

7655 S. BRAESWOOD HOA GUIDELINES FOR CARE OF STUCCO

March, 2004, *rev. Sept. 2009*

TO: Homeowners at 7655 S. Braeswood
FROM: 7655 S. Braeswood Board of Directors
RE: Care of Stucco

The exterior walls of our complex were repaired and repainted in the spring of 2003 at a cost of close to \$200,000.00. In that process, the board learned more about stucco – and the maintenance of stucco – than any of us probably ever wanted to know! For example

- To extend the life of painted exterior stucco walls, they must be professionally power washed every 12 to 18 months – at a cost of \$12,000 – \$18,000 for our complex. A new budget item!
- Stucco, in our Houston humid climate, does NOT like greenery growing close to it! We have all seen how quickly the white stucco turns a dismal shade of “green-gray” when it is touched by the crepe myrtle trees that we have in the complex or by the growth from hanging baskets and the like in our patio/carport areas.

The Board has assumed the responsibility for making certain that common area greenery is pruned so as not to come into contact with the stucco walls. We are asking you, the homeowners, to adhere to the following policies:

- Do not plant “climbing plants” in your patio/carport areas – i.e. jasmine, ivy’s, philodendron – those plants that love to cling to walls. As a practical matter, when the walls are power washed every 12 – 18 months, these will have to be cut down.
- Do not put potted plants on your stucco patio walls.
- If you want to have hanging plants in your carports, please make certain that the plants do not come in contact with the stucco so as to retard discoloration. Keep them trimmed.
- If you have trees in your patio or carport areas, prune them regularly so that sunlight can get to the wall to help mitigate the discoloration.

Also, we ask that you not do anything to “break the seal” of the stucco – i.e., putting nails, screws, etc. into it. This allows moisture and subsequently mold to “get in” and damage the stucco from the inside out. Stucco is great in the dry Southwest. Houston may be in the Southwest – but certainly not in the “dry” portion!

We have asked the management company to pay particular attention to possible stucco problems on their weekly inspections and to notify homeowners so that these problems may be quickly corrected.

Our complex looks really good right now – and we want to keep it looking that way.

Thanks for your help and concern.