

Arbor Ridge Homeowners Association

Policy for Wood Deck Maintenance

Maintenance of the Decks in Arbor Ridge are the responsibility of the homeowner. In order to preserve the wood and keep the deck from splintering or drying out, the deck should be cleaned and stained every 2 to 3 years at a minimum.

In order to receive the best results of deck preservation, you should inspect your deck frequently, identify problem areas and treat as needed on a timely basis. Some indications that attention is needed are severely weathered wood, algae, mold, mildew and dirt. Several wood cleaners are available locally.

The Board recommends that paired homes, as in Arbor Ridge, use the same care procedures so the shared decks look the same.

The Board recommends Cabot stains (one of the best to use per Consumer Reports) in the colors of Ponderosa, Golden Husk or Taupe. Cabot products are available at Lowe's, Menard's and other local businesses.

The Board also recommends Pittsburg Paints, Ultra Advanced, Solid Color, Deck Stain & Sealer in Autumn Sand color; or Maximum, Solid Color, Deck Stain & Sealer in specially mixed color #0634-A-20121018150336. These solid color stains are almost identical and nearly a perfect match to the vinyl siding color. Pittsburgh products are available at Menards. Maximum products are available at Lowes.

Please remember your deck must be stained. Painting is not approved by the Board.

Adopted by the Arbor Ridge Board of Directors 6-11-2009

Revision #1---addition of Pittsburgh & Maximum solid color stains approved by the Board on November 13, 2012.