

THE BIRCHWOOD BARK

A Periodical of Birchwood Homes

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From the Management Office

Welcome to The Birchwood Bark! This newsletter is intended to give our growing Birchwood Homes family an update of happenings here at Birchwood. We are excited to hear from our tenants. You may visit the leasing office or call us at 907.356.1616 during regular business hours six days a week from 9AM to 6PM, or e-mail us anytime at timh@birchwoodhomesak.com.



It seems as if this summer has flown by! Let's all enjoy the outdoors while we can as we are heading into the fall season in Fairbanks. With this in mind, we will be sending out our **Fall Notice** which lists the items our tenants will need to address indoors and outdoors before winter. We would also like to remind our tenants that if you will be gone from your home for more than a week, please let us know so that we can winterize your home for you while you are gone.

Labor Day Edition 2011

Lawn Care Service

Did you know that we offer a lawn care service? For \$25 monthly fee, the Birchwood Homes' grounds crew will mow your lawn each week during the Summer months and remove snow from your driveways during the winter months! If you would like to sign up for the service, please contact the leasing office at 907-356-1616.

Site tips from the Birchwood Team

1) Please remember that your decks need attention too. Sweeping your decks on a regular basis will help keep moss from growing and rotting the wood in the wetter seasons. 2) The

parks and tot lots throughout Birchwood are here for everyone's enjoyment. Please take home any items that you bring with you including toys, jackets, bikes, and trash. 3) When using the bike paths, remember to stop at the roads and check before crossing. 4) All gazebos and trampolines should be taken down and stored before winter. 5) Parking in the road is not an option. Please use the visitor parking lots located throughout Birchwood.

Vehicle Winterization

Along with preparing your home for winter, make sure that your vehicle is prepared as well.

A few items to check include: 1) Good snow tires, 2) Check the tire pressure, 3) Make sure your vehicle four-wheel drive system is working properly, 4) Change oil if necessary, 5) Inspect belts and hoses, 6) Inspect wipers and wiper fluids, 7) Check the battery, 8) Check antifreeze mixture, 9) Carry an emergency kit.

If this is your first winter in Alaska, you will need to take a few extra steps by getting a block heater, a battery heater, an oil pan heater, and a 3 way cord in order to plug your vehicle in during Fairbanks' cold temperatures.

Special points of interest:

PLEASE WATCH FOR THE FALL NOTICES WHICH WILL BE PLACED THROUGHOUT BIRCHWOOD THE FIRST WEEK OF SEPTEMBER. THESE NOTICES ARE DESIGNED AS A REMINDER FOR PREPARING YOUR HOME FOR THE WINTER. IT IS VERY IMPORTANT TO MAKE THESE PREPARATIONS PRIOR TO THE SNOWFALL. IN YEARS PAST, SNOW HAS FALLEN IN THE LAST WEEK OF SEPTEMBER, SO PLEASE ATTEND TO THESE ITEMS AS SOON AS POSSIBLE!

REMEMBER OUR REFERRAL PROGRAM: EARN \$500.00 BY REFERRING FUTURE TENANTS!

The Birchwood Homes Office will be closed for Labor Day on Monday September 5th

