

BASS LAKE YOSEMITE NEWS

BASS LAKE REALTY
REAL ESTATE SALES • PROPERTY MANAGEMENT

CaIDRE #01477156

December 2023

LAKE LEVEL UPDATE

As of December, 2023
Approximately -23' @50%

Lake level is currently normal for this time of year, 50% full

10 key tips for getting your house ready for winter

1. Protect Indoor Pipes

According to Home Advisor, a burst pipe can cost \$500 to repair and can cause as much as \$3,000 in additional damage. Pipe insulation, which you can install yourself around any exposed copper or PVC water pipe, costs as little as 50 cents per linear foot. Use it under sinks, in attics and crawl spaces, and on pipes along exterior walls. Pay special attention to basements, where 37 percent of all burst pipes occur.

2. Insulate Your Attic or Crawl Space

Spending money to insulate your attic—exactly how much insulation you need varies by temperatures in your region—will save you money in the long run in two ways. You'll keep your home's heat out of the attic and in living quarters, where it belongs, and by keeping the attic cooler, you may prevent damaging ice dams from forming on your roof. Energy Star offers this guide to insulation, with recommendations for different regions of the country.

3. Service Your Furnace and Chimney

Fireplaces, chimneys, and heating equipment are some of the biggest causes of home fires, according to the Consumer Product Safety Commission. Have them serviced and inspected annually. Make sure the inspector examines the condition of the chimney—brick periodically needs upkeep to prevent water from leaking in—as well as the cap, which keeps heat-seeking animals out.

4. Swap In Storm Windows

Remove and store all window screens. Install glass storm windows, creating an insulating layer of air between your windows and the cold outside air. These also provide an added layer of protection against driving rain and snow during a heavy storm, even if you have newer, double-paned windows.

5. Repair Loose Roofing Shingles

If you suspect your roof has loose, damaged, or missing shingles, have a licensed roofing contractor do an inspection and make repairs before the first snow. A single cubic foot of snow weighs roughly 20 pounds. That pressure can cause loose shingles to shift further, allowing water or moisture to permeate your roof and leak into your home.

6. Clean and Inspect Gutters

Clogged gutters can cause water to back up and then freeze once temperatures drop. Keep gutters clear and properly connected to ensure that melting snow runs off your roof and through downspouts.

7. Repair Patios and Pavers

A loose patio stone or paving stone will only get worse over the winter as the natural freeze and thaw cycle of the soil hoists it farther out of place in a process called frost heave. Have loose stones reset by a mason or handyman in the fall.

8. Look for Ailing Tree Limbs

A dead branch covered in snow can easily snap, endangering people below and potentially causing thousands of dollars worth of damage if it strikes a roof, a porch, or siding. Before the first snow, have a reputable tree service, landscape contractor, or arborist remove any dead or ailing limbs.

9. Secure Outdoor Water Sources

Drain and store any garden hoses or sprinklers before the first frost to eliminate the chance that they'll freeze and burst. For hose bibs, shut off the water-supply valve inside your house or basement that feeds the line, then open the outdoor spigot (any water trapped inside will drain out). If you simply shut off the spigot itself, trapped water can freeze and cause a burst pipe inside.

10. Mark Garden Beds, Paths, and Driveways

After a heavy snowfall, it can be tough to see where driveways, flower beds, or walkways end and your lawn begins. Use fiberglass snow poles or driveway markers every several feet to line the edges of these areas. That helps provide a clear path whether you're blowing or shoveling snow yourself or you hire a professional plow driver.

<https://www.consumerreports.org/home-garden/home-maintenance-repairs/tips-to-get-your-house-ready-for-winter-a1063886384/>



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California Regional MLS information deemed reliable but not guaranteed.

UPCOMING BASS LAKE EVENTS

December 3 - *Cupcakes & Pictures with Grinch*
Pines Resort, Cedar Conference Room, 3-5:00pm.

December 3-17 - *Photos with Santa*
Pines Resort, Cedar Conference Room, 11-1pm.

December 9 - *Breakfast with Santa*
Pines Resort, Lakeview Room, 9-12pm.

December 10 - *Pet Pictures with Santa*

Pines Resort, Cedar Conference Room, 1-2pm.

December 31 - *New Year's Eve w/fireworks*
Pines Resort, 11-1pm.

For more information about these events, visit:
Basslake.com/events;
BassLakeChamber.com/calendar

CLOGGED FURNACE FILTER SYMPTOMS

What You Need to Know, con't from October

Increased Energy Consumption

Have your energy bills gone up significantly in the last month or two, even though the furnace is being used less and less? Dirty air filters could be to blame. When furnace air filters are clogged, it causes the fans to work harder because air isn't flowing as easily. The increased power needed to run the fans can translate into higher energy bills.

Furnace Damage

A dirty air filter can cause significant furnace damage to the point that the equipment fails altogether. At the very least, the damage created by a clogged furnace filter can shorten the lifespan of a furnace.

The heat exchanger is particularly susceptible to damage from dirty air filters. The clogged filters will reduce airflow through the furnace, and lack of fresh air is bad news for the heat exchanger. The fans or pressure switches can also get damaged preventing the furnace from turning on.

Poor Heating

Having a dirty air filter at home or the office can make things feel a lot less comfortable inside. The damage caused by dirty air filters can make it difficult to get the home or business warm and maintain the temperature. This is often the result of poor airflow through the filter that reduces the blower fan's capability to circulate warm air.

Short On/Off Cycles

When there's a dirty air filter in the furnace, it can cause excessive heat to build in a component called the heat exchanger. A furnace is designed to automatically shut off and stop generating heat if the heat exchanger's temperature reaches a certain point. This will turn off the burners and cause everything to go cold. Once the furnace has cooled off it should automatically turn back on.

If poor air circulation from a dirty HVAC filter is causing the furnace to turn off and on frequently you may notice the short cycles.

Increased Indoor Air Pollution

Air filters that are clogged can't effectively do their job. More dust, allergens, pollen and pollutants pass through and enter the air. It can have a significant impact on air quality, and people in the home with allergies or asthma may have increased symptoms.

Can that dirty air conditioner filter make you sick? Not directly, no - however, the pollution in the air can exacerbate conditions like allergies, asthma, and other respiratory conditions.

How To Prevent the Symptoms of a Dirty Furnace Filter

All of these problems above can be avoided by simply changing out your furnace air filters before they become clogged. All it takes is a few minutes to get the benefit of lower energy bills, better air quality and enhanced comfort.



*Happy
Holidays*

**From all of us at
Bass Lake Realty**

If you see or experience any dirty filter symptoms, inspect the filter right away. If there is noticeable debris or build up, replace the furnace air filter ASAP.

The frequency of air filter changes depends on several factors. First and foremost, you should follow the furnace manufacturer's recommendations. Most HVAC air filters last anywhere from 30 days to 6 months, depending on dimensions and MERV rating. Of course, the more you use the

furnace the sooner you'll have to replace the dirty filter. If there are smokers or pets in the home change or clean the air filter more regularly.

Once you know your size and frequency, you can set up a filter subscription order and receive new filters exactly when you need them.

***Article courtesy of FilterBuy.com**

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