

SPS

Schernecker Property Services

PROJECT

Village at Crown Colony

Quincy, Mass.

2006 — 2009

Work Performed

- Siding and trim replacement
- Roof replacement
- Deck repair



SPS Gives Crown Colony Condos the Royal Treatment

“SPS has stepped up to the plate every time we’ve needed them.”

How Can We Help You?

SPS is your one-source solution for property maintenance and improvements.

- Roofing
- Siding
- Painting
- Carpentry
- Decks
- Window and Door Replacements
- Interior Renovation
- Framing

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The Board of the Village at Crown Colony was fed up. Over the years, a series of quick fixes had failed to stop water penetration at the high-end Quincy condominiums. And now the pine trim on the association’s 10 buildings was beyond repair. With the help of property manager Hugh Shaffer of RoBeck Management, the Board began interviewing contractors.

SPS’s professionalism was apparent during the bidding process, says Crown Colony Trustee Bill Lee. “SPS explained exactly how they would perform the work in a straightforward, easy-to-understand manner,” Lee says. “They also detailed all the costs. We had to make a business decision and it was clear SPS knew their business.”

The scope of work at Crown Colony included replacing all pine trim with PVC trim and repairing leak damage. The project called for SPS to install waterproof membrane and flash all transition points, and window and door casings. SPS also replaced water-damaged sheathing and siding on three buildings. The project, originally scheduled to be phased over five years, was completed by SPS in three.

The Board is pleased that SPS has delivered as promised. “SPS has stepped up to the plate every time we’ve needed them,” says Lee. “When we discovered we needed to replace three flat rubber roofs, SPS got it done. Unexpected deck repairs — done. And when we needed to install bird-proof vent covers, SPS got it done without missing a beat.”

Lee is also pleased with SPS’s onsite crews. “They are always on time, responsive, and always considerate. When we needed some extra attention on clean-up, one phone call is all it took. No excuses, just action.”

Working with a contractor that sets and meets high standards has been refreshing, says Lee. “SPS is all about getting the job done right. We didn’t want another vendor,” he says. “We wanted a partner we could trust to act in the best interest of our homeowners. That’s why we chose SPS.”