



Congress Square I Condominium

PO Box 360426

Strongsville, Ohio 44136

Phone (440) 572-7649

<http://csone.condohome.net>

Fax (866) 743-3451

MEMORANDUM

TO: Garage Door Contractors
FROM: Dennis Lewis, Association Administrator
RE: Garage Door Replacement Options
DATE: April 2015

Information and requirements for **GARAGE DOORS** at **Congress Square I Condominium** are provided. **Congress Square I** is located on Williamsburg Court, West of Eastland Road between Bagley and Sheldon Roads in Middleburg Heights, just at the Berea border. You may visit our property at any time should you desire review the existing situation or the Gallery section of our website. The 144 homes in the 36 buildings at the Association all have single car garage doors, the repair and replacement of which, is the responsibility of the individual homeowner. At the present time, all doors are of wood and masonite composition with a design of 3 panels across and 4 sections high. We also have 100% compliance with the existing garage door style, a factor which is important as there are instances where there are as many as 12 doors in close proximity.

The Board is considering permitting the option of a steel garage door without windows or embellishment and we are seeking options that would either easily duplicate the 3 panel across x 4 section high design of the wood composition door or adopt a different style that would be available, to the extent possible, for a great deal of time.

As we have observed at other Associations that have permitted **any** steel door to be installed, different manufacturers use different dies in the stamping process during door manufacture. We want to avoid having 4 different doors on a building or as many as 12 different doors in a driveway. As the existing wood composite doors, that are properly maintained, last for 20-25 years, the migration to a different style could take decades.

If your company has an interest in being considered as a source for a new or existing door design, we are asking that you provide the requested information for Board review and consideration. All pricing requests are for informational and comparison purposes at this time and we will consider them subject to change as individual homeowners will purchase new doors on their own schedule. However, should a new design be adopted, we will ask contractors that supply the new design to offer a discount when 4 or more doors are purchased during the initial offering time window of say, 60 - 120 days to encourage immediate replacement should the rule be changed. The Board reserves the right to reject any proposal for any reason.

As we have 4 different building colors, doors would have to be painted by the owner immediately after installation. A copy of our rule, edited to present only Garage Door information, is provided.

Should you have any questions, please contact me at 440-572-7649 or admin@condohome.net. My office hours are Monday - Thursday, 12:00 Noon - 6 PM and Friday, Noon to 4 PM.

Duplicate project information is available at:
<http://www.condohome.net/html/contractors.html>



Congress Square I Condominium

GARAGE DOOR INFORMATION SUBMISSION

150409

NAME _____ PHONE _____

ADDRESS _____ FAX _____

_____ E-MAIL _____

CONTACT PERSON _____

Please submit for the following information regarding Single garage doors:

Please indicate if the **existing style of 3 panel x 4 section** Wood Composite door is available from your company.

Model/Style #	Years style available	Manufacturer	Single Door Price
_____	Since 1972	_____	\$ _____

Please provide information on steel doors below:

Model/Style #	Years style available	Manufacturer	# Horizontal Panels	Single Door / 4 Door Price (ea)
_____	_____	_____	_____	\$ _____ / _____
_____	_____	_____	_____	\$ _____ / _____
_____	_____	_____	_____	\$ _____ / _____
_____	_____	_____	_____	\$ _____ / _____
_____	_____	_____	_____	\$ _____ / _____
_____	_____	_____	_____	\$ _____ / _____
_____	_____	_____	_____	\$ _____ / _____

Please also provide 6 copies of the manufacturer's catalog sheet for each door style that is submitted for consideration along with your information sheet.

Return to: **Congress Square I Condominium**
PO Box 360426
Strongsville OH 44136

You may return the information sheet by e-mail or fax and mail catalog sheets
admin@condohome.net
Fax 866-743-3451



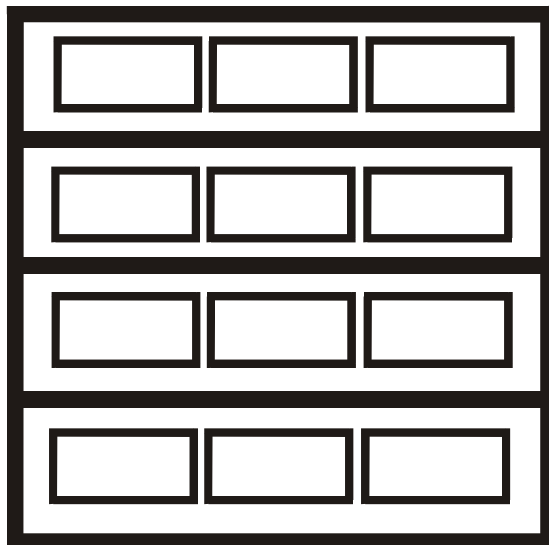
Congress Square I Condominium

DOOR AND WINDOW MAINTENANCE AND REPLACEMENT STANDARDS

Intent: The architectural concept of the buildings at Congress Square I is that of a Grand Home. Each building is designed to have the appearance of a single large house. Door and Window Maintenance and Replacement Standards have been adopted to maintain the uniform appearance of this part of the Limited Common Property as provided in the Declaration of Condominium Ownership and the Drawings.

B. Design Standards - *Garage Doors:*

Replacement garage doors must be wood or wood composite materials with the same 3 panel horizontal by 4 section vertical style as the original door.



E. Paint Colors - *Sherwin-Williams*

Body - (Includes Garage Door and Siding)

Gray Discreet White SW6266

Blue Lazy Gray SW 6254

Tan Utterly Beige SW6080

Yellow Muslin SW 6133

Rule 1997-2

Adopted:

April 10, 1997

Revised:

August 22, 2000

Revised:

January 11, 2003

Embossed and 2 panel window doors permitted

Revised:

March 27, 2006

Cross Buck storm door revision

Revised:

November 23, 2009

2 Panel storm door permitted