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Preparing Your Home For Winter

BY: CINNAMON ANN SWABLE

The Property Management Division sends out fall service checklists and makes recommendations to our customers who participate in the Home Property Watch Service at Cape Associates. The checklists remind homeowners of some simple maintenance items that will help ensure their home is in the best condition going into the winter months.

Although not on the checklist, the Property Management Division will always recommend that the water is turned off at the main valve. By far, it is the easiest (it takes two seconds and it's free!) and the most important item a homeowner can do when leaving the home. If a leak does form in the heating or plumbing systems over the winter months, by taking this small step, your plumbing system will only leak out what is currently in the pipes (usually no more than 10 gallons). Although some damage may occur, it will be minimal. If you do not do this, the damage can be catastrophic. Leaving the water on at the main valve could cause a leak to occur having the water run continuously for a very long period time. If there is a question of where this is located in your home, we can help you locate it and tag it. This one small task can potentially save a homeowner thousands of dollars in damage.

One of the maintenance items on the checklist is heating system maintenance. A yearly service contract is available

through most HVAC companies. The contracts usually include a yearly maintenance and a discounted rate for any emergency calls that need to be performed. Having a well maintained heating system can prevent many problems from occurring. A heating system failure could result in frozen pipes, which in turn will cause costly water damage.

Gutter maintenance is often an overlooked item included on the checklist. The gutters should be cleaned thoroughly in late autumn after the majority of leaves fall. The downspouts should be rinsed out to ensure the water is able flow freely when it rains. The downspouts should empty far enough away from the foundation so there is not water pooling near the home. If the gutters are not cleaned, water can accumulate, freeze and migrate into the home causing leaks. It can also cause rot to wooden fascia boards and soffits.

The Property Management Division is able to coordinate any of these services, plus many more. Please contact us if you have any questions.



Cinnamon Ann Swable
Manager of the Property
Management Division



BUILDING EXCELLENCE, PAINTING EXCELLENCE



CHARLIE QUAST
WITH HIS FAMILY

EMPLOYEE BIRTHDAYS

DECEMBER

1st - Chris Dio
2nd - Derik Burgess
3rd - Charlie Quast
5th - Ken Lemerise
7th - Amy Jalbert
8th - Jeanne Cole
9th - Brian Barker
16th - Ruth Marriot
17th - Tony Zehnder
18th - Chuck Eastman
21st - Matthew Cole
24th - Allen Vania

JANUARY

2nd - John Mitsis
3rd - Aubrey Field
4th - Steve Zayatz
8th - Glenn Olson
Lathan Murdock
10th - Chris Kamens
11th - David Hedin
20th - Ralf Creech
21st - Mark Kinnane
22nd - Wes Lohr
Lance Stanley
23rd - Tom Yongen
Jon Ziperman
27th - Joe Dalton
Paul Dunn

FEBRUARY

1st - Rob Stevenson
4th - Bill Ryan
11th - Aaron Hayes
23rd - Steve Coan
24th - Jack Still
28th - Brendon Stevens

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Employee Profile: Charlie Quast

BY: NICOLE CATALANO

CHARLIE QUAST started working at Cape Associates in 2007, shortly after relocating to Cape Cod from New Jersey. He began working for the company as a painter and moved his way up to his current position as a Field Supervisor in the Painting Division. This position requires Charlie to coordinate many projects simultaneously, working closely with the project foreman, project managers and subcontractors so that his customers receive top quality service.

Recently, Charlie and his wife purchased their dream home in Brewster in order to accommodate their newest addition to the family. On October 11th they happily

welcomed Chloe Piper Quast to their family, at 7 lbs. and 4 ounces. "I don't remember ever being happier. I love spending time with my family, playing basketball with my daughter, Madeline, and, throwing horseshoes with friends on weekends."

Steve Zayatz, the Painting Division manager of the Eastham office, shared his experience working with Charlie. "Charlie has an eye for painting details and possesses great communication skills. He oversees the painting finished product on almost every new home Cape Associates builds on the Outer Cape. The projects he oversees are consistently completed on time and highlight the quality of our work."

What To Do With The Oil Paint On Your Interior Trim

BY: PAUL DUNN

For decades, oil paint was the coating of choice for professionals and homeowners who wanted the highest degree of luster, beauty and durability. Oil paints like Benjamin Moore Satin Impervo went on easily, dried with a satin finish that would stand up to washings for many years and still look brand new. When it was brushed on, it flowed and settled as it dried so there were no brush marks and if it were sprayed on, it looked smooth.

The downsides to oil paints were few. Since it was an oil paint, over time it would yellow and because it was an enamel, it did not flex or stretch with the wood expanding and contracting, so it could crack and separate.

Latex paints have taken over the market to the demise of oil paints. Where it gets tricky is how to paint over the existing oil paint you may have on your interior house trim. Many homeowners and other professional painters will put latex paint directly over oil paint. Latex paint will not stick to oil paint, similar to oil and water,

even if it does not show the cracking and separating that resembles the back of an alligator, it will not be adhered well and can be pulled off with a fingernail. Most of the time, we can tell oil paint just by looking at it or feeling the smoothness of it. If we are in doubt, we have a test using denatured alcohol that will tell us if the existing paint is oil paint.

If it is oil paint, it needs to be sanded with fine sandpaper to dull the sheen of the finish. Then an adhesion primer is applied, followed by two coats of latex paint. There are many types of latex paints available for different applications such as kitchen cabinets or window casings. We know which paints and additives will give the best and closest results to oil paints for durability and beauty. You can call us for an evaluation. We will be glad to look at the interior finish in your home.

Paul Dunn
Yarmouthport Painting
Division Manager



SERVICES EXCELLENCE, PROPERTY MANAGEMENT EXCELLENCE

Featured Project: New Waterfront Home

BY: APRIL DUCOTT

A remarkable single family residence, situated on ten and a half acres in East Orleans is one of Cape Associates' most recent completions. The home is surrounded by conservation land, laced with walking trails, and a peninsula that affords access to salt water on Rachael's Cove and Town Landing. The property offers breathtaking water views with peeks of the Atlantic Ocean. The year round active homeowners, along with their two teenage children and three Labrador Retrievers, take full advantage of this property which includes a full size swimming pool, tennis/basketball/lacrosse court and outdoor kitchen.



Cape Associates broke ground on this project in June of 2012. At least 45 dedicated Cape Associates employees, and countless subcontractors and vendors, worked on this project during the fourteen month duration. It remains one of the largest homes Cape Associates has constructed to date, boasting 9,500 square feet of finished living space on three levels, including 5 large bedrooms, 5 full bathrooms and 3 half baths. The walkout basement includes a complete home fitness center, steam room, bar and game room which all opens up to an outdoor pool and kitchen area.



Matthew H. Cole, President & CEO of Cape Associates shared his thoughts. "Our team, led by April Ducott, project manager, worked incredibly hard- from early design through occupancy to make the client's dream a reality." The solid color shingles and spiced accent band allows this home to stray slightly from Cape Cod typical. The warm V-groove cedar siding and curved pre-patina copper roof,

defines the obvious focal point and central axis of the home; the formal entry way. Once at the entry way, the natural warmth continues up to the porch ceiling with a combination of exposed cedar framing and more boarding.

Just inside the large fir entry door reveals a round paneled room which further emphasizes the cylindrical nature of the entry. The room is outlined with a traditional and elegant curved staircase and balustrade. The staircase, built off site in our Eastham cabinet shop, was dismantled and re-assembled on site by a very talented crew. Curved and completely custom, the hickory handrails and treads were milled from rough sawn lumber to match the wide plank hickory floors that are throughout the home. Standing at the front door, the layout provides immediate water views across the entry way through the large, floor to ceiling windows in the curved Great Room.

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Curved staircase starting to take shape in the Cape Associates workshop.



Another notable and favorite feature of this home is the 25 foot tall cathedral ceiling in the Breakfast Room. The Fir V-groove ceiling is spanned by 20 foot custom decorative trusses with rustic oil rubbed bronze hardware.



EMPLOYEE ANNIVERSARIES

DECEMBER

11 YEARS

Derik Burgess

3 YEARS

Steve Scott

1 YEAR

Margaret Clancy

JANUARY

11 YEARS

Joel Erickson

8 YEARS

Tony Zehnder

3 YEARS

David Ellinwood

2 YEARS

Scott Brierly

Alex Haven

Allen Vania

1 YEAR

Rob Stevenson

Steve Coan

FEBRUARY

9 YEARS

John Leslie

Peter Radke

4 YEARS

Russ Hughes

John Mitsis

2 YEARS

Amy Jalbert

Ray Kolbus

Glenn Olson

1 YEAR

Ben Frechette

Billy Moore

Tyler Turner

Cam Leach



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PROPERTY MANAGEMENT || SERVICES || PAINTING

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Featured Project: New Waterfront Home Continued

Despite the scale of this home, it was built with maximum efficiency in mind. It has been awarded the highest level of performance through the Massachusetts Residential New Construction Program, an energy efficiency program sponsored by Cape Light Compact, earning a Tier III rating and \$8,700 worth of energy efficiency incentive. To achieve Tier III, homes must be built to be at least 45% more efficient than if it had been built to minimum code requirements. To date it is the most efficient propane heated home that has gone through the Compact's Program this year, achieving 48.1% savings with projected avoided energy costs exceeding \$200,000 over the next 25 years. With the help of Zero Energy Design, a sophisticated mechanical system was engineered including a study on upgrades, performance savings and pay back periods. The mechanical system consists of a hydro air system, radiant heat in the basement slab and an energy recovery ventilation system (ERV) to constantly bring fresh air into the tightly sealed envelope. The systems are controlled by Ecobee programmable thermostats, which have capabilities to control the house remotely with internet access. Further enhancing the performance of the house is open and closed cell spray foam insulation in the wall and roof cavities with an additional 1" rigid insulation applied to the interior of all exterior walls, ENERGY STAR® appliances and fixtures and Anderson Eagle series windows and doors.

Cape Light Compact is an intergovernmental organization consisting of the 21 towns and two counties on Cape Cod and Martha's Vineyard. The Compact's mission is to serve its 200,000 customers through the delivery of residential and commercial & Industrial energy efficiency programs, effective consumer advocacy, and competitive electricity supply with green power options. For more information, visit www.capelightcompact.org or call 1-800-797-6699.

Mass Save® is a statewide energy efficiency program sponsored by local utility and regional energy efficiency service organizations including Cape Light Compact.