

Drumlins Deck Policy

(Based on the Declarations, Article V, Section 2.0)

Each unit at the Drumlins has either one or two decks. For this document, we're defining decks as either a raised deck or a ground level deck.

Responsibility: The maintenance and repair of the decks, including preservation, improvement and, if necessary, reconstruction is the responsibility of the homeowner.

It is the responsibility of the Board of Management to monitor conditions of the decks, and if the homeowner fails to maintain the deck satisfactorily, the board will notify the owner of their responsibility. After a reasonable amount of time, if the homeowner does not maintain the deck, the HOA will perform the necessary maintenance and bill the homeowner for the expense

It is the desire of the board that they never have to take this step. It's in the financial interest of the homeowner as well as their personal-enjoyment interest to have an attractive and well-maintained deck.

Guidelines: As the decks in the Drumlins are approaching 30 years of age, they all have been treated with some sort of preservative in the past. The purpose of the preservative is to prevent water being absorbed into the wood. Water in the wood will lead to rot. If properly treated, a deck can be used for many years.

There are two types of deck treatment: transparent stain and solid or opaque stains. The transparent stain is most common in the Drumlins and can be identified by the matte appearance of the deck surface, with the grain pattern of the wood still visible. A solid stain is much like a paint, with the wood grain not visible thru the solid stain. A transparent stain soaks into the wood, whereas a solid stain is on the surface.

Once your deck has been stained with a solid stain, a transparent stain will not soak in, so you must continue to use a solid stain unless you sand off the solid stain.

Frequency: Generally, a deck needs to be re-stained every two to three years. Applying a transparent stain too often (e.g. every year) is generally not desirable as it can lead to stain buildup and the newly applied stain will not soak in and will stay tacky. Since the treatment gradually loses its water-repelling ability, going too long will result in a deck that can absorb water and eventually lead to rot and deck failure.

Procedure. It's beyond the scope of this document to provide a full description of deck maintenance procedures, but here's a general guideline.

1. The first step in deck maintenance is to clean the deck. This can be done either by power washing or scrubbing it with a brush and then rinsing it. Obviously the power-washing option is the most popular. Apply enough pressure to clean down into the texture of the wood but not so much as to damage the wood. Even though you might stain your deck only once every two or three years, you might wish to power-wash it every year to keep it clean and attractive.
2. Before staining, your deck must be thoroughly dry. If the deck is not dry, it will not absorb the stain.

3. Brush the stain on. Spraying from either a pump type sprayer or a paint sprayer will not give the same results.
4. Allow it to dry and enjoy your deck.

Color: The traditional preferred color for decks in the drumlins is a dark-brown transparent stain. However, various units have chosen to use other colors, especially those who've used solid stain, have chosen to use either a lighter brown or gray. If your deck is stained a color other than dark-brown you may continue to use it. If you wish to switch from dark brown to some other color, it is requested that you submit a variance.

Approved by the Board of Management [insert month/year].

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