



## SEASONAL CNY LIVING GUIDE

*Keeping your home ready through all four Central New York seasons*



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## Living Through the CNY Seasons

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Central New York gives you four real seasons — including some serious lake-effect snow. A little seasonal upkeep keeps your home comfortable, protects your investment, and helps you avoid costly surprises. Here's what to keep on your radar throughout the year.

## Fall — Getting Ready for Winter

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CNY winters mean serious snow — Syracuse is consistently one of the snowiest cities in the country thanks to lake-effect off Lake Ontario. Fall prep makes a real difference.

- ☐ Have your furnace inspected and change the filter
- ☐ Clean gutters and downspouts before leaves and ice arrive
- ☐ Seal drafts around windows and doors
- ☐ Drain and store outdoor hoses; shut off exterior faucets
- ☐ Have chimneys and fireplaces inspected before first use
- ☐ Stock up on ice melt, a snow shovel, and check your snowblower
- ☐ Trim tree branches that hang near the roof or power lines
- ☐ Book a snowplow contractor early — good ones fill up fast

## Winter — Surviving Lake-Effect Season



Snowbelt towns east of Lake Ontario and Oneida Lake can see well over 100 inches of snow a season. Even in the city, ice dams and frozen pipes are a real risk.

- ☐ Keep the thermostat at a consistent temperature, even when you're away
- ☐ Let faucets drip during extreme cold snaps to prevent frozen pipes
- ☐ Watch for ice dams and clear roof snow buildup after big storms
- ☐ Keep an emergency kit in the car — blankets, flashlight, snacks
- ☐ Know your town's snow parking rules to avoid tickets or tows
- ☐ Test your sump pump before spring thaw season arrives
- ☐ Keep an eye out for icicles and falling snow near doorways

*Local tip: sign up for your county's emergency alert system for lake-effect snow warnings and travel advisories.*

## Spring — Thaw & Renewal

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As the snow melts, it's time to assess any winter damage and get ahead of spring moisture.

- ☐ Inspect the roof and gutters for winter damage
- ☐ Check the foundation and basement for water intrusion after the thaw
- ☐ Re-seal driveway cracks caused by freeze-thaw cycles
- ☐ Service your AC system before the first hot week
- ☐ Clean up flower beds and start lawn care once the ground firms up
- ☐ Check window screens and repair any winter wear
- ☐ Test smoke and CO detectors when you change the clocks

## Summer — Enjoying the Short Season

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CNY summers are short and sweet — make the most of them, but keep basic maintenance on the calendar.

- ☐ Mow regularly and keep an eye on watering during dry stretches
- ☐ Clean or replace AC filters monthly during peak use
- ☐ Power-wash siding, decks, and walkways
- ☐ Check for wasp nests and other pests around eaves and sheds
- ☐ Inspect and clean the grill before cookout season
- ☐ Touch up exterior paint or caulk while the weather cooperates
- ☐ Take advantage of festival season — see our CNY Festivals & Events guide!

## Year-Round Reminders

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- Change HVAC filters every 1–3 months
- Test smoke and carbon monoxide detectors twice a year
- Review your homeowners insurance annually, especially after major storms
- Keep a maintenance log — it's a great selling point down the road

## Questions About a Home's Condition?

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Whether you're buying, selling, or just settling into a new CNY home, we're happy to connect you with trusted local contractors for anything on this list — from snowplowing to gutter cleaning.

Reach out anytime:

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