

The Board of Directors recently voted to replace all wooden garage doors in the future with steel/metal doors in an effort to decrease the expense of wood replacement. The project will be long term as the budget does not allow the Association to replace all the garage doors at one time.

Maintenance will continue to repair wooden garage doors with wood until such time as the Association is able to replace all the doors with metal. If maintenance confirms a work order request is severe, it will be determined at that time whether to replace with an approved steel door rather than making the wood repairs.

Any resident who would prefer to purchase a metal garage door, at their expense up front, may do so directly by contacting Jennifer at Deluxe Door Systems, Inc at the office [614.840.0207](tel:614.840.0207) . The purchase price includes removal of the old door and installation of the new door which includes the exterior key lock and lift handle .

Listed below is the information required to make sure you are ordering the proper approved door.

Code # T50S
Model # Clopay T51F, Value Series, Complete Door Raised, Panel Steel (Non-Insulated)
Galvanized torsion spring(s)
Track Size/Mount/Lift/Radius: Standard
Color Chocolate Brown
Misc: Includes top & side perimeter seals
Price Each \$490.00

Owners who wish to purchase the garage door up front will need to submit their receipt to the Association through Case Bowen for reimbursement by the Association when the funds are available - possibly over a three (3) to five (5) year period. A receipt must accompany the request for reimbursement - no exceptions. Owners may wish to purchase an emergency key lock disconnect at an additional \$40.00 in the event there is a power outage or something happens with your electric opener.

Since this is a long term replacement program and the new garage door color is chocolate brown, the immediate result may be a chocolate brown metal garage door next door to a wooden cedar colored garage door. The Board has, therefore, decided that the owner may paint their wooden cedar colored garage door the same color/shade of brown when their neighbor has either had one replaced with a steel door or has purchased one up front for reimbursement at a later date. The paint is **Sherwin Williams Clopay Chocolate Brown Exterior Super Paint Stain Base**. Owners will be held responsible to make sure the proper color paint is used. when painting the garage door.