

## Inside our Spring 2015 Newsletter you'll find:

- Lessons Learned from a Historic Winter
- Employee Profile - Pat Iachetta
- Home Improvement Seasonality
- Tiling Trends
- & More!

Ask a question, write a review, or just say hello, we want to hear from you!



www.houzz.com/pro/capeassociates



@capeassociates

Cape Associates, Inc.

BUILDERS

Est. 1971

PROPERTY MANAGEMENT || SERVICES || PAINTING

# Newsletter

Volume 14, Issue 2

SPRING 2015

## In This Issue

- 1 What We Have Learned From This Historic Winter
- 2 Employee Birthdays  
Employee Profile: Pat Iachetta  
Preview: Cahoon Museum of American Art
- 3 Employee Anniversaries  
Home Improvement Seasonality
- 4 Tiling Trends

## What We Have Learned From This Historic Winter

by Cinnamon Ann Swable, Manager — Property Management Division

During January of this year, we were having conversations about how mild this winter was compared to 2014. Then the blizzard hit on January 26th and it has been one of the worst New England winters in recent history. This winter has proven to be challenging on many levels, but in order to put a positive spin on this season, we have turned it into a learning experience on how to best prepare for the inevitable winters to come.

Together with my team of inspectors, I have identified several chores that should be on everyone's pre-winter checklist. Some of these tasks should be accomplished by a professional, while some can be performed by you, the homeowner. Ultimately, each home requires different treatment and these tips are meant to provoke thought about how you choose to best maintain your home during the winter.

**In the fall, home inspectors should be staking all propane tanks that are in the ground.** We have had difficulty locating the propane tanks that are buried in snow. By clearly staking tanks, we will have a much easier time locating them and checking fuel levels during snowy months.

**Mark your vents.** For customers with a heating system that relies on gas, our inspection team will be installing signs that indicate where the gas vents are located. During storm inspections this year, the task of locating and digging out unmarked vents has been difficult and time consuming.

**Plowing, plowing, and plowing!** Many homeowners have made the choice not to have plowing contracts in place during the winter months. Over the years we have respected this choice, realizing it is an expense that you may not want to incur when you are not using your Cape Cod home. We are reconsidering this position and will be asking homeowners to at least establish a relationship with a snow plow contractor.

If you rely on fuel delivery (oil or propane) or visit your home during the winter, setting up a snow plowing contract is necessary. The best time to do this is at the end of summer with your landscaper. If you live on a private road that is not tended by the town, you should



speak with your neighbors and come up with a plan for plowing the road.

**For those of you who have forced hot water heater systems and leave your heat on during the winter, we are recommending that you introduce anti-freeze into your heat piping.** We have had a number of heat pipes that are on exterior walls freeze, causing breaks in pipes and then water damage. By introducing anti-freeze into the system, it greatly reduces the potential for a freeze up. (This should be done by a professional plumber and should be repeated every three to five years.)

**Lastly, if you don't visit your home in the winter months at all, consider draining your home's systems and closing it up completely.** This eliminates many potential problems and subsequent costs. You will not have the expense of fuel; you will not need to worry about plowing; you will not have to worry about power outages and heat going off; there is no chance of frozen pipes and water damage.

Although this winter has been unusual it is obviously not out of the realm of possibility that next winter is equally rough. The property management team at Cape Associates is here to help you with any questions you may have. Before this winter becomes a welcome distant memory, please consider these suggestions and discuss them with your family or property management professional.

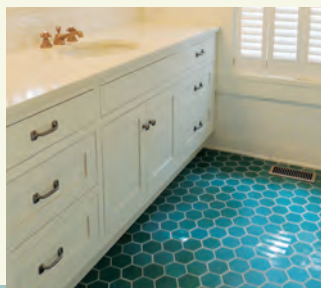
Go Green! If you would like our Newsletter e-mailed to you please contact [abarenwald@capeassociates.com](mailto:abarenwald@capeassociates.com)

Cape Associates, Inc.  
345 Massasoit Road  
P.O. Box 1858  
N. Eastham, MA 02651

PROPERTY MANAGEMENT || SERVICES || PAINTING  
BUILDERS  
Est. 1971

## Tiling Trends

A big part of many of our building and renovation projects includes tiling. That has helped us come to the realization that we need our own tiling team. So, for the past three years, we've been developing the talents of our full time staff to do just that. We now have six expert tilers ready to tackle your next kitchen/bathroom/mudroom/anyroom project. There are a lot of cool tiling trends out there right now, ask us about them! 508.255.1770



CAPEASSOCIATES.COM

EMPLOYEE BIRTHDAYS

MARCH

- 4th - Aaron Mooney
- 6th - Scott Brierly
- 7th - Kenny Martin
- 11th - Romney Ridgeway
- 12th - Charles Van Buren
- 18th - Ben Bartolini
- 22nd - Peter Corbett
- 29th - Maggie Van Sickle & Jason Smith
- 31st - James Brown

APRIL

- 1st - Joe Clark
- 2nd - Bob Creonte
- 5th - Cindy Kline
- 10th - Ben Mecham
- 13th - Kevin Johnston
- 16th - David Plum
- 20th - Andrea Baerenwald
- 29th - Jason Waterfield

MAY

- 3rd - Paul Cundari
- 8th - Mike Allen & Rich Bryant
- 18th - Brandon Mathison
- 20th - Andrew Seguin
- 22nd - J.P. Marjollet



Pat and his son, Anthony.

Employee Profile: Pat Iachetta

Pasquale Iachetta (Pat) joined Cape Associates as a foreman in 2008, and since then has led several large, high-profile commercial projects, including the Centerville Public Library renovation (which won Gold in the 2014 Building & Remodeling Industry of Cape Cod Awards for Best Non-Residential Project), renovations to Mid-Cape Home Centers and The Cooperative Bank of Cape Cod, both in Dennis. Pat is currently spearheading the Cahoon Museum of American Art renovation and expansion in Cotuit which is scheduled to finish in the fall. (See below for more information.) When asked what he likes about his job, Pat said, "I like working with my coworkers and building complex projects."

"Pat's attention to detail and his passion for what he does are reflected in the quality craftsmanship produced on his projects," says Executive Vice President, Rich Bryant. "His work is always met with praise and overall satisfaction from the client. We are proud of Pat's accomplishments; they are indicative of the high standard that all of our skilled carpenters are held to."

Pat's journey to Cape Associates began in Naples, Italy, born one of seven children. He moved with his family in 1969 to Vermont, where he began his career in commercial construction and worked for 17 years. He moved to Dennis, Cape Cod, in 2000 with his wife, Joanne, who is originally from Yarmouthport.



Pat and his extended family.

These days, Pat enjoys being with his family, including his 15-year-old son, Anthony, who plays drums in the Dennis-Yarmouth High School marching band. Pat and Joanne travel to support Anthony at his marching band competitions and jazz gigs, but they still find time to discover new restaurants with friends, relax on the beach, and go on camping trips.

Pat manages to get away occasionally to either hit the links for a few rounds of golf or drive deep into the rough to go four-wheeling in his Jeep Wrangler. He also is a key member of the Cape Associates bowling team each year at Roll the Rock, hosted by Cape Cod Charitable FunRaisers. We look forward to many more years of working with Pat!



Cahoon Museum, Cotuit, MA

Currently under renovation and expansion, the Cahoon Museum improvements are scheduled to complete this fall. The project consists of preservation of the existing historic building that houses the Museum. The building underwent foundation repairs and replacement, and structural repairs to the framing. All new utilities were brought into the space. The addition will add 3,705 square feet of gallery, gift shop and classroom space, including a three-story stainless steel elevator. Stay tuned to our fall newsletter for finished project photos!

All About Home Improvement Seasonality

Many people seem surprised to learn that Cape Associates is in the midst of our busiest building season during the cold and blustery months of late winter and early spring. During a time when many Cape Cod businesses have reduced hours or even closed for the season, building on Cape Cod goes into full swing and runs strong through late Spring.

It makes a lot of sense... homeowners and businesses naturally want to enjoy their newly built or renovated spaces when the sun is shining, birds are chirping and Cape Cod is flourishing with summertime activity. Many large projects that start up in the fall are often expected and wished for by Memorial Day.

Getting your home improvement projects done in-season has its advantages over waiting until you're out the door for the season like your summertime neighbors are probably doing. When our crews are less busy (July through October), it will be easier to schedule estimates and get the work done in a timely manner, and it might even help your budget.

A few examples of high-impact summertime improvements that can be done lickety-split:

**Doors:** The moisture and extreme weather on Cape Cod are brutal on exterior and screen doors, and older doors without the benefit of modern building technology can malfunction and become drafty. Updating exterior doors can greatly upgrade the appearance and functionality of your home. Simply replacing an older door with a new, energy-efficient one can save you money on heating and cooling. Today's building practices also make doors more watertight, which prevents water damage. If you're in the mood for a big change, trade in a standard door for sliders to gain natural light and visually live beyond your walls. If you plan to eventually retire to your vacation home, replacing all your doors with wider ones compliant with

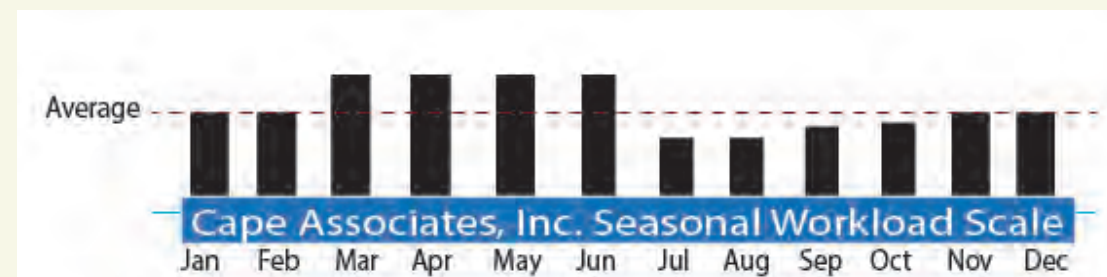
the Americans with Disabilities Act (ADA) Standards for Accessible Design is a good first step.

**Windows:** There are two types of windows—replacement and new construction. Replacement windows use the existing frame and don't require the wall to be opened, but new construction windows can revitalize your home's façade and bring life to its interior. Large windows, multiple windows, bay windows, and skylights all let in more natural light and scenic views, as well as increase curb appeal. Like doors, windows today are more energy efficient and installed using technology that better protects your home from damage caused by the elements.

**Decks:** If you still have a wood deck, you know splintering, warping, and pushed-up nails are problems for bare feet each year. If you are happy with the size and shape of your deck, the decking boards can simply be replaced with composit material or new wood to solve this problem. However, structural framing can deteriorate over the years, as can footings, which weren't always installed to today's standards, and can make you question how the deck is still standing. A careful inspection of the underside of your deck can reveal trouble areas. Also, if the deck isn't attached to the house using the latest building materials and practices, water could be leaking into your wall at the ledger and causing unseen rot.

**Larger renovations:** If your home improvement plans include building your dream kitchen, adding living space, or giving your bathroom a spa makeover, you may be looking at a longer building process. Starting this type of project in the summer is a smart idea, too, because there will be more hands on deck to get it going before the onslaught of winter projects thins out crews, and your project may be ready for interior paint by winter, when it just so happens that our painting team is least busy.

*We like to say "a week in August is worth three in December."*



MARCH

- Mark Kinnane – 33 years!
- Steve Zayatz – 22 years
- Michael Meads – 10 years
- Chris Kamens – 9 years
- Charlie Quast – 7 years
- Pat Iachetta – 6 years
- Jason Waterfield – 5 years
- Aubrey Field – 3 years
- Mike Allen – 3 years
- Paul Cundari – 3 years
- Shaun Law – 3 years
- Steve Medeiros – 3 years
- Glenn Olson – 3 years
- Cindy Kline – 1 year

APRIL

- Joe Dalton – 29 years
- Steve Caliri – 23 years
- Kevin Johnston – 11 years
- Rich Bryant – 11 years
- Gregg Kamens – 11 years
- Charles Jonas – 7 years
- Chris Berry – 5 years
- Lance Stanley – 3 years
- Debbie Lyman – 2 years

MAY

- Lindsay Cole – 16 years
- Casey Cole – 8 years
- Javier Garcia Raya – 5 years
- John Smith – 4 years
- Jason Smith – 3 years
- Andrew Seguin - years
- Brendon Stevens – 2 years
- Tyler Forstmann – 1 year