

Avalon Farms Homeowners' Association

Architectural Guidelines: Specifications for Garage Doors

November 28, 2012

Avalon Farms Architecture Committee
& HOA Executive Board

V2.1

1.0 Introduction

The carriage house look of the Avalon Farms garage doors is quite distinctive. In order to preserve the look and feel of the homes in Avalon Farms and our investments as homeowners, the Architecture Committee and Homeowners' Association Executive Board want to ensure standards are established for the look of the garage doors, as over time they will need to be cleaned and refinished.

2.0 Recommendation

The Architecture Committee and Executive Board recommend an amendment to the Avalon Farms Rules and Regulations document, to address the garage door color and look. The garage door specification amendment, as outlined in this document, will be included for vote in the June, 2013 Homeowners' Annual Election ballot process in order to seek approval from the Avalon Farms Homeowners' Association.

3.0 Considerations

There are several points to consider about the garage doors, in terms of cleaning and maintaining them, as provided by the vendors:

- The garage doors should **NOT** be power washed, as this can ruin the doors due to the soft cedar wood.
- If the water is still beading on the garage door, even if they look bad, the doors still have oil left in them and are still 'working'.
- The key to cleaning the doors is the removal of the mold. Staining or painting over the black mold only causes issues with the doors at a later point in time.
- To replace a garage door, Wood and Wood Inc., the Southington, CT vendor who originally manufactured the garage doors for Avalon Farms, estimates \$4,600 per door (includes material and labor).

4.0 Specifications

The following specifications should be followed for restoring and refinishing the garage doors, to ensure the distinct common look and feel of the Avalon Farms neighborhood:

- 1) A clear stain or oil should be used to show the natural cedar, rather than a colored or opaque stain. Colored or opaque stains make the doors appear to be painted, rather than stained.
- 2) The homeowner should attempt to match the shade and color of their garage doors to the original shades used in the development, with slight variations.
- 3) Photos of standard looking garage doors are included as a point of reference for the expected common look and feel of the refinished garage doors.

5.0 Photos



6.0 Additional Information

Jim Foley of Diamond Jim Pressure Cleaning has been commonly used by many Avalon Farms Homeowners, including Heritage Development Group, to clean and restore the garage doors. Jim uses a special cleaner (proprietary mixture he creates) and process to clean the doors. He then re-stains the doors once they've been cleaned, using a commercial stain/oil mixed with proprietary ingredients.

Contact information for Jim Foley can be found at his web site:

<http://www.diamondjimspresurecleaning.com/>