

# Home Maintenance



Spring is a good time to get outside after a long winter season. It is also the time to start to address the winter wear and tear, and spruce up the exterior of your home. Recently a drive-through of the community was performed and many homes are in need of routine maintenance.

As mentioned in the February Newsletter, Owners will be receiving notices within the next few weeks asking to remove the moss from the roofs, paint your trims, power wash your siding, clean the gutters, etc.

We understand that no one likes to receive letters telling them that they need to pressure wash the siding or get on a ladder and treat moss on top of the roof, but in order to preserve our home values and keep the community aesthetically pleasing, we need to adhere to the governing documents and maintain our homes in a clean and attractive condition and in good repair.

Following are a few tips that all you can do to keep up on the maintenance and appearance of your home on a regular basis:

- Check all exterior caulking around windows and trim/siding intersections. If you see caulking separations, cut away the old caulk in that area and reapply new exterior caulk.
- Many of the homes have not been painted since original construction – exterior trim of the home needs to be re-painted this year.
- Check gutters for debris and leaks. Remove all debris and repair any joints that are leaking with a gutter sealant from your local building supply store. Loose gutters should also be reattached so water does not run behind the gutter and cause problems with soffits or damage fascia boards. Many gutters are also stained and need to be cleaned using bleach and water.
- Check roofs for moss growth and damaged or lifted shingles. Check around any penetrations for cracks or deteriorated caulking. This can be done easily with binoculars from the ground if ladders are not your thing.
- The slope at the foundation of your home changes over time due to settlement and added landscaping. Make sure the ground slopes away from your home about one inch per foot and the ground is at least 6” below the siding of your home.
- Soft wash and keep the exterior siding, fencing, front steps and walkways clean and clear of debris, moss, phone books, newspapers etc.