



CADDY

Fall, 2018

Volume 30, Number 4

UPCOMING EVENTS

- * **Adult Holiday Party-
December 7 and Children's Winter Fest
Saturday, December 8, reservation forms
inside.**
- * **2019 Coupon Books
to be mailed in December**
- * **Valentine's Party
reservation form
inside.**

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2019 BUDGET ENCLOSED

Enclosed you will find a copy of the Budget, along with a letter outlining the fees and payment schedule. The assessments will remain the same at \$333.00. You may continue to pay the assessment in 3 installments, which will be \$111.00 every 4 months.

Please keep the budget handy so when you have a question you can check it out. Any questions can be directed in writing to the Board of Directors at the Association Office.

The new coupon books for 2019 will be mailed out to each homeowner in December of 2018.

If you plan to pay your assessments online with BB&T or through your online bill pay service, you must use the information on the coupon book. To pay through BB&T, you will use the serial number and unit number (which are the same). To pay using your bill pay service, you will need your Bill Pay Account number, which is unique for you and your account. An example of the information is on page 6.

COMMUNITY FALL YARD SALE

The Glenwood Semi-Annual Yard Sale will be held on Saturday, November 3, 2018 from 8-2pm. The ad will be placed in the paper for you and balloons will be available at the Office, starting October 23, 2018.

GOLF TOURNAMENT

First of all, I would like to thank the Board of Directors for allowing me to do this for 12 years-it's been fun, a lot of work, but fun, so here we go with the top players:

- 1st Place: Mike Loudermilk & team**
- 2nd Place: Jesse Espiritu & team**
- 3rd Place: Jim Sherman & team**
- Last place: My loving wife Lory
Sherman & team**

- Longest drive-Men: Jeff Losaw**
- Longest drive-Ladies: Lory Sherman**
- Closest pin- Men: Charlie Hughes**
- Closest pin-Ladies: Marilee Johnson**

CONGRATULATIONS TO ALL!

Thanks again for letting me lead the golf tournament. Jim Sherman



GLENWOOD BOARD AND COMMITTEES

William Salisbury, President
 Petrina Young, Vice President
 Susan Cotthaus, Sec/Treasurer

Dan Baxter

Bob Evans

Joseph Van Putten

Jim Sherman

Britt Lipscomb

Association Manager:

Carol Lare

Administrative Assistant:

Marie Werle

Community Inspector:

GLENWOOD COMMUNITY ASSOCIATION

2097 Round Hill Drive
 Virginia Beach, VA 23464
 Phone: 471- 6370
 Fax: 471- 6294

Website: www.glenwoodca.com

E-Mails:

manager@glenwoodca.com

admin@glenwoodca.com

Business Office Hours:

Hours: Mon.- Fri. 9AM-5PM

Board Meetings

3rd Thursdays @ 7pm

Committees

Caddy Editor/Child Care Ads:

Susan Cotthaus

Covenants:

Advertising-

Architectural Control-

Recreation-

Please Contact Office

NEWS BRIEFS - SUSAN COTTHAUS

BUSINESS OFFICE

Glenwood Office is open 9-5 pm Monday-Friday. Occupancy at other times is for a private party and the office is not open.

COMMUNITY DROPBOX

The drop box is located at the front of the building, so that you will be able to drive up to it and drop off any items that you have for the office including your assessment payments. Any association correspondence may be placed in the drop box. It is checked daily.

ADS

Ads are paid advertisements not endorsements by Glenwood Community Association, Inc.

NEWSLETTER

The Caddy is the easiest way to see what is going on, keep it handy on your refrigerator. It is better to reserve your spot at an event and cancel if you need to, then to try to get in after the deadline has past.

Once the reservation deadline has passed, a wait list will be started. When cancellations occur the next on the list will be called. If you have questions please call the office, they will assist you the best they can or get an answer and call you back. Thanks in advance!



CRITTER CONTROL

Please be cognizant of your neighbors and do not feed the local critters.

Feeding ducks and geese will lead to more ducks and geese, which will lead to more duck and goose poop! Additionally, feeding squirrels peanuts and other items may lead to having new crops planted in your neighbor's gardens. Squirrels will bury the tasty treats, and you may soon have peanut plants growing in the middle of your lawn. Additionally, much like the trend in restaurants years ago, they do not care where they leave the shells.

Wild creatures have been finding their own source of food for centuries, and they will not starve if you stop feeding them.



GLENWOOD CALENDAR OF EVENTS FOR 2018

All events held at the Community Center

Dec. 7 Fri. Adult Holiday Party– Advance Reservations Required—DO NOT Drop off before Wednesday, November 7, 2018@ 10am. Deadline is Tuesday, November 20 or before, if the 160 has been reached. A wait list will then be started.

Dec. 8 Sat. Children’s Holiday Party 2-4pm– Deadline to Register is Tue., Nov. 20 at NOON

(Be ready to register once the Caddy states to do so to avoid disappointment).

GLENWOOD BOARD OF DIRECTORS MEETS THE THIRD THURSDAY OF EACH MONTH AT 7PM

HOLIDAY PARTY - RESERVATION GUIDELINES

- The dropbox will be taped off the first day- **Wednesday, November 7 (Beginning at 10 AM)**
- Assessments must be paid.
- Registration (only 2 per household)- Reservation form filled out and check made out to **GCA \$100, per couple/ \$50 for single, Checks returned upon arrival at event. NO SHOWS ARE NON REFUNDABLE**
- If bringing additional registrations– **YOU MUST GO TO THE END OF THE LINE** for each additional residence that you are submitting, for each household as you are registering.
- A wait list will be formed once 160 registrants has been reached.
- **NO Reservations accepted by phone.**

Children’s Holiday Party-Saturday, December 8, 2018 2-4pm

The Glenwood Community Association will hold its Annual Children’s Holiday Party on Saturday, December 8, from 2-4pm. Please register by filling out the form below and drop it off in the drop box, **by NOON, Tuesday, November 20, 2018.** Walk-ins cannot be guaranteed a treat from Santa. Please register early and get in on the fun! All Children (age 10 and under) are invited to explore the traditions of Hanukkah, Kwanza and Christmas! Crafts, Santa and possible pony rides will be here for your enjoyment. Feel free to bring your cameras. Cupcakes, cookies and a drink provided. Association assessments **must** be paid.

-----**CUT HERE**-----**CUT HERE**-----

Family Name: _____ Address: _____

Boys: ___ Ages: _____ # Girls: ___ Ages: _____ # Adults Attending: _____

Home Phone: _____ Cell Phone: _____

Email address: (Print Clearly) _____

(Acct) Office Use Only: _____





THE 15 MUST-DOS OF FALL YARD CLEAN UP



Autumn means football games and visits to the local pumpkin patch. It also means it's time to get your yard ready for winter. The right preparation now will save you time and energy when spring rolls around. Make sure you get the most out of your yard next year by following this checklist of fall cleanup musts.

1. CLEAN OUT DEBRIS.

Fallen leaves and weeds are the perfect place for pests to settle in for the winter. Clear out flower beds to keep the critters at bay. Pay special attention to rose beds, as their foliage can foster disease over the winter. Clearing weeds out of your beds now will give you a fresh start in the Spring.

2. TILL THE VEGETABLE GARDEN.

After the final harvest, pull out old vegetable plants, remove debris, and completely till the whole plot. If you compost, now is the time to add a layer of compost to help nurture your soil for planting next spring.

3. TRIM ROGUE BRANCHES.

Trim up any large or out-of-place tree branches that may cause trouble during the winter.

4. CLEAN OUT THE GUTTERS.

Not all fall cleanup is in the yard. This is the perfect time to clear leaves and other debris from rain gutters. Check for proper drainage, clear out any blockages with a small garden trowel, and rinse with a hose.

5. DRY EVERYTHING OUT.

Drain all water from hoses, and irrigation systems. Water left standing over the winter may damage your equipment.

6. AERATE.

Break up soil to keep water from pooling and guarantee that nutrients will reach the roots over the winter. A garden fork will do the job for small yards, but larger yards may require a walk-behind aerator, which should be available to rent for a reasonable price.

7. FEED THE LAWN.

Send your yard into winter with the nutrients it needs to survive the long, cold sleep. Add a fall lawn fertilizer with high phosphorous content to encourage root growth and enjoy a lush, green lawn come spring.

8. RAKE AND MULCH.

Don't let fallen leaves get the best of you; if left unattended they can suffocate the grass. Rake them up, and remove them. You might even be able to skip the raking part if you use a lawn mower to mulch the leaves in your yard.

9. PRUNE TREES AND SHRUBS.

Trim any dead branches and cut back overgrown trees and bushes. If you have blooming perennials like clematis or roses, now is the time to prune them and train the branches.

10. GIVE IT ONE LAST MOW.

Set your mower to a low setting and give the lawn a close buzz before winter sets in. This helps the soil dry out more quickly in the spring, which leads to a lush lawn.

11. DIVIDE AND CUT BACK PERENNIALS.

If your perennials really took off this year, go ahead and spread the love. Divide plants and add them to other beds where they will also do well. This saves money and time in the spring. Fall-blooming perennials like chrysanthemums shouldn't be divided now — wait and divide them in the spring.

12. PROTECT COLD-SENSITIVE PLANTS.

Keep sensitive perennials, shrubs, and roses in top shape through the cold days of winter, by cutting them back, and by adding mulch to the base.

13. PLANT BULBS, SHRUBS, AND FALL ANNUALS.

Some plants do best when planted in the fall. If you want to add new shrubs or spring bulbs like hyacinth, now is the time to get them in the ground. Fall annuals like pansies are also a great addition to keep some color in your yard as other plants go to sleep.

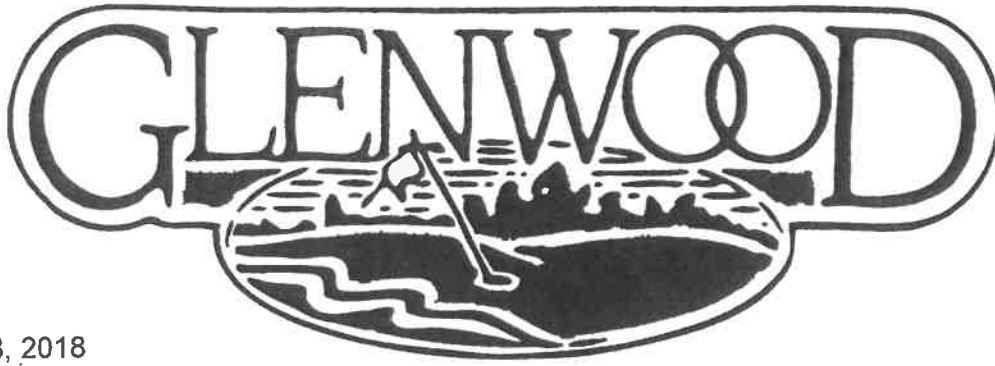
14. PROTECT THE DECK.

Prevent the growth of mold and mildew by giving the deck a good power wash. If you don't have a pressure washer, you can rent one from a garden store. Once the deck is clean and dry, add a weatherproofing sealer to protect the wood from moisture damage over the winter.

15. CLEAN TOOLS AND STORE THEM.

Don't throw your gardening tools in the shed and forget about them until spring. Take time to give them a good cleaning and add a light coat of oil to prevent rust during the cold season.

If you follow this checklist you're bound to have a wonderfully winterized yard that will be ready to wow you with lush, green bounty once the warm weather returns.



October 8, 2018

Glenwood Homeowner
 Glenwood Community Association
 Virginia Beach, VA 23456/23464

RE: 2019 Adopted Budget

Dear Glenwood Homeowner:

On Page 6, you will find the copy of the budget adopted by the Board of Directors to meet the operating expenses for Glenwood Community Association for the 2019 fiscal year. The association assessments for 2019 will remain the same, with the annual assessment being \$333.00, which breaks down to \$27.75 per unit per month. The assessments may be paid in installments of \$111.00 three times a year.

In December, you will receive a coupon booklet similar to a mortgage payment booklet, in order to assist you with making your assessment payments. Keep this booklet with your other important papers as there will be a \$5.00 charge for replacement booklets. Please make your check payable to Glenwood Community Association and mail both the check and the payment coupon to the address indicated in the booklet, or you may take it to your nearest BB&T. These coupons are issued as a convenience, but are not required for the payment of your assessments. Online bill pay instructions will be in your coupon book. The coupon will note a "Serial No". This is your account number, and is the same as the "Unit Number" on the coupon book. To pay online, please follow the Bill Pay instructions on your coupon book. You will need the Bill Pay account number listed on your coupon. Payments without a coupon must be sent directly to the Association office.

Please remember that annual assessments are due and payable without demand, the first day of January each year, however installment payments may be made as noted. Installment payments of \$111.00 each are due January 1, May 1, and September 1, and are considered late on the first of the following month, giving everyone a 30 or 31 day grace period.

Should you have any questions regarding the budget, **please direct them in writing to the Board of Directors**, and mail or drop off at in the drop box in front of the office.

Sincerely,
 GLENWOOD COMMUNITY ASSOCIATION, INC.

Board of Directors

GLENWOOD COMMUNITY ASSOCIATION
2019 BUDGET

EXPENSES	ADOPTED					
	2018 BUDGET	PER UNIT PER MONTH	2018 ACTUAL YTD	2018 PROJECTED	2019 BUDGET	PER UNIT PER MONTH
*****	*****	*****	*****	*****	*****	*****
ADMINISTRATIVE						
INSURANCE	\$27,000	\$1.15	\$18,316.37	\$27,850.73	\$30,000.00	\$1.28
LEGAL	\$7,000	\$0.30	\$6,090.25	\$9,135.38	\$7,000.00	\$0.30
AUDIT	\$7,500	\$0.32	\$7,218.30	\$7,139.00	\$7,300.00	\$0.31
MANAGEMENT	\$162,066	\$6.93	\$95,251.47	\$156,528.81	\$163,782.00	\$7.00
POSTAGE	\$6,500	\$0.28	\$1,958.40	\$4,354.10	\$6,000.00	\$0.26
PRINTING	\$4,500	\$0.19	\$1,231.93	\$4,146.88	\$4,500.00	\$0.19
INSURANCE LOSSES	\$1,000	\$0.04	\$0.00	\$0.00	\$1,000.00	\$0.04
OFFICE SUPPLIES	\$8,500	\$0.36	\$4,516.41	\$6,774.62	\$7,000.00	\$0.30
EQUIP MAINTENANCE	\$13,500	\$0.58	\$9,753.50	\$14,630.25	\$15,000.00	\$0.64
MISC ADMIN	\$9,000	\$0.38	\$3,813.99	\$5,720.99	\$7,500.00	\$0.32
MISC SUPPLIES	\$2,500	\$0.11	\$502.35	\$753.53	\$1,500.00	\$0.06
UTILITIES						
ELECTRIC	\$18,000	\$0.77	\$10,959.07	\$16,438.61	\$18,000.00	\$0.77
WATER	\$2,750	\$0.12	\$1,588.69	\$2,383.04	\$2,750.00	\$0.12
SEWAGE	\$1,750	\$0.07	\$1,043.33	\$1,565.00	\$1,750.00	\$0.07
TELEPHONE/INTERNET	\$5,000	\$0.21	\$3,021.22	\$4,531.83	\$5,000.00	\$0.21
SECURITY	\$1,850	\$0.08	\$1,206.12	\$1,809.20	\$1,900.00	\$0.08
MAINTENANCE						
GENERAL	\$18,500	\$0.79	\$12,222.35	\$18,333.53	\$18,500.00	\$0.79
LANDSCAPING	\$4,500	\$0.19	\$500.00	\$3,000.00	\$3,500.00	\$0.15
GROUNDS	\$124,000	\$5.30	\$77,590.25	\$114,510.25	\$123,000.00	\$5.26
TRASH COLLECTION	\$5,000	\$0.21	\$2,849.92	\$4,731.92	\$5,000.00	\$0.21
RECREATIONAL						
RECREATION	\$37,276	\$1.59	\$8,868.02	\$33,760.80	\$37,110.00	\$1.59
POOL CONTRACT	\$84,100	\$3.59	\$65,840.00	\$84,100.00	\$85,900.00	\$3.68
POOL MAINTENANCE	\$6,000	\$0.26	\$985.00	\$4,431.00	\$5,000.00	\$0.21
POOL SUPPLIES	\$1,000	\$0.04	\$614.71	\$922.07	\$1,000.00	\$0.04
OTHER						
CAPITAL IMPROVEMENT	\$9,000	\$0.38	\$1,393.00	\$8,275.36	\$8,800.00	\$0.38
COMMUNICATIONS	\$6,000	\$0.26	\$2,954.17	\$5,336.12	\$6,000.00	\$0.26
FUT PROJECTS	\$6,000	\$0.26	\$0.00	\$0.00	\$6,000.00	\$0.26
MEMBERSHIP PARTICIPATION	\$7,000	\$0.30	\$2,722.04	\$4,273.59	\$7,000.00	\$0.30
OPERATING RESERVE	\$17,600	\$0.75	\$11,733.34	\$17,600.00	\$17,600.00	\$0.75
TOTAL EXPENSE	\$604,392	\$25.83	\$358,221.12	\$537,331.68	\$604,392.00	\$25.83

ITEM	CURRENT COST	YRS REMAINING	% OF TOTAL	YRS FUNDING	DEPOSIT PER YEAR	
*****	*****	*****	*****	*****	*****	*****
SITE IMPROVEMENTS						
ASPHALT ROOF	\$40,650	10	3.30%	20	\$2,042.50	\$0.09
GROUNDS	\$11,890	7	0.96%	20	\$594.50	\$0.03
PLAYGROUNDS	\$139,800	1	11.34%	15	\$9,330.00	\$0.40
CONCRETE	\$36,346	49	2.95%	60	\$605.77	\$0.03
ASPHALT SURFACE	\$45,976	8	3.73%	20	\$2,268.80	\$0.10
FENCE	\$48,970	19	3.97%	30	\$1,642.33	\$0.07
POOL SHELL	\$295,590	34	23.99%	60	\$4,931.50	\$0.21
POOL	\$50,732	1	4.12%	15	\$3,372.14	\$0.14
POOL DECK	\$172,150	10	13.97%	30	\$5,748.33	\$0.25
POOL HOUSE	\$19,004	5	1.54%	30	\$633.05	\$0.03
PUMP/FILTERS/EQUIPMENT	\$27,500	12	2.23%	20	\$1,375.00	\$0.06
OFFICE BUILDING	\$53,125	12	4.31%	30	\$1,780.83	\$0.08
HVAC	\$57,050	18	4.63%	30	\$1,901.67	\$0.08
EQUIPMENT	\$56,125	3	4.55%	20	\$2,816.25	\$0.12
INTERIORS	\$177,460	19	14.40%	30	\$5,915.33	\$0.25
TOTAL RESERVE	\$1,232,368		100.00%		\$44,958.00	\$1.92

TOTAL EXPENSES					\$649,350.00	
TOTAL INCOME 1950 Homes x \$333 Annual Assessment					\$649,350.00	
ANNUAL ASSESSMENT PAYABLE IN THREE INSTALLMENTS OF \$111.00 EACH					\$333.00	
MONTHLY EQUIVALENT					\$27.75	

WINE TASTING



This year's Wine Tasting was rescheduled due to the concerns as Hurricane Florence became more menacing. We were all grateful that the storm missed us, and we keep those in the path in our thoughts.

Special Thanks to Frank from Kroger for assisting us with the wines for the event. Unfortunately, he was unable to join us, but he was able provide us the information to make it another great event.

Fortunately, Frank Cubillo was able to reschedule his *Frank Sings Frank* booking with us to provide his singing entertainment after the wine tasting. Everyone very much enjoyed this addition to the event.

Another Special Thanks to the Rec Committee for changing their schedules to be able to help put on another great event!

SEASONAL DECORATIONS



The ACC guidelines require that all holiday/seasonal decorations be removed no later than 14 days after the holiday. As such, all Halloween decorations are to be removed by November 14, 2018, and all December seasonal decorations are to be removed by January 14, 2019.

PAYING YOUR ASSESSMENTS ON LINE

If you want to pay your assessments online directly to BB&T, you can click on the BB&T link in our website under "Resident Info", and "Assessments". The website will take you through the process, and you can pay by credit or debit for a charge, or by e-check for no fee. You will need to include the items below in **blue**, which is your Serial Account Number, and your Unit Number. This is the same as your Glenwood account number. You will also need your Bill Pay Account Number, as shown below in **red**.


If you plan to use the online Bill Pay through your bank, you will need to set the account up using Glenwood Community Association, Inc. as the payee, and the address listed below in **green**. You will use the Bill Pay Account Number, listed below in red, as your account number. This number is unique to you and your property. If your bank asks for a phone number, it is 1-888-722-6669. These instructions are also listed in the front of the coupon book. PLEASE NOTE: In most instances, payments are not received on the same day that funds are debited from your account. Depending upon the method of payment and delivery used by your bill pay provider, payments may take up to five business days or more to be posted to your association's account. When using a bill pay service, it is advisable to schedule payments for a date well in advance of the due date.

<u>PAYMT NO</u>	<u>BILL PAY ACCOUNT NO</u>	<u>SERIAL ACCT NO</u>	<u>UNIT NO</u>	<u>DUE DATE</u>	<u>AMOUNT DUE</u>
1	15104589872	ROUN2097	ROUN2097	01/01/19	\$111.00

Glenwood Homeowner
Glenwood Address
Virginia Beach, VA

AMOUNT ENCLOSED \$

CHECK NO



GLENWOOD COMMUNITY ASSOCIATION, INC
PO Box 628207
ORLANDO, FL 32862-8207

183775684703480857867430986540679875148765657

HAPPY HOLIDAYS GLENWOOD!



Adult Holiday Party - December 7, 2018

Reservations for the 2018 Holiday Party **will not be taken until Wednesday, November 7, at 10 am.** This will allow every resident the opportunity to receive their newsletter prior to the commencement of reservations.

The Holiday Party will be held at the Glenwood Community Center on **Friday, December 7, 2018 from 7pm-11pm.** This is a catered buffet dinner. **SEATING IS LIMITED, RESERVATIONS ARE REQUIRED.** There is a **\$100.00 deposit required per couple, or \$50.00 deposit per person.** This deposit will be fully **REFUNDED TO ALL WHO ATTEND THE PARTY.** **The Deposit is NON REFUNDABLE TO NO SHOWS.** **No one under the age of 21 will be admitted.** Please make check only (**No Cash**) payable to **GCA**, and be sure to include your account number on your check, and **designate that it is for the Adult Party.**

THE DEADLINE FOR RESERVATIONS IS TUESDAY, NOVEMBER 20, AT NOON UNLESS THE CAPACITY of 160 is reached before that date. A wait list will be started for cancellations. NO WALK-INS WILL BE PERMITTED.

Reservations will NOT BE accepted by phone due to the required deposit, and are limited to Glenwood Residents Only. NO Guests please. (Dates are an exception). **Assessments must be paid in FULL.**

DO NOT DROP OFF BEFORE WEDNESDAY, NOVEMBER 7, AT 10 AM, or it will be returned. You may use the drop box in front of the building at the circle after 5PM on the 7th. When using the dropbox, please place your check in a sealed envelope with the form filled out below.

Holiday Casual dress is recommended

—CUT HERE—CUT HERE—CUT HERE—CUT HERE—CUT HERE—CUT HERE—CUT HERE—

PLEASE PRINT CLEARLY:

Name of Attendees: _____

Address: _____

Home Phone: _____ Cell Phone: _____

Check made out to GCA for \$ _____ Check # _____

Office Use Only: Rec'd by Office—date: _____





Saturday, February 9, 2019 7-10 pm

Welcome to our first Valentine's party. This year the Rec Committee and the Board decided to alternate events starting in 2019 with a Valentine's party and then a St. Patrick party in 2020. We are still in the planning stages of the Valentine's party as we go to print.

There will be an assortment of appetizers and desserts along with dancing. You do not have to be a couple to attend, **BUT** you do have to be **over 21, NO EXCEPTIONS!** Glenwood parties are to have fun and to meet your neighbors, but guests are welcome at most events. So sign up early, come out and have a good time.

\$30.00 check per couple/\$15.00 per single (refundable at the door) with completed form below, submitted to the Glenwood Office. One guest per resident, \$15.00 non-refundable fee, in a separate check please.

Don't forget to wear RED! Door Prizes will be given away!

_____Cut Here_____

_____Cut Here_____

Saturday, February 9, 2019 7-10 pm

Print Names - _____

Address - _____

Cell Phone- _____ Home phone- _____

**Residents \$30.00 per couple/ \$15.00 per single = \$ _____
check made out to GCA**

Print Guest Names - _____

Guest Fee - Non refundable \$15.00 per person - \$ _____ check made out to GCA

Registration Deadline is January 31 at 4pm



PROTECTING YOUR WATER PIPES DURING THE WINTER

Water expands when it freezes. In pipes, the expansion can cause ruptures. The damage often occurs not at the point where a pipe has frozen, but between the freeze and a faucet. As the ice blocks the pipe completely and expands, the water pressure in the pipe increases. Too much pressure will rupture the pipe.

In northern regions of the United States, pipes are typically protected in insulated spaces, reducing the risk of freezing. In southern climates, however, where subfreezing temperatures are not as common-but still occur, pipes may not be as well protected. Pipes that run through exterior walls are particularly at risk, but those that run through uninsulated attics and crawlspaces can also freeze. In either region, extended subfreezing weather, cracks in walls or foundations and entry points for pipe and cable put pipes at risk. Poor insulation increases the vulnerability. Outside the home, hose spigots are also at risk.

Short Term Steps For Preventing Frozen Pipes

If you don't have much time to prepare, there are steps you can take to protect your pipes. These measures help reduce the risk from subfreezing temperatures:

- Find your main water shutoff so you can turn off the water quickly if needed. Locations vary — look in the crawlspace or garage where the water supply enters the house, inside a water meter box directly outside the house or near the water heater.
- Disconnect garden hoses from exterior faucets to prevent water from freezing in the hose and rupturing the faucet. Drain the hoses and, if possible, store them where they will be protected from cold weather.
- If your exterior faucets have cut-off valves, close them and drain the faucets. If they don't, insulate them with foam faucet covers.
- Close foundation vents.
- Open cabinet doors under sinks to let warm air flow around the supply lines. Move any cleaners or other chemicals out of the reach of children. When the temperatures are expected to be well below freezing, drip the faucets to keep water moving.
- Keep your thermostat at the daytime setting during the night. If you'll be away for several days during subfreezing weather, keep it set above 55° F.

GOOD TO KNOW—Once subfreezing weather arrives, check the water flow periodically. If you notice a drop in water pressure, it might be a signal that the pipes are beginning to freeze. Leave the faucets open to keep the water flowing and to relieve pressure.

Thawing Frozen Pipes

Despite your preparation, you may still have to deal with frozen pipes. If they freeze:

Step 1-Leave the affected faucets open and turn off the water supply.

Step 2-If possible, locate the freeze point. Determine which faucets are not delivering water and check the pipes that supply them. If none of the faucets in the home are working, the freeze point may be in the main supply line. Check areas where supply lines enter your home. Once you've located the frozen section of pipe, you may be able to find the exact freeze point (one part of the pipe feels colder than the surrounding pipe or part of the pipe has frost on it).

Step 3 -Check to see if the pipe has burst before attempting to thaw it. If it has, turn off the water supply and repair the pipe before you thaw it.

Step 4-If the pipe hasn't burst, you can attempt to thaw it by exposing it to heat, working toward the water supply from the faucet end of the freeze. There are several methods:

- Use a hair dryer to direct heated air toward the pipe.
- Position an electric space heater to warm the pipe.
- Soak cloths in hot water and wrap them around the pipe. Replenish them as they cool. You can also pour hot water over the cloths — place a bucket underneath them to catch the runoff.

Continue thawing until you have full water pressure. If the pipe begins leaking as you're thawing it, stop and turn off the water supply. If the leak is near electrical fittings or cables, turn off power to the area. Repair the pipe before continuing.

If your frozen pipe bursts, take action to prevent further damage. If the rupture is near electrical fittings or cables, turn off power to the area, and turn off the water supply. If hot water is leaking from the pipe, turn off the supply valve coming from the water heater. If your pipes aren't frozen, open the faucets to drain the water. If the burst pipe is frozen, make repairs before you attempt to thaw it. Call a licensed plumber to replace the ruptured pipe.





What's Happening in Glenwood?

Glenwoods Recently Sold Homes!

Address	Square Feet	Bed & Bath	Sold Price
5160 Glenwood Way	1,453	2 Beds & 2.5 Baths	\$183,000
1196 Eagle Way	2,066	4 Beds & 3 Baths	\$230,000
2764 Inglewood Lane	2,044	4 Beds & 2.5 Baths	\$314,900
1433 Weyburn Court	1,635	3 Beds & 2 Baths	\$262,000



24
Active Listings





59
Days On Market



41
Closed Sales

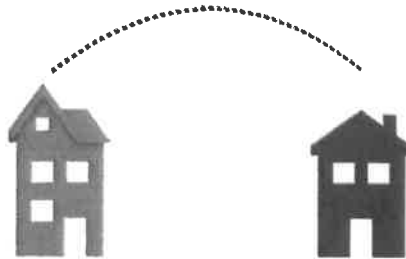


27%
Sold At Asking

Based on REIN statistics from October 1 - March 31, 17

Relocating? We are...

Always ON Active DUTY
SERVING THOSE WHO SERVE US!



DANA LIZAK REALTOR®
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Navy Veteran
Military Spouse for 22 Years
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We're good to know!



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Glenwood Community Association Inc.
2097 Round Hill Drive
Virginia Beach, VA 23464

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The Glenwood Board of Directors and Staff,
Send Their Best Wishes for a Safe and Happy Holiday Season.

Bill, Petrina, Susan, Dan, Bob, Joe, Jim,

Carol, & Marie