to get it for free. Some members felt that we are in compliance; however, it does not reflect that on the official sites that matter. Vicky will be helping us transition with this matter as well as with Common Interest Financials.

Paul McCann /President Nothing to report.

NEW BUSINESS**2026 Budget Approval**

Some of the items regarding the budget were not updated from last month's HOA discussion, such as cabana equipment, payroll services, and other items. Due to this, the budget cannot be approved and will need to be updated to the correct numbers. We will need to send out an addendum to each member by the Block Captains. This will show the updated budget, and the Board will vote on the 2026 budget when this is done. * Note In the interest of time, the original budget was passed, knowing that there will be a few updates that fall under the 20% cap.

Board Positions

We now have a Treasurer position on the Board. It will be unpaid. Next month we will talk about Sandra possibly taking over this position and how we would transition this new position into our existing Board.

OLD BUSINESS**Lawyer/Collections**

The judgement in our favor is still being worked on regarding our past contractor. It has been recommended that we get in touch with our previous lawyer and use them since they are familiar with this judgement.

As far as the 2023 audit, Christina will contact Vicky to see where we are at and see if we can get a list of items still needed for it to be completed. We will be doing a current audit to certify our financials since Vicky is leaving. Paul signed this audit last month.

Questions and Comments

- A member suggested that now that our yearly dues have increased that we should talk to Common Interest Financial about working with homeowners who might not be able to pay the amount due all at once.
- It was noted that there are some kids riding in the neighborhood on E bikes with masks on and causing problems. If you see them, please call the police. The police are informed and know about them.
- Checkpointhillsdale.org is another site where you can get updates regarding the Hillsdale project.
- There was an update regarding paying the contractor who built the cabana. Until the contractor resolves the solar issues, he will not be paid.
- Update to the possible leak underground at the park. We still need to figure it out. Scott from Scapes will be contacted to see if they can do the necessary work to figure it out.
- There are many people interested in joining the HOA Board. Looks like next year we could have a whole new Board.

Meeting adjourned at 8:49pm. The next meeting will be Wednesday, December 10th, 2025, at 7:00pm on Zoom or join us in the Cabana.

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday December 10th, 2025
7:00pm**

1. Call to Order
 2. Reading and Approval of Minutes
 3. Financial Report
 4. Board Reports
 - a. Civic – Sandra Ossio
 - b. Social – Laurel Kent
 - c. Parks – Mike Bratt
 - d. Pool Maintenance – Steve Muller
 - e. Pool Operations – Steve Stanovcak
 - f. Vice President – Christina Saenz
 - g. President – Paul McCann
 5. New Business
 - a. Sandra’s Transition to Treasurer
 - b. Board Positions
 6. Old Business
 - a. Approval of 2026 Budget
 - b. 2023 Audit
 - c. Current Audit
 7. Questions and Comments
 8. Adjournment/Break into Executive Session if needed.
-



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10 SMART WAYS TO PREPARE YOUR HOME FOR WINTER



As the days get shorter and temperatures start to drop, now is the perfect time to get your home ready for the winter season. A little preparation goes a long way in protecting your property, improving energy efficiency, and keeping your household warm and comfortable. Here are ten essential tips to help you get started:

1. Service Your Heating System

Before the cold weather sets in, schedule a professional tune-up for your furnace or heating system. Regular maintenance improves efficiency, helps prevent breakdowns, and ensures your home stays cozy all season long.

2. Replace or Clean Air Filters

Dirty or clogged filters make your heating system work harder and use more energy. Fresh filters improve airflow, reduce utility costs, and enhance indoor air quality.

3. Check Weatherstripping on Doors and Windows

Drafts are one of the biggest culprits of heat loss. Inspect weatherstripping and replace any worn or damaged areas to keep warm air inside and cold air outside.

4. Inspect the Roof

Look for missing shingles, worn areas, or other damage that could lead to leaks during winter storms. Early repairs can prevent costly water damage later.

5. Clean Gutters and Downspouts

When gutters fill with leaves, rainwater can back up and freeze, creating ice dams. Clearing them now protects your roof, siding, and foundation.

6. Insulate Exposed Pipes

Pipes in unheated areas—like garages, basements, or crawl spaces—are vulnerable to freezing. Adding insulation sleeves can prevent burst pipes and expensive repairs.

7. Reverse Ceiling Fans

Switch your fans to rotate clockwise on low. This pushes warm air down from the ceiling, improving comfort and reducing heating costs.

8. Test Smoke and Carbon Monoxide Detectors

Heating systems and fireplaces increase the risk of carbon monoxide exposure. Check all detectors, replace batteries, and ensure each floor has proper coverage.

9. Seal Exterior Gaps

Use caulk or foam to seal gaps around pipes, vents, or electrical outlets on exterior walls. This keeps cold air (and critters!) from sneaking in.

10. Prepare Your Fireplace or Wood Stove

If you plan to use a fireplace this winter, have your chimney cleaned and inspected. Stock up on dry firewood and make sure your flue is operating properly.

HAPPY HOLIDAYS!!!

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