

# SPS

Schernecker Property Services

## PROJECT

White Cliffs III Condominium  
Plymouth, Mass.  
2007

## Work Performed

- Spot siding replacement and staining
- Spot PVC trim installation and painting
- Window replacement

**“We wanted quality workmanship at a fair price.”**

## 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

## Get a Quote

Call SPS today  
800.424.2468

## SPS Delivers Value at White Cliffs III

When your rustic cedar clapboard begins to warp and crack, no amount of stain will prevent water penetration. That was the harsh truth facing the trustees of White Cliffs III, a golf course townhome community in Plymouth, Mass.

Eleven of the association's 17 buildings required substantial spot replacement of failed clapboards and rotting pine trim.

“We have a fiduciary responsibility to maintain association property,” says White Cliffs III Trustee Roy Zettlemoyer. “Cost is always a concern, but what really counts is value. We wanted a contractor who could deliver quality workmanship at a fair price.”

After a competitive bidding process, the trustees hired Schernecker Property Services. “SPS's proposal was comprehensive and very competitive,” says Zettlemoyer. Their references all gave strong recommendations.”

SPS Vice President Rob Monti managed the three-month project. The scope of work included staining and spot replacement of clapboards, and painting and spot replacement of pine trim with PVC trim. When SPS identified a number of failed casement windows as a contributing source of siding damage, unit owners were given the option to have SPS install replacements.

“SPS provides value to our clients by providing a one-source solution,” says Monti. “Our crews specialize in different trades, which allows us to keep the work in-house and manage for quality and efficiency. Our pricing is competitive because we have highly productive crews that do the job right the first time.”

Zettlemoyer was pleased with SPS's project management. “Weekly production meetings made it easy for us to track progress and the budget for each building. Rob always returned calls quickly. If we had questions, we got answers. If we had a concern, it was resolved. That kind of service gave us a lot of peace of mind.”

SPS delivered as promised, says Zettlemoyer. “SPS crews were personable, professional, and they worked until the last available light. You never saw anyone sitting around. Homeowners brought that up at Board meetings,” he says. “It's not often you hear unsolicited compliments from a homeowner about a contractor.”

