

Winter weather is coming!

by Dan Haase, Associate Director of Facilities

As we approach the cold weather season in north Texas, many of you from other parts of the country (or other countries) may be wondering what to expect. Those of you from around here may need a reminder.

First, it is hard to define a typical winter in Texas. Most days may be mild, but a "blue norther" can change all that. It is not uncommon to go from 80 degrees to 25 degrees in a matter of hours. Temperatures can dip seriously below freezing, to the teens or lower at times. In fact, the all-time record low for Dallas/Fort Worth is 8 degrees below zero! On the other hand, some winters can be so mild that we rarely see freezing weather.

As for precipitation, most will fall as cold rain. We do occasionally get snow, but frozen precipitation more commonly falls as freezing rain. Freezing rain presents some unusual challenges, and the world can seem to almost grind to a halt.

What does this mean to you as a tenant?

First, our plumbing department takes the preventive step of installing faucet covers on all exterior faucets in the fall. In some locations, we may also close or cover foundation vents in housing. Please **DO NOT** take these covers off. If you do use the faucet for some reason, be sure you properly reinstall the cover when finished. Otherwise, pipes can freeze. If you notice a faucet cover missing, call Campus Maintenance at 817-923-1921, ext 2290.

During a cold snap where temperatures are expected to remain below freezing for several days, we put signs out in our apartment complexes indicating a freeze warning. It is a good idea to leave sink cabinet doors open to help the plumbing stay warm, and even let the water run just a trickle (slightly more than a drip) to prevent pipes from bursting. Please keep the laundry room doors closed to conserve warmth for the washing machines. If they or the pipes serving them freeze, they can be damaged.



In the event of weather involving freezing precipitation, we will attempt to keep major sidewalks de-iced, but we do not have the manpower to de-ice every step and sidewalk in housing. However, small bags of ammonium sulfate are available for pick up at the Physical Plant which you can use to de-ice the steps to your home. Call Campus Maintenance at 817-923-1921, ext 2290 to make arrangements to pick up a bag. Campus Security also carries bags of ammonium sulfate in their vehicles. Severe weather may also affect whether the campus is open for class. Monitor our website and main telephone greeting for the latest information.

It is also possible to have power outages in severe ice storms.

If this happens, *contact the electric company that bills you for electricity to report the problem.* DO NOT call the seminary unless we provide power to you as part of your monthly rent. In an outage like this, more than likely, branches heavy with ice have fallen on power lines. The restoration of power can take days (maybe even a week), so you should plan for this as best you can.

blue north-er \nawr-th er\ -noun 1 : Chiefly Texas and Oklahoma, a cold gale from the north, formed during the winter by a vigorous outbreak of continental polar air behind a cold front 2 : a cold north wind that brings rapidly falling temperatures

Maintenance Requests 817-923-1921, ext. 2290

- Call 24 hours a day, 7 days a week
- Maintenance Repairs
- Pest Control and Rodent Control
- There is someone ready to answer your call

Campus Security provides house watch

As a service to folks living in campus housing, the Seminary's security department provides house watch when you are away from home. Periodically, they will check on your home to conceal near your apartment or any other evidence that may show you are out of town. If you are going away for a week or longer, you should request that your newspaper and your mail not be delivered for the length of time that you are away. In order to request this service, simply fill out House Watch Request form online at https://secure.swbts.edu/forms/house_watch.cfm or contact Campus Security at 817-923-1921, ext 4357.