

Draft Sugarloaf HOA Policy for Paver Stone Driveways (25 Nov 2013)

Some driveways in Sugarloaf development are in need of significant repair, and some owners may choose to replace rather than repair. Paver Stones are an attractive option that owners have inquired about recently. Since the appearance of Paver Stones is quite different than most standard driveways, the HOA has developed this Paver Stone policy as a means of ensuring that Paver driveways do not result in increased visual density (complexity) or result in a “polka dot” effect. Maintaining visual density in our properties’ appearances helps facilitate the illusion of freestanding homes. This is very important from the standpoint of maintaining property values in Sugarloaf. The policy also provides a documented path for owners to follow in the event they wish to install a Paver Stone driveway.

Policy Elements

The Sugarloaf Board and Architectural Control Committee endorses the following specifications for Paver Stone driveway installations:

- Paver Brand = Calstone
- Type = Classic Cobblestone (rounded edges)
- Color = Gray Charcoal Tan (One neutral color to blend with all homes)
- Texture = Smooth with rounded edges, non-rippled, non-antiqued
- Pattern = Old Town II or Mega Pattern 2 (each uses two sizes of stones); or Old Town III or Mega Pattern 3 (each uses three sizes of stones)

Installation per the Interlocking Concrete Paving Institute (www.icpi.org) endorsed installation scheme using an ICPI-certified installer:

- Fabric first
- Base rock 2nd
- Sand layer
- Paver layer
- Sealer

Background Information for Paver Stone Policy

(provided by Katie Flynn)

The primary charge of the HOA is to maintain property values.

The ACC slant on maintaining property values is done by

1. updating styles to keep the properties looking current, and *at the same time*
2. not increasing visual density, which helps facilitate the illusion of freestanding homes.

Explanation of underlying Paver Stone aspects:

Brand and type

Because driveways are member's responsibility there will be a long period over which members can re-do their driveway in pavers. Pavers come in cobblestone (rounded edges - recommended) and flat (sharp edges ~bricks)

Implication for HOA:

Focus on a sustainable product line (meaning available years from now) that is not a special order, is easily obtained, doesn't require proprietary installers, and is moderately priced.

Moderate price is recommended because cheap pavers can crack and detract from neighborhood 'drive by' value.

Color and texture

The Pavers question was discussed with Bob Buckter, who designed Sugarloaf's 2002 paint color palette. Specifically, Bob Buckter was contacted regarding color issues. There are two ways to implement paver colors:

1. Individually match paver color to house color & roof color OR
2. Pick a neutral color that will blend with all homes.

He felt strongly that individually matching paver colors to house & roof color would be difficult. Also it will add to visual complexity and is not sustainable in a volunteer organization.

He recommended picking option #2 with the further recommendation that the HOA provide members with *very* detailed specs: brand, color, texture (if applicable), and install pattern.

In discussion with Scott Julien, local sales rep for Calstone, the 2 color pavers are being phased out. Three (3) color pavers are the norm now. At Calstone, older colorways are available at \$800 up charge.

Textures vary from smooth to rippled to 'antiqued', and may be directly coupled to the stone Type (meaning, may not be able to vary texture in all cases).

Implication for HOA:

Focus on a neutral color, closest to the same tone as existing driveways, as well as a simple shape and no texture. Because driveways are member's responsibility, there will be existing concrete & wood or aggregate next to a driveway with pavers. If we allow

color, shape and texture variants, we will have high potential for a polka dot effect and increased visual density. A neutral color in a single shape and texture will limit the polka dot effect as one drives around the neighborhood.

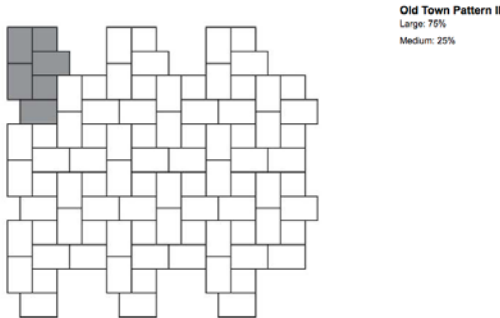
Example: driving down Parkwood you wouldn't see a driveway with color A shape A, texture A, no color, no color, no color, driveway with color B, shape B, texture B

Instead, you will see driveway with paver, driveway with concrete, driveway with concrete, driveway with paver.

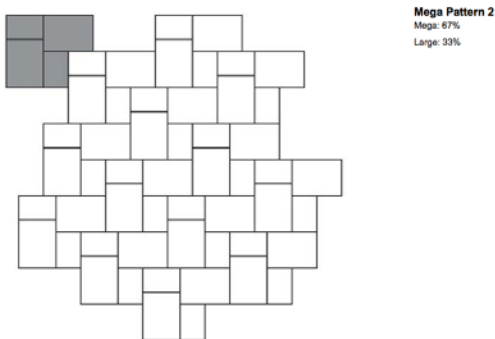
Pattern and method of installation:

Pavers are installed in a pattern and there are hundreds of patterns. Patterns use 1, 2 or 3 sizes of stones; the more sizes the more need for coverage. Below are the four patterns approved for the HOA to use for *cobblestone* paver types using either 2 or 3 sizes of stones:

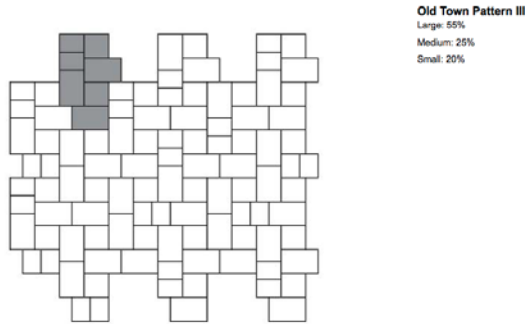
Old Town Pattern II (Large: 75%, Medium: 25%)



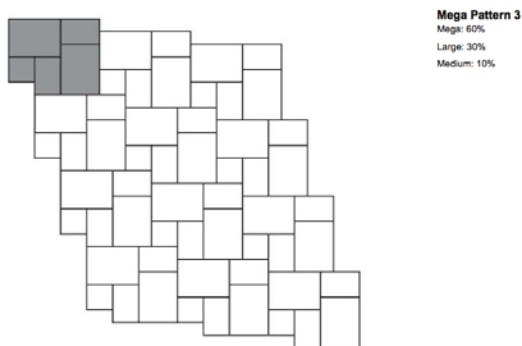
Mega Pattern 2 (Mega: 67%, Large: 33%)



Old Town Pattern III (Large: 55%, Medium: 25%, Small: 20%)



Mega Pattern 3 (Mega: 60%, Large: 30%, Medium 10%)



Pavers are installed in two methods: cheap and done right. The Interlocking Concrete Paving Institute (www.icpi.org) as well as Install it Direct (www.installitdirect.com/pavers-installation/process/) endorse the following:

- fabric first
- base rock 2nd
- sand layer
- paver layer
- sealer

There is controversy over sealing vs. not sealing; polymeric vs. regular sand. Sealing helps with stain control and weed control but needs to be re-done every 5 years. Polymeric sand is used to keep weeds down and keep sand in place, but adds to price and you can't replace individual pavers. Sealing is recommended since it is highly desirable to be able to replace individual pavers should they fail (especially given the driveway application).

Scott Julien of Calstone repeatedly stressed the need for pavers to be installed correctly, preferably by an ICPI-certified installer, or "you will have a mess." Quick and cheap installation leads to broken pavers, weeds, and impacts 'drive-by' value. "When I am called out to a failed job, it is the installation that failed."