

## **VILLAS OF ARDEN MILLS**

### **Procedure for Maintenance, Replacement and Painting of Classic Series Wood Patio Fences**

**Background:** The Villas of Arden Mills Declaration Section of the Public Offering Statement spells out the responsibility for ownership and maintenance of the limited common unit fences. Ownership is the unit owner. Maintenance has the Association responsible for arranging for the maintenance and the unit owner responsible for the payment for such maintenance. The Buildings & Roads Committee inspects these patio fences periodically. Notice will be provided to the Board and the unit owner when the inspection indicates a recommendation for maintenance, replacement or painting.

#### **General Procedure**

1. All fence activities require an Alteration Request.
2. Elite Management maintains a relationship with contractor(s) who have been approved for maintenance and painting of our classic series wood fences. Alternatively, the unit owner may choose their own contractor provided this contractor meets the Elite Management guidelines for an approved contractor (licensed, insurance, etc.).
3. Unit owners may choose to paint their fence provided they utilize the paint specification established for the Community. (See below for this specification.)
4. Meet with the contractor and discuss this procedure. All existing trees, plants & shrubs, and mulch beds must be preserved by the contractor during maintenance and or painting. These are assets of the Association. Should any of these be lost during the process, the unit owner will be required to replace them in kind. The unit owner is responsible to assure that paint will only be applied to the fence and no other Association structure. Any paint spill must be immediately cleaned up by the unit owner or contractor and reported to the Association.

#### **Replacement of the wooden fence**

If the fence is to be completely replaced, it must be replaced with a vinyl fence from Penn Fencing. Their number is 724-586-7906. Two options are available (see attached drawing A and B). A signed contract must be submitted with the alteration request. The alteration request must be approved before work can be started.

### Repair or replacement of the wooden fence components

1. Dave Dillon, 412-582-4421, has been identified as the contractor to work on the wooden fences. His current price quote is:
  - a. Reset existing post \$60
  - b. Replace and set new treated post & paint \$90
  - c. Paint entire fence \$120
2. Resetting of existing posts may be a possibility if the posts are loose because the concrete footing has cracked but the posts themselves are not sufficiently deteriorated (rotted) to require replacement. This can only be determined by the contractor.
3. Post replacement is required when the post is deteriorated. This usually occurs at the base of the post. It must be replaced with a new pressure treated post.
4. Upper and lower rail members and vertical slats must be replaced with pressure treated wood of identical size and shape when they have become deteriorated. **Keeping mulch from direct contact with the bottom of the vertical slats will extend their life.**

### Painting of the wooden fence


Painting of the fence is required when its appearance has degraded due to the effects of the sun and weather or if components have been replaced. The color of the fence must be consistent.

### VOAM Paint Specification and Procedure

1. All loose dirt, paint/stain, bird droppings, etc., must be removed by scraping, wire brushing or sanding prior to painting.
2. All bare wood must be primed with Sherwin Williams Latex Wood Primer® #6501-33275 (quart). It has been recommended that the primer be tinted Grey. Tinting helps the paint cover better.
3. Paint to be used is Sherwin Williams Resilience® Exterior Acrylic Latex Paint. It carries a Limited Lifetime warranty. The color is SW3046 Pine Cone in the **sat**in finish. See below for the recipe for a gallon.
4. Obtain the necessary quotes for the painting and using the Alteration Request Form, submit the quote document (pricing is optional) to Elite Management to begin the approval process.

5. Following approval, the painting of the fence may begin.
6. Following the painting, please contact the Building & Roads Committee, who will provide the Board with their approval or recommendation for additional work to be in compliance with this Procedure.

**Recipe for a gallon**

SHERWIN-WILLIAMS 1132	09/19/15
724-225-6640	Order# 0000000
EXTERIOR	ARCHITECTURAL
RESILIENCE	LATEX
SATIN	STANDALONE
3046 PINE CONE	
SHER-COLOR FORMULA	
CCE*COLORANT	OZ 32 64 128
G2-New Green	2 58 1 1
R2-Maroon	2 58 1 -
Y3-Deep Gold	2 58 - 1
ONE GALLON	ULTRADEEP
K43T00054	640413621
Non Returnable Tinted Color	
<small>CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</small>	
	
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Attachment Drawing A – Dover Flat Style (PDF format)

Attachment Drawing B – Modified Marianna Style (PDF format)

Procedure approved by the Buildings & Roads Committee on February 29, 2016

Procedure approved by the Board on March 7, 2016