

COMMUNITY NEWSLETTER

SAN CLEMENTE • DANA POINT • CAPISTRANO BEACH • SAN JUAN CAPISTRANO



A Cozy Guide to Winterizing Your Home: Simple Steps for a Warmer, Safer Season

As the days grow shorter and the ocean breeze turns crisp, winter offers the perfect reminder to give our homes a little extra care. "Winterizing your home" isn't just about staying warm, it's about protecting your investment, creating comfort and setting the stage for a stress-free season with the people you love.

1. Seal Out the Chill

Cold air loves to sneak in wherever it can. A quick walk through your home with weatherstripping or caulk in hand can make a big difference. Check around windows, doors, and any spots where pipes enter the house. Even tiny drafts can add up on your energy bill—but the fix is usually simple and inexpensive. **Bonus:** A well-sealed home feels quieter and cozier, too.

2. Show Your Heating System Some Love

Just like a car needs regular maintenance, your furnace deserves a check-up before the temperatures drop.

- Replace or clean the filter.
- Make sure outdoor vents are clear of leaves and cobwebs.
- If it's been a few years, consider a professional tune-up for top efficiency.

Not only will this keep your family warm, it's a smart move for anyone planning to sell.

3. Prep Your Fireplace or Fire Pit

Nothing says winter warmth like gathering around a fire. If you have a fireplace, make sure the chimney is clean and safe to use. Creosote buildup can be a fire hazard, and a professional sweep can give you peace of mind. Outdoor fire pits may just need a little cleaning and a check for loose stones or rust—simple steps that make your home feel inviting all season long.

4. Protect Your Pipes

Southern California doesn't get harsh freezes often, but when it does, it can catch people off guard.

A few easy steps help prevent burst pipes:

- Wrap exposed pipes with insulation.

- Disconnect garden hoses.
- Know where your main water shut-off valve is located. It's one of those chores that takes minutes but can save a lot of money and stress.

5. Take a Look at Your Gutters

Gutters full of leaves can't do their job—and winter rainstorms can quickly overwhelm them. Clear them out so water flows away from your home, not toward it. While you're up there, take a quick peek at your roof for missing shingles or worn seals. A little prevention now means fewer surprises later.

6. Create a Warm Welcome

Small touches go a long way in making your home feel inviting during the winter season, especially if you're hosting open houses or family gatherings:

- Add a cozy doormat.
 - Place lanterns or string lights by the entry.
 - Switch to warmer bedding and soft throw blankets.
- These details add charm, comfort, and that welcoming "I'm home" feeling we all love.

7. Check Safety Essentials

Winter means more time indoors—and more use of heaters, candles, and kitchen appliances. A safe home is a restful home. Walk through your home and make sure:

- Smoke detectors have fresh batteries.
- Carbon monoxide detectors are working.
- Fire extinguishers are easy to reach.

Winterizing Your Home Is About Peace of Mind

Taking a little time now helps you enjoy the best parts of the season. For homeowners thinking about selling, these steps also help your home shine in the winter market, showing buyers that it has been cared for with pride. If you ever have questions about preparing your home—whether for winter, a future sale, or simply for peace of mind—I'm always here to help. Stay warm and enjoy the season!



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GREENTREE PROPERTIES



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I was raised in both Dana Point and San Juan Capistrano, then after college I moved to San Clemente. When it became time for me to decide where to buy, I choose Capistrano Beach because I could have the best of all three cities! Driving one mile in either direction. I raised my 3 children here in Capo Beach and I'm extremely involved in this amazing community, building bridges and expanding resources. Part of my monthly newsletter I'll be highlighting my favorite local spots! It might be a restaurant, a shop or even a cool hiking trail or beach! Be sure to check in monthly to see what the market, my giveaways and what I'm up to! Looking forward to seeing you around town! With a smile ~Vicki



Santa Paddle

Every year, the Santa Paddle reminds me why I love this community so much!

Families, friends and neighbors all come together on the water to share joy, kindness and a little holiday sparkle. Being part of that energy is one of my favorite traditions.

Bringing people together isn't just something I do through Stand Up To Trash events; it's also at the heart of how I serve as a realtor. Whether it's creating spaces where folks feel welcome, fostering connections, or helping someone find the place they'll call home, community is always my compass.

That same spirit is what makes the Santa Paddle so special and what guides me every day.



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