

**Diane Guarino – Services and Utilities**  
**313 Daniels Pond Road, Glover, Vermont**

Vermont Electric Cooperative  
42 Wescom Road  
Johnson, VT 05656  
Tel – 802-635-2331  
(\$95/mo average)

Taplin's Septic Service & Repair  
P.O. Box 731  
Barton, VT 05822  
Tel – 802-525-6663  
(\$275 to pump septic tank)

Fred's Energy – Heating and Plumbing  
328 Main Street  
Derby, VT  
Tel – 802-766-4588  
(500-700 gallons/year @ \$2.80/gal - \$1400-\$1960/yr)

Firewood – David Poirier tel – 802-754-6651  
I order 2 cords of seasoned wood every June.  
(Price - \$195-\$200/cord)  
I stack the wood on the pallets at the side yard to dry.  
In late October, I move the wood into the wood shed.

Landscape, Garden Supply and Services  
Nature by Design – owner Peter LeBlanc  
Barton, VT  
Tel – 802-355-6005

Consolidated Communications  
Internet and telephone  
Tel – 844-968-7224  
(\$104/month for telephone and their highest  
internet speed)

Chimney Clean and Service

(Chimneys are cleaned every year)

Clean Sweep Chimney Service

P.O. Box 312

Lyndon Center, VT 05850

Tel—802-626-9700

(Cost - \$100-\$120/year)

Rubbish Removal –

Paul Labreque

Tel 802-754-2587

Leave trash by the road every Thursday morning.

Very convenient and affordable

Approx \$120/year

Recycling - Deliver items to Town of Glover Garage (Rt 16)

Visit Town of Glover Website for the schedule

<https://townofglover.com/services/>

Frontpoint Security System – Not currently using the system, but all sensors are in place and function well. Contact Frontpoint if you want to reactivate and request a new master control. I had to return mine. (Cost \$44.00/month)

## **Preparing the House for Winter (And other miscellaneous information)**

- Cover the weeping hemlock tree close to the front deck to protect from snow coming off the roof. Materials are in the garage. Landscape cloth and twine.
- Cover the low dwarf spruce tree near the master bedroom windows to protect from snow. I have found that putting a large piece of cardboard (cut up a large box or two) over the tree, then wrapping it with landscaping cloth (in the garage) works very well.
- Wrap tall arborvites outside master bedroom. This will protect them from potential heavy snow, so that they maintain their nice upright stature. Materials are in the garage – black, 3' plastic fencing material. Wrap about 4-5' up, since they are getting so big. Connect with zip-tie or twine (in garage).
- Cut back all perennials and clean beds.
- Clean out vegetable gardens.
  - Also, you might find this planting information helpful. In the lower garden, I plant varieties of greens, kale, spinach and herbs.
  - They grow very well there. In the upper garden, near the master bathroom, I plant varieties of tomatoes, cukes, green beans, squash, etc. That area gets more sun. And, the gardens are so easy to water with the hose at that location.
  - Bonus – You will notice that wild strawberries grow all around the property. And, there are three blueberry bushes in one of the flower beds (near the master bedroom). We have enjoyed going out on a summer morning to fill a bowl with strawberries and blueberries. Enjoy!!!
- **If you don't want to do this outside work, Nature by Design will do it for a fee. (Tel 802-754-6400)**
- Cover the three automatic night lights on the steps to protect from snow. A plastic bag and twine work great.
- Shut off the water to the outdoor shower. The hot and cold shut-off valves are clearly marked above the washer and dryer. THEN, open hot and cold water faucets in the shower and let drain. Lastly, open the third faucet below the hot/cold faucets. This will drain any remaining water in the lines.

Leave all three faucets open for the winter. This system works very well. In the spring, turn on the hot and cold valves again.

- Store outdoor furniture in the garage.
- Wrap the screen porch with plastic. The screens are beautiful, floor to ceiling and in great shape because I have protected them from snow and wind during the winter. The system is easy and the supplies are in the garage. You will notice metal channels running the length of the screen porch walls on all of the wooden supports. In the garage, you will find 6 ml. plastic folded (20' length), and metal zig-zag shaped flexible metal "springs" that fit into the channels to lock the plastic in place. The 20' length is perfect to span from the first screen door, around to cover the screens and stone-patio side screen door. It is a great, secure system and easy to install. I can do the job by myself in 30 minutes. Of course, it is easier with an extra pair of hands, but a wonderful system that wraps the porch tightly for the winter months. In the spring, the supports/springs pull out very easily by pulling from the bottom. Fold the plastic, tie the lengths of "springs" together and store them for the next winter.
- Put kayaks in the garage – racks are on the ceiling.
- Take the dock out of the water and leave it on its side on the lawn for the winter. Ice will damage docks that are left in the water for the winter. This is a job for two people. I will leave the two pair of waders that we have used to put the dock in and out of the water in early spring and late fall.
- Take the goose fence out of the water. Simply wrap everything together and store in the garage for next spring. This has proven to be an excellent system. In the spring, start near the dock, weave the metal pole through the plastic fencing and pound it in with a hammer. Continue in this manner, one pole at a time. Voila.
- Move the firewood into the wood shed.
- Move the two hoses into the garage.
- Turn off the valve to the side (kitchen/pantry side hose. This valve is in the ceiling of the pantry. Easy to see/find. The other hose (master bedroom side) will be fine without being shut off.

**Start a fire in the fireplace and relax!!**

**Diane Guarino – Room Dimensions @  
313 Daniels Pond Road, Glover, Vermont**

FIRST FLOOR

|                |          |
|----------------|----------|
| Garage         | 24'x24'  |
| Laundry        | 7x4'     |
| Great Room     | 18x30'   |
| Dining         | 11x17'   |
| Kitchen        | 13x16'   |
| Pantry         | 6x12'    |
| Screen Porch   | 12x16'   |
| Lakeside Deck  | 12x25'   |
| Entry Deck     | 7x27'    |
| Master Bedroom | 15x16'   |
| Walk-in-closet | 10.5x11' |
| Master Bath    | 9x10'    |

SECOND FLOOR

|                    |        |
|--------------------|--------|
| Studio/Office      | 15x22' |
| Upper covered deck | 7x13'  |
| Bedroom            | 14x15' |
| Bathroom           | 9x10'  |
| Sleeping Loft      | 24x24' |

# FLOORPLANSKETCH

Client: Diane Guarino

File No.: GUARINO-14

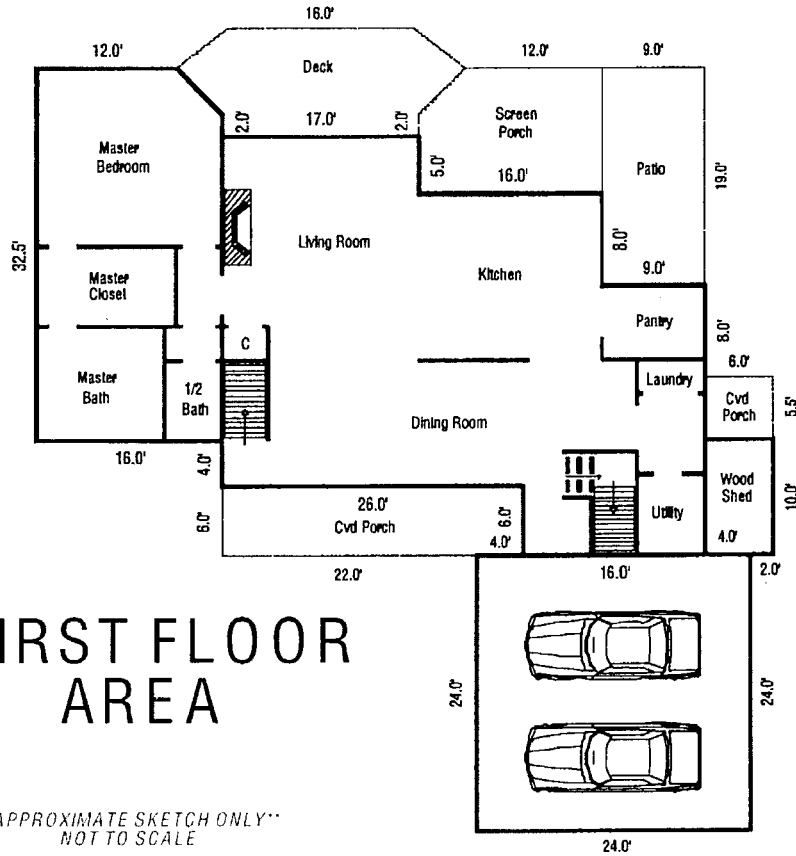
Property Address: 313 Daniels Pond Rd

Case No.:

City: Glover

State: VT

Zip: 05839



Sketch by K&L/17

Comments:

| AREA CALCULATIONS SUMMARY |              |           |            |
|---------------------------|--------------|-----------|------------|
| Code                      | Description  | Net Size  | Net Totals |
| GLAL                      | First Floor  | 1692.0    | 1692.0     |
| P/P                       | Screen Porch | 168.0     |            |
|                           | Cvd Porch    | 156.0     |            |
|                           | Deck         | 189.8     |            |
|                           | Cvd Porch    | 33.0      |            |
|                           | Patio        | 171.0     | 717.8      |
| GAR                       | Garage       | 576.0     | 576.0      |
| OTH                       | Wood Shed    | 60.0      | 60.0       |
| Net LIVABLE Area          |              | (Rounded) | 1692       |

| LIVING AREA BREAKDOWN |        |      |                |
|-----------------------|--------|------|----------------|
| Breakdown             |        |      | Subtotals      |
| First Floor           |        |      |                |
| 0.5 x                 | 4.0 x  | 4.0  | 8.0            |
|                       | 4.0 x  | 12.0 | 48.0           |
|                       | 16.0 x | 28.5 | 456.0          |
|                       | 16.0 x | 23.5 | 376.0          |
|                       | 7.0 x  | 8.0  | 56.0           |
|                       | 25.5 x | 26.0 | 663.0          |
|                       | 5.0 x  | 17.0 | 85.0           |
| 7 Items               |        |      | (Rounded) 1692 |

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## SECOND FLOOR AREA

\*\*APPROXIMATE SKETCH ONLY\*\*  
NOT TO SCALE

Drawn by: [Signature]

Comments:

| AREA CALCULATIONS SUMMARY |              |           |            |
|---------------------------|--------------|-----------|------------|
| Code                      | Description  | Net Size  | Net Totals |
| GLA2                      | Second Floor | 1596.8    | 1596.8     |
| P/P                       | Balcony      | 40.0      | 40.0       |
| Net LIVABLE Area          |              | (Rounded) | 1597       |

| LIVING AREA BREAKDOWN |      |                |
|-----------------------|------|----------------|
| Breakdown             |      | Subtotals      |
| Second Floor          |      |                |
| 3.0 x                 | 5.0  | 15.0           |
| 3.0 x                 | 13.0 | 39.0           |
| 4.0 x                 | 15.0 | 60.0           |
| 5.0 x                 | 23.0 | 115.0          |
| 6.0 x                 | 15.0 | 90.0           |
| 4.0 x                 | 5.0  | 20.0           |
| 12.5 x                | 20.5 | 256.3          |
| 6.5 x                 | 12.5 | 81.3           |
| 6.5 x                 | 12.0 | 78.0           |
| 3.5 x                 | 28.0 | 98.0           |
| 6.5 x                 | 15.5 | 100.8          |
| 7.5 x                 | 24.0 | 180.0          |
| 9.0 x                 | 51.5 | 463.5          |
| 13 Items              |      | (Rounded) 1597 |