

Villa Milano Homeowners Association
Rules for Garage Door Repair and Maintenance
May 2018

The Villa Milano CC&Rs (Article 3: Exterior Maintenance and Article 8: Architectural Control) require that the exterior of homes be maintained in satisfactory condition, including garage doors. The front-entry and garage doors constitute *54 percent* of the villa's exterior look.

The Board has been exploring approaches to return garage doors to their original beauty and to have them match the color of front doors as nearly as possible. The villas were built with garage doors made of Western Red Cedar, known for its natural beauty, rich grain and warm color to increase energy insulation, while adding architectural interest. The wood is elegantly textured and has been said to "speak of prestige and pride of ownership." Like all woods, however it must be properly maintained to retain its beauty.

Please feel free to contact Susan Shea for information and further advice about restoring garage doors. 520-299-7142.

If your garage door is in need of repair, you have two choices:

- Replace the garage door. Replacing a dated western red cedar garage door will cost approximately \$5,000. Kaiser Garage Door and Entry Gates, the original installer of the door, will replace the cedar wood overlay for \$4,018. Then the door must be stained and sealed within 24 hours of installation or the warranty will be void. PLEASE NOTE, GARAGE DOORS MUST BE REPLACED WITH THE SAME PRODUCT THAT HAS BEEN USED ON ALL HOMES IN VILLA MILANO. A FAUX WOOD GARAGE DOOR IS NOT PERMITTED AS AN ALTERNATIVE TO THE NATURAL WESTERN CEDAR DOOR, AND THE HOA DOES NOT PERMIT ANY TYPE OF METAL OR VINYL GARAGE DOOR.
- Refinish the western red cedar garage door following the guidelines below. DO NOT ASSUME THAT A PAINTER OR CONTRACTOR THAT YOU SELECT TO REFINISH YOUR GARAGE WILL KNOW HOW TO REFINISH THE DOORS IN A WAY THAT IS ACCEPTABLE TO VILLA MILANO. After all, they may be painters skilled at putting paint on wood, but not necessarily skilled in **refinishing** wood. As examples of what should NOT be performed, the doors should NOT be sandblasted or just simply sanded with #80, #120, or #220 grit sandpaper and, then stained. The following guidelines should be provided to your contractor and considered a requirement of your contract with them.

As a responsible homeowner, we know that you want to insure the refinish work is done properly. Consequently, the following approach for restoring garage doors is required by the Villa Milano HOA Board. We are specifying the use of General Finishes products because of their high quality. All products mentioned are at Amazon prices. The HOA recommends quart amounts because the garage door area is 128 square feet (16 x 8) and coverages of the General Finishes products, printed on the containers, are 150 square feet.

1. Protect the stucco walls and concrete lentils surrounding the entry and garage doors with plastic sheets.
2. Strip the garage door of existing, built-up stain and finishes by applying two to three quarts of **JASCO Varnish and Stain Remover** (\$17.45 per quart). Other paint remover will not adequately remove the build-up of existing stain, varnish, and sealers. The recommended remover will work with water as opposed to chemical washes such as paint thinners, mineral spirits, and so forth.
3. Wait 30 minutes, not allowing the stain remover to dry, and follow directions on the container. Scrape the garage door only with a wire brush and/or plastic scraper to remove the build-up of red or brown stain, varnish, sealer, as well as, existing mold/mildew.
4. Next, power-wash the door with a bleach, vinegar, or peroxide solution to remove any remaining build-up, ensuring that the walls, cement lentils, and any glass are properly protected.
5. Let the doors dry and then lightly sand the stripped doors with #120 or #220 grit paper.
6. For an even finish to control for blotchiness, we recommend applying a quart of **General Finishes Pre-Stain Conditioner** (natural) to the doors (\$14.50). The conditioner is water-based. Follow directions on the container and allow at least 30 minutes before applying the stain.
7. Stain the door(s) with **General Finishes Water-based Exterior 450 Stain** (\$18.50) This stain contains U.V. absorbers and mildewcides for maximum protection from the elements. The advantages of water based stains are that they dry quickly, keep color for a long period of time, have no harmful fumes, clean easily, and are extremely mildew and mold resistant. They also are recommended for cedar wood. **Exterior 450 Stains** can be applied by brush, roll, spray or wiping with cloth. The stain should be applied and **then any excess stain should be wiped off with a cloth**. Wiping the excess stain will help to insure an even finished look. You have three colors to choose from—Butternut, Cedar, or Chestnut. Follow directions on the container for the proper application of stain. One coat of stain should be sufficient. For more detailed information, visit the General Finishes website at <https://generalfinishes.com/wood-finishes-professional/exterior-topcoats-stains-oils/exterior-450-water-based-wood-stain>.
8. Seal the door with a wood sealer that contains UV protection, heat stabilizers, and mildew prohibitors. Many homeowners have had success with a quart of either:
 - a. **General Finishes Clear Outdoor Oil** (\$29.50) is an exterior-rated penetrating oil that acts a wood maintenance preservative. It contains UV protection, heat stabilizers, mildew prohibitors, and twice the oil contained in competing brands. It can be used annually by itself once the initial restoration of the garage doors are complete, and the outdoor oil applied over oil and **water-based** stains.

THE FREQUENTLY MENTIONED OIL-BASE VERSUS WATER-BASE ARGUMENT DOES NOT APPLY TO THE OUTDOOR OIL PRODUCT.

- b. You can follow the application of the stain with **General Finishes 450 Water-based Clear Topcoat** (\$23.50). As an aside, the product was Winner of *Fine Woodworking's* "Best Overall Choice Award," High Performance Topcoat, and was voted as the hardest, most durable consumer polyurethane topcoat.

Either sealer will protect the door(s) from the weather elements for at least one year. You may want to consider applying two coats of the sealer in the first year. Annual maintenance thereafter should require only one annual reapplication of the sealer and prevent further development of mold/mildew.

The cost for the complete process of refinishing a door is averaging about \$1,000-\$1,700.

The following craftsmen have been used recently by several homeowners who are pleased with the results: Alfonso Cabrera 520-247-8712. His assistant is Jamie at 520-358-7453.

Recommended sources for the General Finishes products include Amazon (www.amazon.com), Custom Service Hardware (www.cshardware.com) and Woodcraft (6230 N Oracle Road). The HOA also will maintain a small supply of the products that can be purchased by homeowners.

If you have a relatively new garage door that is in good condition, we strongly recommend an annual application of one of the two sealers described above. Re-staining the doors will not provide the same protection and will result in the stain door becoming darker and muddy over time and obscuring the wood grain. **STAINING DOORS WITH ANY STAIN OTHER THAN THOSE SPECIFIED BY THE HOA IS NOT PERMITTED (General Finishes Water-based Exterior 450 Stain in Butternut, Cedar, or Chestnut).**

Please note that while Architectural Review Committee approval is not required for garage door replacement or refinishing, homeowners must notify the HOA prior to beginning a garage door project to ensure compliance with these rules. Please notify Tammy Censky at Stellar Property Management (520-561-8497). Garage door projects that do not adhere to these rules are subject to penalties, and fines. Again, please feel free to contact Susan Shea to view samples of the stain color choices on western cedar and for recommendations and further advice about restoring garage doors. 520-299-7142.