

Fall is Here....And Winter is Fast Approaching

Keep the Holidays Happy by Winterizing Your Property



The Bluestone & Hockley Maintenance Team believes strongly in preventative maintenance—it saves everyone time, money, and unnecessary stress. With this in mind, remember that winterizing properties now, before the bad winter weather hits, is the best thing you can do for your home and investment.

Steps for Winterizing Your Home:

- Check (or install) smoke and carbon monoxide detectors.
- Clean all gutters and downspouts, so that water flows away from the house and does not cause leaks or water damage.
- Inspect your roof for any damaged or soft areas to replace.
- Make sure there are no trees overhanging the roof that could fall during storms.
- Install hose bib covers and foundation vent covers to avoid frozen pipes and reduce heating expense.
- Make sure all your windows and doors are sealed, replacing weather stripping on doors and caulk on windows.
- Change your furnace filter and vacuum heat registers.

Keeping Out Unwanted Guests

During the winter, lots of little creatures try to make their way into our nice, dry, warm homes. But the house just isn't big enough for the both of us, humans and animals. So here are some quick tips to help you keep pests like mice, squirrels, and insects outside:

1. Make sure there are no openings in your foundation for mice to cozy up into – seal all cracks and crevices around basement pipes with mortar.
2. Install stones between your home and mulch. Also make sure the mulch is not piled up too high next to the house.
3. Replace weather stripping on windows and doors with new caulking, and repair soft spots in wood. Rats and mice can chew through soft spots.
4. Make sure all your screens fit their frames closely, and do not have tears.
5. Install a cap for your chimney to keep out squirrels, bats, and even raccoons.
6. Trim back trees from the roof – these branches are practically squirrel highways to your attic.
7. Close gaps in eaves and flashing joints with aluminum and steel. Fill holes in soffits and fascia boards, and cover all vents with screens.
8. Replace all damaged siding, and fill holes with expanding foam before caulking.



Source: "Pest Control," *This Old House*, October 2010.

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Learn More About Us Online:

Bluestonehockley.com/maintenance



Blue Knows Green



Paint Recycling

B&H is dedicated to being Green. As part of our Green Initiatives, we ensure that **no paint is ever wasted or dumped**, and that we **always use low- or zero-VOC paints**.



Most paints contain VOCs (Volatile Organic Compounds) which enter the atmosphere with paint fumes released for years after the paint is applied. Many VOCs are green house gases, add to air pollution, and some can create ozone in the lower atmosphere—which is harmful to human and animal health.

Even without VOCs, paint has to be recycled to prevent dumping and landfill concerns. So B&H ensures that our paints not being dumped - they are being re-used.

To do this, we use Metro Paint and ReStore to recycle our paints. These two programs help the Portland community cut down on hazardous material waste.

1) **MetroPaint**: an organization sponsored by Portland Metro that takes unwanted paint and recycles it into new, recycled interior/exterior latex paint that is filtered to industry standards and tested for performance and environmental safety.



<http://www.oregonmetro.gov/index.cfm/go/by.web/id=521>

2) **ReStore**: a facility that raises funds to help Habitat for Humanity, and keeps usable materials out of the waste stream and into home building, remodeling, and creative arts projects by accepting unwanted paint (with labels intact) that can be used by others.

<http://www.pdxrestore.org/>

Read More Details about B&H Green Initiatives at www.bluestonehockley.com/green-initiatives

New Products for Home Maintenance

We Are Excited About Mold



This is Oregon, so mold can be a problem during our wet season. People often use bleach to remove mold, but the easiest solution is to use mold removers that contain enzymes. Enzymes are microscopic molecules that break down and consume organic materials.

The trick to using enzyme cleaners is giving the enzymes enough time to digest, which can mean spraying several times and making sure the area is well ventilated. Since enzymes are natural, you avoid the chemical risks of biocides.

B&H Techs Have Shark Bite Fever

Shark Bite is the new push-fit pipe connection system that is making plumbing easier. It's the fastest way to join copper, CPVC, or PEX pipe without soldering, clamps, unions, or glue. The name Shark Bite refers to the stainless steel teeth inside the pipe that grip the connection, with an O-ring to create a seal.

This system (with hundreds of fittings, valves, tubes, etc.) prevents leaks, is easy to disconnect, and is approved for use underground.

http://sharkbite.com/about_sharkbite.php



CMA Ice Melter Versus Rock Salt

B&H techs are ready for winter: They have their phones on for emergencies and a plan for snow and ice removal.

While many companies still use rock salt to remove snow and ice, because it is inexpensive, B&H techs know that salt is the most damaging method for melting ice.

Instead, we use snow melting products that contain Calcium Magnesium Acetate (CMA), an environmentally friendly alternative to regular road salt. CMA is non-corrosive and biodegradable so it is safe to use in areas where corrosion, vegetation, and water contamination are concerns.



Tests have found that a minimum of 20% CMA in an ice melting product can reduce corrosion and concrete damage by as much as 80% - which means long term savings on repaving roads, walkways, and parking lots.

Employee News

The Maintenance Dept. took new marketing photos of the whole team! →

Certifications: Chuck Hodges, Bryce Higgins, and Jimmy Hurley have all completed the training to become **Certified Lead Renovators**.

Anniversaries:

September: Chuck Hodges(Manager), 6 years at B&H; Khanh Lam, 4 years; Jimmy Hurley, 2 years.

October: Jeremy Jenks, 5 years at B&H; Jeff Ward, 4 years.

November: Bryce Higgins (Asst. Manager) 3 years at B&H, Ben Jacques, 1 year.

