

**Own Sweet Home/ Green House Project Update**

Two Rivers was fortunate to receive a Community Development Block Grant late in 2018 to implement a new project called ‘The Green House Project’ and then again in the current year for two additional homes. Foundation funds from the Andersen Corporate Foundation, the Hugh J Andersen Foundation, the Fred C and Katherine B Andersen Foundation and the Otto Bremer Trust provide a local match for this project. The first of the three homes, located in Forest Lake, was updated with a new energy efficient water heater, additional attic insulation, energy efficient thermostat, and weather stripping and all light fixtures were outfitted with LED bulbs. This home recently sold to an income-qualified household and Two Rivers is now starting on the second home of the project!

For more information contact [Sherry@tworiversclt.org](mailto:Sherry@tworiversclt.org) or call 651-994-9194.



A new energy efficient water heater in the first “Green House” in Forest Lake!

**Support Our Mission?  
Consider a Gift Today!**

Two Rivers is a non-profit, community-based organization. Through the generous support of community partners and individual donors, Two Rivers creates affordable homeownership opportunities, preserves affordable housing, and supports responsible homeownership. You can help advance our mission by making a donation today!

Checks payable to Two Rivers CLT can be mailed to P.O. Box 25441, Woodbury, MN 55125. For more information about ways to support Two Rivers, call (651) 994-9194.

**Commemorating Two Rivers’ 20th Anniversary Through Local Showcase Events**

For the past 20 years, Two Rivers has created affordable homeownership opportunities for low and moderate income households in Washington County. To mark this milestone, Two Rivers is participating in community showcase events. The first of these was in April in Stillwater. Board member Gene Aho worked the table where information was provided along with treats, bubbles, and a guessing jar filled with roofing nails.

**Look for us next at the Oakdale Area Chamber of Commerce Showcase on Sunday October 27th at the Oak Marsh Golf Course Clubhouse from 11am-3pm.** We are cooking up some fun ideas for this family oriented event. Homeowners and friends of Two Rivers, please stop by and say ‘hi’!



Board member Aho at the TRCLT table during the Stillwater Area Showcase in April.

## Home Maintenance Schedule Tips: Preparing for Winter

Think of home maintenance just like those regular oil changes that keep your car running smoothly. Skipping oil changes can result in expensive car repairs down the road. Similarly, regular home maintenance can prevent small items from becoming costly repairs. Here are some basic tips for home maintenance actions you should take now to prepare for winter.

**Test smoke and carbon monoxide detectors.** Push the “test” button. If the alarm sounds, you’re good to go. If not, replace the batteries and immediately test again. If the alarm still doesn’t sound, there may be corrosion on the battery terminal so that it won’t detect the new batteries. Clean the terminals and try again. If there is still no alarm, a new detector is needed.

**Change batteries in smoke detectors and carbon monoxide detectors every six months.** Don’t wait for the low battery beeping noise! Batteries are inexpensive and detectors are important for your household safety. An easy way to remember is to do it on the days you set your clocks ahead and back.

**Test the garage door auto reverse feature.** Since 1993, federal law requires all garage doors to have this feature after multiple child deaths. Test by placing a 2 x 4 on the ground where the door would close. The door should reverse after a second or so when the door hits the wood. Also test the photo-electric sensors if you have them by placing something in front of them (not your body). If the door doesn’t immediately go back up, you have a problem.

**Vacuum your refrigerator coils.** Your refrigerator can use up to 15% of your home’s total power, so it is important that it runs efficiently. Over time, the coils get dirty and your refrigerator will require more electricity to run. Regular vacuuming of the coils can easily save up to \$100 per year in electricity bills!

**Winterize your air conditioning system.** Remove and store window units. If you have central air, cover the outside unit with a tarp or plastic sheeting and secure with bungee cords.

**Get your heating system ready for winter.** Make sure heating vents are open and not blocked by furniture. Get your furnace serviced/inspected annually. This service should not be a huge expense. Look on your furnace for the name and contact information of the company who last performed this service.

**Turn off and flush outdoor water faucets.** Also flush hoses and store them.

**Test your sump pump.** A sump pump removes water from the lowest level of a home and pumps it outside the house. Test yours regularly to ensure proper operation in times of need. First, inspect your outside pipe to be sure it is clear of debris. Then make sure the pump is plugged in. Next, pour about five gallons of water into the basin of your sump pump. Pour slowly until the sump pump turns on and begins to pump out water. Do not pour more water than the basin will hold. Expect the pump to begin pumping out water when the water level reaches approximately 8 to 12 inches below the surface of the basement floor.

Look for a float on the sump pump. (Yours may not include a float). Verify that the float functions correctly without catching on the lid or basin, as its proper operation ensures that the sump pump turns on when the water level reaches the correct height.



## Resources for Tough Times

Are you experiencing a bump in the road, loss of a job, health issues? Are you having trouble making your mortgage payments because of these bumps in the road? Listed below are several organizations with information and resources that might help you through any difficult situations as well as advocate on your behalf.

**Minnesota Homeownership Center**  
[www.hocmn.org](http://www.hocmn.org)

**Neighborworks Home Partners**  
[www.nwhomepartners.org/keep-your-home/](http://www.nwhomepartners.org/keep-your-home/)

**Washington County CDA**  
[www.washingtoncountydcda.org/housing-resources/homeowner-counseling/](http://www.washingtoncountydcda.org/housing-resources/homeowner-counseling/)

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