

RUST STAIN REMOVAL POLICY

Rust stains on our buildings, roads, fences, etc. are caused by the water in the irrigation system. A permanent resolution to this problem is not expected in the foreseeable future.

UNIT OWNERS RESPONSIBILITY

Condominium documents state that "Owners are responsible for maintaining...the exterior walls, roof, atrium, front entry, driveway, walkway, heating/air conditioning units." To that end, the options available to unit owners are:

1. Replace sprinkler heads around your unit with drip lines. This requires an AMA (Architectural Modification Application) and approval from the Board. When approved, the Board will provide you with contact information to get an estimate from the vendor that currently services the Association's irrigation system. You must use this vendor. Please note: Drip lines are not intended to irrigate grassy areas, only shrubbery.
2. Identify sprinkler heads that can be redirected so that water does not directly spray onto exterior walls. Fill out a Concern Form and turn it into the Board so they can communicate this to the vendor that services our irrigation system.
3. Clean rust stains with an inexpensive, effective cleaner. Two products available locally are, Goof Off Rust Stain Remover (Home Depot) and AK99 (Scott's Paint).

Non-resident unit owners are responsible for ensuring that tenants and/or property managers are aware of this policy.

ASSOCIATION RESPONSIBILITY

Condominium documents state that "The maintenance, repair and replacement of all Common Elements...shall be performed by the Association...The Association's maintenance responsibility does not include the exterior walls and roofs of the units, driveways and walkways..."

Therefore, the Association will continue to ensure that all common areas including fences, barrier walls, roadways, signage, pool building and decking are free of rust stains by the most efficient and cost-effective process available.

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