



Garden Oaks Gazette

The newsletter of the Garden Oaks Civic Club

Tree Care

Pam Parks, Beautification Chair

For a couple of months now I have been putting off writing about the drought and how it is impacting our beautification efforts in the hopes that it will start raining and I can think and write about something else. Time to give up and discuss watering the trees.

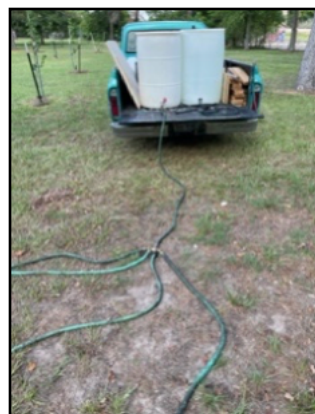
Most of our pocket parks are City Property that our Civic Club adopted many years ago. These "adoptions" trade neighborhood investments in irrigation systems and routine maintenance for water provided by the City. The dry weather and water restrictions had us reset our irrigation timing back to twice weekly. It is noticeable these days that the large park on W 43rd and Sue Barnett (Art Park) is looking toasty while the small parks at Azalea and Alba, Gazebo Park and GO Blvd are considerably greener. Art Park and Graham Park (the toasty ones) are full-fledged CoH Parks that have not been adopted and so are unwatered. Our Civic Club invests in these two parks in a more limited way than in our adopted pocket parks. We don't mow but where we have volunteers we do plant and cut back overgrowth.

Our focus during the current dry spell has been on the young trees in the areas we do not have irrigation. With mature trees, the healthy ones are probably going to be fine, and the damaged/diseased ones are unlikely to benefit from much we do. So our tree triage has us paying attention to the saplings we planted last winter and some young (5-15 yr) trees in Graham Park that still have root systems not quite ready to cope with a prolonged dry spell. You can tell a tree is struggling when a portion of the leaves turn brown and drop. If they don't all drop, this is a signal that the tree is stressed and would likely respond

Last year's transplants have been getting 3 gallons of water applied every 5 days. The 10 year olds are getting 55 gallons applied at 10 day intervals. Our watering rig is designed to apply the water slowly and keep it within the drip lines.



Sapling water setup:



Young Tree setup:

Garden Oaks Civic Club Meeting

Tuesday, Sept. 6
7:00 pm
Great Heights Brewery
Private Back Room
938 Wakefield
Topic: Deed Restriction
Enforcement with City Attorney
Heather Cook

Future Events:

National Neighbors Night Out-
October 4th, 2022 6:00 pm
Your block

GO Wine Walk -
Saturday, November 12th
2:30 to 5:00pm
744 W. 43rd.
Tickets on sale October 1st

2022 Garden Oaks Civic Club Business Members

Welcome and thank you to the following neighbors and neighborhood businesses who have joined our Business Membership Program for the new year.

Thanks for your support! Most of these are repeats from last year!

If you/your business is interested in joining our annual program, please email membership@gardenoaks.org.

Terry Jeanes, Realtor – Led Well Realty

Deanna Zugheri, Keller Williams Metropolitan

Mosquito Authority

IndyQuest Properties, LLC

John R. Bartos, Attorney at Law

The Rice Organization, Inc.

Southern Sprinkler & Drainage

Erin Thole, CNHP – Thole Wellness, LLC

Verde Wealth Group

Nationwide Tools & Supplies

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Central City Air

Great Heights Brewing Company

Civic Club Officers

President – Tonya Knauth 713 396 0876
986 Gardenia president@gardenoaks.org

Vice President – Kevin David 713 686 5903
826 Azalea vicepresident@gardenoaks.org

Treasurer – Paul Vincent 713 834 7248
742 West 41st treasurer@gardenoaks.org

Secretary – Beth Jackson 870 816 0774
851 West 43rd secretary@gardenoaks.org

Committee Chairs

Beautification – Pam Parks 713 686 7728
beautification@gardenoaks.org

Constable Program – Terry Jeanes
281 236 8033
constable@gardenoaks.org

Membership – Dian Austin 713 691 6505
membership@gardenoaks.org

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The Garden Oaks *Gazette* is the official publication of the Garden Oaks Civic Club and is published monthly. The submission deadline to the editor is 11:59 PM of the 15th of each month for publication the next month unless otherwise noted.

Publication of any article or letter does not imply endorsement by the Garden Oaks Civic Club and is solely the opinion of the author.

Article Submission Guidelines

1. MS Word or text document as an attachment (not the body of the email), left justified, no headers or footers. Keep formatting to a minimum.
2. Photos need to be sent separately. You may embed photos to show where they go with the article but separate full size and resolution photos must also be provided outside of the document.
3. Articles should be titled. These can be as simple as the name of the committee or the event, but a concise title should be provided for all other articles.

(trees, continued)

The inch and a half of rain in early August had us thinking we could redirect our efforts to laying down some compost and mulch, but we got an ugly surprise. Metal thieves made off with our backflow preventer at the Rose Garden in Section 1. It is going to take two weeks to get the irrigation system restored during which time the water hauling will be extended to the roses and camelias in the Rose Garden.



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2022 Garden Oaks Wine Walk Table Hosts

Our annual Constable Program fundraiser would not be possible without the generosity of our table hosts. Each table host provides at least a case of wine (or wines), or other beverages, and foods at their own expense. Most of these folks have been repeat hosts for many, many years. Thank you to these generous neighbors and neighborhood businesses. We appreciate you! Thank you for supporting our Constable Patrol Program.

- Aitu Pham Taube, State Farm Insurance Agency and Ginny Ledwell, Led Well Realty
- "Aged to Perfection" - Pam Parks & Teresa Coleman, Elisa Cuellar & Knox Wright
- Coldwell Banker Realty, Goad Family
- Facundo Home Builder, Miguel Facundo
- GO Red Hot Chili Peppers
Dru & Margie Neikirk
Jeff & Francisca Webster
Kip & Kari Noser
Matt & Erica Gannon
- Harry James Building + Design
- Heidi & Stuart Arouty
- Heights Margaritas
Bette Channell
Cindy Shinn
Jennifer Boyd
Tracy Walt
- Plonk! Beer & Wine Bistro
- Scott Miller
- Tina Rowe & Jim DiCola

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2022 Wine Walk Sponsors

We are now starting to solicit cash sponsors for the Wine Walk. The Sponsor Benefits are listed in the Gazette as well as on the [gardenoaks.org](https://www.gardenoaks.org) website. There are multiple levels of sponsorships offered, each with different benefits. To date, we have a few repeat sponsors who have already signed up, and we are so very grateful! Sponsors are guaranteed to have tickets for the upcoming Wine Walk.

Sponsorships are available ranging from \$500 to \$3000.

Sponsorships can be purchased online at <https://www.gardenoaks.org/contribute-winewalk/>

As of August 16th, we have the following sponsors:

Gold Sponsors (\$1000)

- Oak Forest Veterinary Hospital

In-Kind Donors

- Blake Woods Design
- Plonk! Beer and Wine Bistro

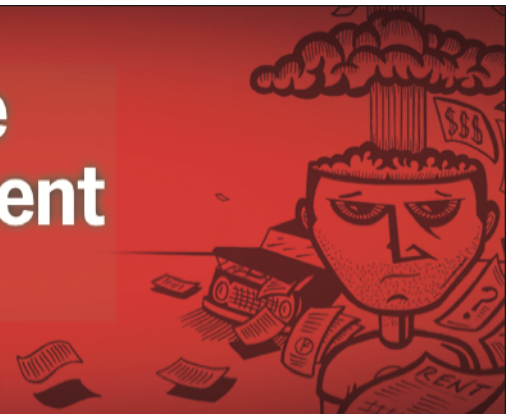
Silver Sponsors (\$500)

- In Support of Friends For Life
- John R. Bartos, Attorney at Law
- Terry Jeanes, Led Well Realty
- Tonya L. Knauth, Attorney, PLLC

Sponsor questions? Email GOConstable@gmail.com



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2022 Garden Oaks Wine Walk Sponsorship Benefits

12th annual Constable Program Fundraiser

Saturday, November 12th, 2:30 to 5pm at 744 W. 43rd Rain date November 19th

Diamond Sponsor (\$3000 Cash Contribution)

- INDIVIDUAL sign at the entrance to the Wine Walk
- 8 tickets to the Wine Walk (value \$1000)
- Garden Oaks Gazette Full Page Ad (value \$180)
- Recognition in the GO Gazette through year-end 2022
- Your logo/link on the Garden Oaks website

Platinum Plus (\$2000 Cash Contribution)

- INDIVIDUAL sign at the entrance to the Wine Walk
- 6 tickets to the event (value \$750)
- Garden Oaks Gazette 1/2 page ad (value \$110)
- Recognition in the GO Gazette through year-end 2022
- Your logo/link on the Garden Oaks website

Platinum Sponsor (\$1500 Cash Contribution)

- INDIVIDUAL sign at the entrance to the Wine Walk
- Four tickets to the Wine Walk (value \$600)
- Garden Oaks Gazette Ad – 2 1/4" X 4 1/4" (value \$90)
- Recognition in the GO Gazette through year-end 2022
- Your logo/link on the Garden Oaks website

Gold Sponsor (\$1000 Cash Contribution)

- INDIVIDUAL sign at the entrance to the Wine Walk
- Three tickets to the Wine Walk (value \$375)
- Garden Oaks Gazette Ad – 2 1/4" X 2 3/8" (value \$60)
- Recognition in the GO Gazette through year-end 2022
- Your link/logo on the Garden Oaks website

Silver Sponsor (\$500 Cash Contribution)

- SHARED signage with other Silver Sponsors
- Two tickets to the Wine Walk (value \$250)
- Recognition in the GO Gazette through year-end 2022
- Your link/logo on the Garden Oaks website

Sponsorships can be purchased at gardenoaks.org.

All proceeds are used to fund the Garden Oaks Constable Program.

Questions? GOConstable@gmail.com.

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Mickey's Minute

Mickey Morales

I had a bit of a revelation the other the day at the market about how much our market and customer base has grown over the past ten and a half years. When I write of growth, I'm not necessarily referring to the size of the vendor count; that has fluctuated up and down over the years. I refer to how our clientele has grown up.

Take for instance local entrepreneur and market vendor, Sophia. I can remember when she and her sister Sierra first started coming to the market with their parents; they were six and eight, respectively, at the time. Sophia will be absent this coming weekend as she and her parents travel to take her sister for her first year of college.

Back in July a young lady walked up and asked if I remembered who she was. I soon learned her name was Bella and she had been away studying architecture. I can remember when she and her brother Antonio came riding up on their bikes to get breakfast tacos by themselves. Sometimes she came alone because her brother had stayed up all night playing Fortnite. And then just this past Saturday a young woman asked me the same question;

her name was Allison and she now has four young boys and is living in Italy. We originally met when she asked if she could come to the market and sell the cookbook she had written based on her time in her country studying.

The stories just go on and on. There are children now who come with their parents and weren't even born when we started this whole market. There's Brooks and company, Bennett and Blakely and their neighborhood friend Odett. We also have other regulars like Otis, Charlie and his brother Henry along with the twins Ava and Owen and little sister Ivy. I guess what I'm getting to is how proud Farmer Cathy and I have been to be part of their lives for well over a decade now. And with the pending completion of the construction on Wakefield, we hope to continue in a large way as the neighborhood and children both mature.

As always, "Come soon, come often and keep bringing those babies."



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 - A roof's life span is roughly 15-20 years, and often less with Houston's severe weather.
2. Has your home been impacted by a recent Hail or Wind Storm?
3. Do you have any leaking water into your home?
4. Are you curious about your roof's condition?

Recently Completed Roofs & Testimonials

- We recently had our roof replaced by State Roofing Company and I would give them a 5 star rating. From beginning to end, Chris & Emily went above and beyond to ensure everything went as promised and was completed on time. The crew was respectful and took the necessary precautions to prevent any damages to our gutters and landscaping. I highly recommend that you use State Roofing. You will not be disappointed.



- Customer service was top notch from the time we contacted State Roofing for a free estimate to the time they completed our roof replacement. Chris exceeded our service expectations. He addressed all our concerns and accommodated our requests beyond just replacing our roof. We highly recommended State Roofing.

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GO Kids Update

Sara D'Agostino Mathias

GO Kids hosted member families for a pre-4th of July bike parade party. GO Kids enjoyed donuts and juice while they decorated bikes, scooters and wagons. Parents enjoyed iced coffee as they watched their kids get all sugared up before they burned off all their energy at the parade.

GO Kids is excited about the fall activities that are coming up. We have already begun planning the Halloween event. Memberships for 2022 are still available for purchase at <https://my.cheddarup.com/c/gardenoakskids>.



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Constable Program – NATIONAL NIGHT OUT TUESDAY OCTOBER 4th

Terry Jeanes, Program Chair

M'lissa & Craig Dilley –Vice Chairs

National Night Out Tuesday October 4th --- Who is having a gathering? Email constable@gardenoaks.org to be included in the list so law enforcement agencies, Precinct One Constable, and HPD are aware. Gatherings can be as simple as bring your own lawn chair and beverage, to covered dish pot lucks, to larger lavish grilling out events. The key is showing Neighborhood Unity for Crime Prevention. Share names and contact numbers of block members. Generally times vary at gatherings, yet are in the window between 5:30 and 9 pm.

Thank you to our current supporters. As of August 15th, we have 293 supporters at the \$250 and up level, and about \$82,000 in annual contributions. The current supporter roster is available at gardenoaks.org.

We need you! You can pay online at gardenoaks.org or via the form in this newsletter. Payment of at least \$250 per household will get you a GO Constable Supporter sign. That's a mere 65 cents per day!

If you need a new sign, please email constable@gardenoaks.org. A roster of current supporters is available at gardenoaks.org.

Reminder: The Constable Program is paid only by residents' contributions. There is **no mandatory fee** collected.

Pay your dues today. Why wait until you become a crime victim before contributing?

Become a Constable Program Supporter: <https://www.gardenoaks.org/go-constable/>

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Heard Under the Oak Tree

Terry Jeanes

Welcome, New Neighbors!

Congratulations on joining our community. We look forward to seeing you at a civic club meeting soon.

906 Gardenia
1025 Lamonte
805 ½ W. 30th
411 W. 32nd
926 W. 41st
1011 W. 41st
1058 W. 43rd

Happy Birthday

Rita Hartman - 8th
Gretchen S.- 10th
Sylvia Escobedo - 16th
Jacopo W – 20th
Allison Mattingly – 21st
Candice Croker - 25th

Happy Anniversary

Trent and Megan Salch - 5th
Mike and Diane Heath - 7th
Phil Ramirez and Gina Pecoraro - 7th
Rick and Tonya Knauth - 29th

Congratulations to Matthew Mischlich who was named as a High School All American (water polo). He was also named Texas All State First Team and East Region MVP. As a captain, he played for Strake Jesuit who took third place in State. He will be playing Div. 1 water polo for Iona University in the fall as a freshman.

Out and About

The Padons attended a family wedding in Portugal along with daughter **Allison** and son **Michael**, who was also in the wedding party. Next it was Porto, Nazare', Lagos, Douro Valley and Lisbon for a fun 12-day vacation!



Angie Lane and Alex Eoff spent mother and son getaway time on the Disney Wish out of Port Canaveral. The **Shaunesseys** enjoyed a visit to New Mexico's Echo Amphitheatre. **Megan and Kylie Salch** were seen in the crowd at Astro's game.

Linda Sparks and Terry Jeanes proudly attended nephew **Skylar's** Law Officer Candidate graduation. **Erin Donaho and Shreda Paire** enjoyed a great trip with friends to St. Croix. **Marisa Zindler, daughter Alex, and her mom** visited San Miguel de Allende.

Morgan and Carrie Shamblen enjoyed mom and daughter time in San Antonio. **Gina Greenslate** had a blast with her sister in West Palm Beach. It was hiking in Bar Harbor Maine for the **Vonder Haars..**

Tonya and Edwin Rodriguez and family visited the Ft. Worth Stockyards. **Julie Sherber and daughters** had a big trip to Mexico. **Josh McLean** is all settled in at Florida Tech after a trip to Florida with parents **Sean and Caroline**. For the **Dilleys**, it was a great time at Schlitterbahn. **Heather McKeown** enjoyed Balmorhea State Park.

To highlight an event, celebration or other tidbit, please submit information no later than the 13th of the month to Terry Jeanes at terry@terryjeanes.com.

Constable Statistics July 2022

Data are provided monthly for the contract with the Harris County Precinct One Constable deputy who patrols Garden Oaks. The number of responses is shown for each category.

Accident - 1

Alarm Local - 2

Burglary of a Motor Vehicle - 3

Check /Park/School/Business - 16

Contract Check – 174

Discharge Firearms - 1

Disturbance/Loud Noise/Fireworks -2

Drug OD/Possession - 1

Follow Up – 1

Information Call – 1

K9 Deployment - 4

Meet the Citizen – 16

Meet the Officer – 1

Open Door/Window – 1

Solicitors - 1

Special Assignment -9

Suspicious Person/Vehicle – 15

Theft Other –2

Traffic Hazard - 1

Traffic Stop – 33

Vacation Watch - 69

Warrant Service - 1

Welfare Check -1





2022 DUES STATEMENT (January – December)

Civic Club membership is open to all residents. While membership is voluntary, you must be a paid member to be eligible to vote on civic club matters. Constable Dues are also voluntary and help pay for our Precinct One Constable Deputy on patrol.

Civic Club:

\$ _____ **Basic Membership \$40** (\$20 for seniors 65+)

\$ _____ Community **Household Membership \$100**

Constable Program:

\$ _____ Annual **Constable Supporter (\$250, w/yard signage)**

\$ _____ Additional Constable Program contribution

Other:

\$ _____ Contribution to **Beautification** (maintain area green spaces)

\$ _____ Contribution to **Garden Club** (maintain Friendship Garden, Section 1)

\$ _____ **TOTAL**

Please mail this completed form along with your check payable to:
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Name: _____

Address: _____

Email: _____ Phone: _____

opt-in for monthly emails re: neighborhood news and meeting notices

Garden Oaks Civic Club Minutes

Beth Jackson, Secretary

Tuesday, August 2, 2022 Great Heights Brewing Company

Garden Oaks Civic Club (GOCC) President Tonya Knauth welcomed attendees and opened the business meeting at 7:05 pm.

Brenda de Alba moved to accept the July 2022 meeting minutes. GOCC Vice President Kevin David seconded, and the motion was unanimously approved.

Treasurer's Report

Treasurer Paul Vincent distributed the monthly financials, noting that there has been a recent influx of funds to support the Community Garden. GOCC continues to be in good financial health, with both the Operating and Constable accounts tracking the 2022 budget year-to-date.

Current Civic Club finances are available for neighbors to review by contacting treasurer@gardenoaks.org.

Committee Reports

Constable Program: Terry Jeanes reported 290 paid Constable

supporters.. The new Constable Program contract will begin in September 2022 to align with the new Harris County contract schedule and includes a 4.4% cost increase.

The annual Neighbors' Night Out is Tuesday, October 4th this year. Please share plans for gatherings and block parties with Terry so that she can alert the Constable patrol to events.

Contact constable@gardenoaks.org if you are interested in volunteering to aid the Garden Oaks Constable Program.

Neighbors, call Constable Dispatch @ 713.755.7628 with any issues.

Beautification: Pam Parks reported that the Beautification Committee continues to hand-water new plantings during the CoH watering restrictions. They are seeing some stress in younger to mid-age trees in neighborhood green spaces.

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Monday - Friday

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Saturday

7:30 am - 11:30 am

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NEW CLIENTS RECEIVE 10% OFF FIRST VISIT

GardenOaks.org: The GOCC website has a new temporary homepage that includes links to social media accounts and to sign up for monthly neighborhood email blasts with pertinent information. If you would like to receive email reminders about upcoming GOCC meetings and events, please register at www.GardenOaks.org.

Membership: Chairperson Dian Austin was not present. Brenda de Alba shared the membership report noting 240 paid residential Civic Club members in 2022. The new Business membership program has 13 supporters. Current members are listed at gardenoaks.org. members.

GO Gazette: Editor Christi Hartley was on vacation, so there was no committee report. The deadline for the September GO Gazette is August 15th at gazette@gardenoaks.org.

Social Media: John Alvar reported 633 Instagram followers as the social media account continues to grow. If you have social media content, requests or questions, please reach out to John at social@gardenoaks.org.

Government Affairs/CIP: Chairperson Tonya Knauth reported that the road construction on Wakefield is almost complete, and

the Golf Rd project is on schedule according to CoH. The project was slowed by an unplanned AT&T line cut, but that has been repaired now. Road construction should be north of 43rd by the end of the summer. For construction project-related issues, please reach out to Tonya with concerns or questions - president@gardenoaks.org. The fastest response is via Tonya, not 311.

The comment period for the City of Houston's redistricting plan closed on July 23rd. Garden Oaks remains in City Council District C under the proposed map.

GOCC leadership attended a reorganizational meeting of the North Shepherd Community Alliance (NSCA) recently. The Alliance, a group of business owners and neighborhood organizations working together to advocate for the area, is being reinitiated by Betty Heacker of Wabash Feed & Garden on North Shepherd. Redistricting and the potential future impacts of the proposed I-45 reconstruction were topics during the initial meeting. The GOCC membership unanimously supported a request to join the NSCA at the \$50 level.

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Old Business

Under Old Business, GOCC Secretary Beth Wiedower Jackson and Tonya Knauth presented a proposal for updating and refreshing the GOCC brand per the 2022 budget as approved. Beth walked attendees through a presentation deck showing current GOCC branding and the physical and digital opportunities to increase visibility and raise the profile of the Civic Club. Neighborhood input will be crucial to a successful effort. GOCC is working with CORE Design Studio and hopes to have a schedule for community engagement and input soon. Stay tuned.

There have been recent successes in adjacent neighborhoods to strike offensive and outdated racial restrictions from deed restriction documents. GOCC cannot act on deed restrictions according to our bylaws, but can serve as a source of information. GO residents and property owners in Sections 1, 2, and 3 are in the process of submitting paperwork to request that section-specific racial language be removed from the deed restrictions for those sections.

As approved at the July 2022 GOCC meeting, an application is in process to the City of Houston to designate Garden Oaks a Heritage District. The volunteer committee is aiming for a September submission to the City. Please reach out to Beth Wiedower Jackson if you would like to participate as an application reviewer, secretary@gardenoaks.org.

New Business

The September 6th GOCC meeting will feature City Attorney Heather Cook to answer neighbors' questions and concerns about deed restriction enforcement and other items. As a reminder, there will be no

general meeting held in October. Instead, neighbors are encouraged to celebrate National Night Out on Tuesday, October 4th. A rebranding workshop for the community, led by CORE Design Studio, is tentatively scheduled for the November 1st GOCC general meeting. The December 6th general meeting will be a holiday party with business limited to the approval of a 2023 budget and 2023 officer elections. GOCC will be assembling a nominating committee of 3 members this fall. A proposed slate of officers will be presented in late November, so please email Tonya if interested in serving, president@gardenoaks.org.

Brenda de Alba enthusiastically shared plans for the return of GOCC's beloved Wine Walk event, a fundraiser for the Constable Program. The Wine Walk has been on hiatus since 2019 due to the pandemic, but will be back on November 12, 2022, 2:30-5:00 pm. Mark your calendars now and look for ticket sales and sponsorship opportunities in the coming weeks.

Kevin David acknowledged several new faces at the August meeting and thanked all for their participation and engagement. Paul Vincent suggested creating a QR code to include in the GO Gazette and at neighborhood events to make joining the Civic Club easy and accessible.

The next meeting of the GOCC is Tuesday, September 6th at 7:00 pm at Great Heights Brewing.

With no further business raised, the meeting was adjourned at 8:10 pm.

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Size	Single	Six Months	Twelve Months
2 1/4 W x 2 3/8 H	\$60.00	\$300.00	\$580.00
2 1/4 W x 4 1/4 H	\$90.00	\$450.00	\$870.00
Half Page 7 1/2 W X 4 1/2 H	\$110.00	\$550.00	\$1065.00
Full Page 7 1/2 W x 9 1/2 H	\$180.00	\$900.00	\$1745.00
Half Page Back Cover	\$150.00	\$750.00	
Full Page Back Cover	\$225.00	\$1125.00	
Full-page insert, single-sided	\$280.00		
Full-page insert, double-sided	\$325.00		

Please note:

1. Placement of ads is subject to the discretion of the editor.
2. Artwork must be e-mailed to gazetteads@gardenoaks.org by the 15th of each month for publication the following month.
3. Artwork may be submitted in one of the following formats: JPEG (.jpg), PDF (.pdf), GIF (.gif) or TIF (.tif).

Receiving the Monthly Civic Club Update?

If you'd like to receive a monthly email that will give you the specifics of the next Civic Club meeting (date, location, topic, speaker, etc.), information about upcoming neighborhood events, and a link to the upcoming Gazette newsletter before it's delivered to your home, we've got you covered.

Some of you are already receiving these monthly emails, but if not and you want to get on the mailing list, go to gardenoaks.org and register under the Members tab. You should then automatically receive the email update.

The Civic Club intends to send these emails only monthly, so your inbox won't be overflowing. We do not sell or publish these email lists.

New to the Neighborhood?

We are glad you are here.

If you'd like a **Welcome Packet** delivered to your door, please email Membership@gardenoaks.org.



Why Your Central Air Conditioner Leaks Water

Mitch Weigand

Houston air is loaded with moisture. While it's normal for your HVAC system to create some water as it dehumidifies the indoor air, a leaky A/C can cause significant property damage.

Where does the water come from? Water is a normal by-product of the cooling process. All AC systems have an evaporator coil, basically a matrix of metal tubes which contain freon. As these tubes get cold, then hot, moist air is blown across them, and moisture collects just like it does on the outside of a cold can of soda. Eventually, enough water collects and then drips into the internal drain pan within the coil. Connected to the pan is the drain line which is made of PVC tubing that deposits the water into the plumbing or outside of your home.

If something goes wrong with the drain pan or drain line, water can overflow into the emergency safety pan located under the coil. So what causes this leaking water and what can you do to protect from damage?

The most common cause for leaking water is a clogged drain line.

Over time, as water flows through the drain line, debris, algae and other particles begin to accumulate. Eventually it completely clogs the drain line.

With no place to go, the water backs up and fills the evaporator coil's internal drain pan. If enough water is present, it fills the internal drain pan, then overflows into the emergency safety pan beneath the coil and spreads into your home's attic. Eventually, the water will soak through your ceiling. Now we're talking about serious water damage.

To prevent your A/C system from leaking water:

- (1) **Have an annual maintenance check-up performed.** Make sure your A/C service technician clears the drain line as part of this check-up.
- (2) **Invest in an overflow shut-off device.** Installed on the drain line, this clever gadget will turn off your A/C if the drain line becomes clogged and backs up. Most of the time, it will prevent water from overflowing the drain pan. Then call your service technician to clear out the clog.
- (3) **Fix it yourself.** If you feel like tackling it yourself, pour a cup of bleach down the drain line's access port every couple of months to prevent a buildup of gunk. This is necessary only during peak summer months. Have your service technician show you where the access port is located.

Mitch Weigand is the owner of Air Wise™.

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SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3 Farm Stand 9am to 1 pm 949 Wakefield
4	5 Labor Day	6 GOCC Monthly Meeting Garbage, Yard Waste	7	8	9	10 Garden Club meeting
11 Grandparents' Day	12	13 Garbage, Yard Waste & Recycling	14	15 Gazette article Tree Waste	16	17 Farm Stand 9am to 1 pm 949 Wakefield
18	19	20 Garbage, Yard Waste	21	22	23	24 Farm Stand 9am to 1 pm 949 Wakefield
25	26 Rosh Hashanah	27 Garbage, Yard Waste & Recycling	28	29	30	

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