

River Edge HOA

DATE: April 1, 2024
TO: River Edge Unit Owners
FROM: Fairwood Management
RE: **Spring Meeting, Tuesday, June 11, 2024 – 6:00PM**

The River Edge HOA Spring informational Meeting will be held on Tuesday, June 11, 2024. The meeting will begin at 6:00PM and will be held in the basement meeting room of City Hall 200 Niagara Street, City of Tonawanda, 14150.

This is an informational meeting. The Board will be presenting the 2024-25 approved budget.

We hope to see as many unit owners as possible at this meeting.

We have attached the sheet detailing how to care for and clean the new Trex Decking. **Please follow these instructions carefully to ensure the long life of our new decking. Also, please remember that nothing is to be placed on or attached to the deck or railings (this includes any pet enclosures –(gates must be tension gates and not attached to the railings or deck supports). Absolutely, no carpeting should be glued or adhered in any way to the Trex Decking.**

A few other spring reminders:

- Architectural request forms must be submitted for any additions or changes to anything on the exterior of your property. These requests are turned around very quickly. The forms can be found on the website (www.riveredgehoa.com) under Meetings and Maintenance/Maintenance and Repairs.
- On our recent walk around, it was apparent that some units are beginning to overcrowd their garden beds (front and back) with multiple items. This not only impedes landscaper access, but also presents a cluttered aesthetic in our community.

We want to allow unit owners with some individuality when it comes to décor, but we ask that you use common sense in your approach to the garden beds and pare back on the items placed in garden beds. As a guide:

- Small garden flags (1 in front, 1 in back) are fine.
- No signage in the garden beds.
- Utilize your deck and front porch to be creative with items instead of the garden beds.

Thank you,

Fairwood Management

Trex Transcend®, Trex Enhance®, and Trex Select® Care and Cleaning Guide

All exterior building materials require cleaning. Generally, soap and water is all that is required to clean Transcend, Enhance, and Select products. For additional information, see below.

Problem	Solution
Dirt and Debris	The affected area should be sprayed off with a hose to remove surface debris. Use warm soapy water and a soft bristle brush to remove dirt and debris from the embossing pattern.
Using a Pressure Washer (General Cleaning Issues)	A pressure washer with no greater than 3100 psi** that has a fan attachment/adjustment and soap dispenser may be used to remove dirt or mud. Spray deck with soap, then follow by gently scrubbing each deck board with a soft bristle brush. Spray/rinse each individual deck board using a fan tip no closer than 8-in (203 mm) from the decking surface. RINSE THOROUGHLY. If dirty water from cleaning is left to dry, a film will remain on the decking surface.
Issues with Concrete, Cement, Mortar, or Stucco Dust	When working with cement, concrete, mortar, or stucco, protect the decking as much as possible in order to not get dust particles on the decking surface. These particles, once they get hot or wet, can cause a reaction on the decking surface and are very difficult to remove. If particles get on the decking surface, Trex recommends using Sakrete™ Concrete Dissolver (www.sakrete.com/products/concrete-dissolver). BE SURE TO FOLLOW MANUFACTURER'S INSTRUCTIONS.
Hard Water Staining	Hard water is water with high amounts of mineral deposits like lime, silica and calcium. When the water dries, deposits are left behind, leaving unsightly spots on surfaces. This is not a defect of Trex products but an issue with the water itself. Generally, these deposits can be cleaned with white vinegar on decking surfaces. Rinsing is required, so care should be taken to not use hard water for this purpose. If hard water must be used, dry with a cloth or use a blower to dry surfaces. In some cases a deck brightener product may also be used to help clean hard water stains.
Chalk Lines	Most colored chinks are permanent and may discolor the surface. Use only Irwin Strait-Line® Dust-Off Marking Chalk (purple), available at www.irwin.com .
Tannins Due to Debris	Remove all debris from the deck using a hose or broom. Once the deck surface is dry, apply a deck "brightener" to the deck as directed by the manufacturer. Deck Brighteners contain oxalic acid, which will also remove tannins.
Ice and Snow	A plastic shovel may be used to remove snow from the deck. Use calcium chloride or rock salt to melt the snow and ice from the deck surface.
Oil, Grease, and Food	All food spills should be removed as soon as possible. The surface must be cleaned within seven days to maintain the stain warranty. To remove, spray off with a hose and use warm, soapy water and a soft bristle brush to remove spills from the embossing pattern.
Mold and Mildew	If debris such as pollen and dirt is allowed to remain on the deck surface, mold can feed on the biofilm. Using a hose and warm, soapy water with a soft bristle brush is recommended to remove the food source and mold.



Trex Transcend®, Trex Enhance®, and Trex Select® Care and Cleaning Guide

Problem	Solution
Trex and Static Electricity	<p>While this is not common, static electricity can occur on walking surfaces in dry climates or in areas where dry winds and dust-borne particles lay on the decking surfaces. Static electricity can build up on occupants walking across any composite decking surface, including Trex, then produce a small static shock if they touch a grounded metal surface such as railing, door, etc.</p> <p>This condition can be decreased greatly with the use of a product call ACL Staticide®. Two products tested were General Purpose Staticide® and Heavy Duty Staticide®. Both are effective in greatly reducing static electricity on Trex decking surfaces. Apply full strength, using a mop on a dry decking surface, and allow to dry; no rinsing or diluting needed. Products are non-toxic, non-flammable, non-staining (will not change the color of decking surface), completely biodegradable, and safe to use. Product is water-based and may require a second application after rain or other weather conditions. Over a period of time, the effect of static will dissipate naturally on the decking surface.</p> <p>See link for more information on product: www.acstaticide.com/antistatic_coatings.html</p>
Rubber Mats	Use caution when using rubber-backed mats (i.e. welcome mats, etc.) as these may contain substances that can sometimes discolor or lighten the decking surface.
Curving Trex Decking	Trex recommends the use of the Trex® CustomCurve® to properly curve decking products. Note that Trex Enhance decking cannot be curved.
Job Site Storage	Store decking on a flat level surface and ALWAYS use proper supports (dunnage). DO NOT store directly on the ground. When stacking decking bundles, supports (dunnage) should start approximately 8-in (203 mm) from each end and be spaced approximately 2-ft (0.61m) on center. In addition, supports (dunnage) should line up vertically/perpendicular to the decking product. Adjust support blocks (dunnage) accordingly if bundles are loose. For Select decking, Enhance decking, and 1x12 and 1x8 products, the maximum stack height is 12 bundles. For all other decking products maximum stack height is 14 bundles (IMPORTANT TO NOTE THAT PROPER DUNNAGE SPACING MUST BE IN PLACE FOR THESE HEIGHTS). When stacking multiple bundles, ensure that dunnage lines up vertically down through each stack. ALWAYS cover decking products on site until ready to be installed.

Strait-Line® is a registered trademark of Irwin Industrial Tool Company.

Sakrete™ is a trademark of Oldcastle APG, a CRH Company.

**Use of products containing bleach or acid can lighten the surface of Trex. Use in an inconspicuous area to determine whether you like the effect. Neither product will affect the structural integrity of Trex.*

***Use of a pressure washer greater than 3100 psi could damage the boards and void the warranty.*

NOTES:

- » Refer to www.trex.com to view a general care and cleaning video for Transcend, Enhance, and Select decking.
- » Refer to www.trex.com for a care and cleaning guide for Trex Early-Generation Composite and PVC Decking.