

CONDO HOA

MANAGEMENT MAGAZINE

FOCUS - Finance

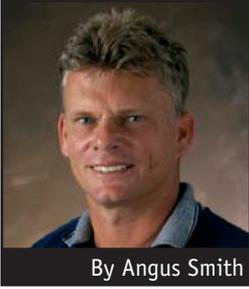
- » Considerations for collecting unpaid condo fees and assessments
- » Easy way to estimate association replacement reserve requirements

Also in this issue...

- » Maintenance scheduling... In the palm of your hand



CALIFORNIA EDITION



Association swimming pools and pool decks are an affordable and popular feature in many states. The pool deck area with its adjoining facilities is generally the most frequented common-area gathering point for residents. Developers and real estate professionals will often use this as a signature location in their marketing literature.

The vast majority of pool decks are constructed with concrete. It is a durable product for

POOL DECK UPGRADE

sure, but it can become aesthetically unattractive with age. A concrete surface is subject to discoloration and staining from pool chemicals. Sun exposure and furniture movement will also take a toll on the deck surface.

Complete concrete replacement is possible should an upgrade to this important community area be performed in accordance with the association's reserve study schedule. However, a more affordable option is to apply a concrete overlay to the existing deck. This will avoid the inconvenience and expenditure associated with concrete removal. New research and technology has resulted in today's overlay products having superior adhesion and durability qualities when compared to products applied in years past. In addition, a wide selection of coloring and texture types are available, making it possible to select an appropriate finish to enhance your pool deck and surrounding area. The new covering will transform your old, plain concrete into a new decorative finish.

Compared to replacement, the process is relatively simple. That said, preparation of the existing deck to accommodate the new coating is very important. Diligence and attention to detail will be a big factor in the durability and longevity of the new surface.

Preparation

It may be necessary to mechanically grind uneven surfaces on the existing deck. Specialized equipment with diamond-cutting blades can achieve this. Some sections may even require replacement if extreme uplifting or damage has occurred. Any properties on the existing surface that will hinder adhesion need to be removed with appropriate equipment. To maximize the adhesion of new coatings, the deck surface must have the coarseness of sandpaper, and a porosity level that will accommodate water absorption. Small holes or cracks can generally be filled with cement or epoxy-based products.

Design option

Existing cracks in concrete have a tendency to re-appear at some point. This can be unsightly, should they return after job completion. A diamond crack chaser can be used to incorporate existing cracks along with new fake cracks into an attractive freestyle flagstone pattern. This not only minimizes potential for unsightly cracks re-appearing in the new surface, it also enhances the look of the finished product.

Application

The installation process starts with an application of a two-part water-based epoxy primer. The primer will bond the new cement overlay to the existing concrete. This coating is generally applied with a roller but can be sprayed on. Shortly after primer application, a polymer modified cementitious coating, or a slurry coat, is applied. This is hand-trowelled evenly onto the still-damp primer and will give your pool deck an even and consistent surface. After the slurry coat has dried, a texture coat is applied. The most common finishes are Knock Down and Orange Peel. An acoustical hopper gun is used to spray the cement texture to the surface of the slurry

One could expect square-foot overlay costs to be approximately 30 to 40 percent of the cost of concrete replacement.



CONTINUED ON PAGE 12 »»



Existing crack in concrete prior to use of diamond crack chaser



Epoxy primer application



Slurry coat application



Texture coat application



Finish color coat/sealer application



Diamond crack chaser

coat. A less-abrasive cement is used on the texture application to provide a comfortable surface for barefoot walking, but also needs to have properties to prevent slippage on a potentially wet pool deck. The process is completed with two roller applications of a medium-viscosity acrylic top coat. This product is durable, flexible and has excellent chemical and wear-resistant properties.

The cement overlay process can be successfully applied to planter bed retaining walls, which are often part of the pool deck landscape. The overlay products adhere well to the vertical surfaces and can visually tie the planters and pool deck together. It's a feature that is pleasing to the eye and can give your pool deck a unique and custom look.

The fall or spring is the optimal time for the overlay to be applied, as moderate temperatures are more suitable for application. (It would also be unwise to close the pool area for construction in the hot summer months when the facility is in peak demand.) The association could expect a down time of two to three weeks for the entirety of preparation and installation of the new overlay system.

Maintenance

Manufacturer recommendation is to re-seal the pool deck every three to five years; however, to have a higher level of appearance and cleanliness, it is easy and inexpensive to power wash and re-seal the pool deck every year. The re-seal will bring it back to its original installation condition. In addition, surface washing at appropriate times keeps the area clean and hygienic.

Cost

The cost will vary with the complexity of product selection. The condition of existing concrete and related preparation work will also be a factor in the overall cost. Larger pool decks generally have a more favorable square-footage cost. One could expect square-foot overlay costs to be approximately 30 to 40 percent of the cost of concrete replacement.

Contractor

There are contractors who specialize in this type of work. Potential buyers of overlay systems would be well advised to use the services of a vendor who has a successful track record in this field. They are likely to have experience with different products that are available on the market, and they can consult in the material selection process. Product manufacturers also have staff available to assist clients on material selection, concrete preparation and installation.

Angus Smith is the owner of Angus Smith Construction. For more information, please call 714-538-1191 or e-mail us at angussmith@cox.net Visit us on the web at www.angusmithconstruction.com.



Pool deck completed

Raising the Bar

Angus Smith Construction is a "can do company" with the integrity and expertise to get your job done to the highest possible standards of quality and efficiency. Partnered with

long-term employees who share these same values and commitment, Angus Smith Construction is the builder of choice for reconstruction and repair for Homeowner Associations.

ANGUS
SMITH
CONSTRUCTION
RESIDENTIAL
COMMERCIAL
ASSOCIATIONS

714-538-1191

angusmithconstruction.com

MEMBER OF
community
ASSOCIATIONS INSTITUTE

License #637440

© 2012 Angus Smith Construction