



TO: Avalon Farms Homeowners

FROM: Tim Barth, Property Manager

DATE: June 8, 2010

PROPOSED DECK RAILINGS RULE

Effective July 1, 2010, the Avalon Farms Board of Directors will implement the following Deck Railings Rule following notice and comment:

“Homeowners may replace their deck railings to either match the trim of the house (via paint or product color) or to remain as a natural wood color, either wood or a composite material.” (Please refer to attachment for additional information).

If you would like to comment on the proposal rule, please mail your comments to Imagineers or email them to tbarth@imagineersllc.com no later than June 18, 2010.

Thank you for your attention to this matter.

1.0 Introduction

The purpose of this memo is to brief the Avalon Farms Homeowners on a proposed change concerning the replacement of wooden deck railings with a composite material in a natural wood color. The homeowners will be asked to approve or reject this proposal.

2.0 Problem Statement

The current deck railings in Avalon Farms are wood and painted to match the trim color of the house. Several homeowners in the Avalon Farms development have had to prematurely replace their entire deck railings because of wood rot. With composite, maintenance-free decking products more prevalent in the market place, some homeowners have opted to utilize composite materials, rather than wood, to replace their deck railings. Two of the most popular and available brands of composite decking material are Trex and Azek.

Per the current HOA guidelines, the composite material deck railings should match the trim color of the house. The color selections for Trex and Azek are very limited and difficult to match to the existing Avalon Farms house trim color palette. As a work around, the composite material could be installed in a natural wood color and then painted to match the trim color of the house. With this approach, unfortunately, the maintenance-free product will now require future maintenance.

3.0 Proposal

The Avalon Farms Architecture Committee recommends and the Executive Board concurs, that the HOA guidelines be updated to allow deck railings to either match the trim of the house (via paint or product color) or to remain as a natural wood color, either wood or a composite material. With this approach, homeowners seeking a maintenance-free decking material could install a composite deck railing in a natural wood color that would not require painting.

4.0 Additional Information and Background

For reference, additional background information on Trex and Azek is included below. Trex is a composite of recycled wood (i.e. sawdust and pallets) and recycled plastic (i.e. grocery bags). Azek (Procell) is 100% man made material of cellular polyvinyl chloride (PVC).

Below are some web sites, most of which resulted from a simple Google search on the products. Note: some of the blogs may focus on the decking portion, not necessarily the railing system.

Trex Railing: <http://www.trex.com/railing/default.aspx>

Azek Railing: <http://www.azek.com/azek-rail/>

Trex vs. Azek Q&A:

<http://www.mosbybuildingarts.com/services/question.php/difference-between-trex-and-azek-339>

Sample blogs on Trex vs. Azek:

<http://forums.howiedidit.com/decks-patios-f27/trex-vs-procell-decking-t58.html>

<http://forums.howiedidit.com/decks-patios-f27/trex-vs-procell-decking-t58-20.html>

<http://forums.jlconline.com/forums/showthread.php?t=43132>

<http://forum.doityourself.com/decks-patios-porches-docks/261833-trex-vs-procell-decking.html>