

Bridle Estates Homeowner Association

Exterior Material Listing

REVISED April 24, 2024 – Revisions Noted in Red Font

Originally Compiled by an Ad Hoc Committee of 5 Homeowners – Fall of 2017

Accepted by the BEHOA Directors 2017-11-20

Disclaimer

“Contractor, vendor and material recommendations are provided as a convenient reference for homeowners seeking services, maintenance and repairs. It remains solely the homeowner's responsibility to verify qualifications and determine suitability.”

Item	Current Material	Source	Material / Source / Maintenance & Tips
Roof Tiles	Unicrete	<p>Roof Tile Restoration Ltd. Chad Coljee 403-519-2306</p> <p>Bay 3, 10 Wrangler Place SE Rocky View, AB Phone: 403-203-2998</p>	<p>Roof Tile Restoration Ltd. Comments From; Chad Coljee (Reviewed with Chad on 04-24-2024)</p> <p>Some roof areas need to have the caulking re-done approx. every 5-6 years (ie. storm collars, miter joints, & where tiles meet walls). Roof Tile Restoration strongly recommends that homeowners purchase extra tile to have on hand for repairs, etc. while they still have some stock on hand. Should we deplete our stock, homeowners will still have options to re-do small panels in a very similar tile from the U.S. & harvest materials from those panels for repair work over the remaining roof. Should there be an extreme hailstorm or other natural disaster, the roofs could be stripped of the tile. The underlayment, strapping & flashings could all be salvaged, & a very similar tile from the U.S. which fits on the same strapping measurements. We could also use all the good tiles from a few stripped roofs to repair other units.</p>

Item	Current Material	Source	Material / Source / Maintenance & Tips
Siding	<p>James Hardie</p> <p>(A few homeowners have advised that in addition to James Hardie, the developer used other manufacturer's materials for exterior siding)</p>	<p>Roofmart 7127 Fairmount Dr. SE.</p> <p>Monarch Siding & Roof Centre 10340 - 50th St. SE.</p> <p>The Cedar Shop 404 - 42nd Ave. SE.</p> <p>Convoy Supply 3716 - 64th Ave. SE.</p>	<p>Experienced Applicators.</p> <p>Edge Eavestrough & Contracting 403-899-8814</p> <p>Can Alum Building Products (Jerry - Direct) 403-243-5667</p> <p>Hystandard Roofing and Exteriors Ltd. Stan Luis 403-808-2742 Hystanluis@gmail.com</p>
Trim	<p>Smart Trim James Hardie</p>	<p>Can Alum Building Products 3411 – 10th St. SE. 403-243-5667 (Jerry - Direct) 403-243-5667</p>	<p>See Siding</p>

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Deck Floor	Timbertech Composite Material	TimberTown Building Centre Ltd. 230 – 42 nd Ave. SE. Tim Snell 403-243-6500	<p>TimberTown supplied Burntwood (the developer) with the materials for the deck floor, deck railing, spindles and balusters. The material was manufactured by Timbertech. TimberTown is very familiar with our Community, including our A/C guidelines. While the floor decking material is still available, the colors have changed. As a result, TimberTown has worked directly with the A/C Committee to develop a on-going program that maintains the original intent or A/C controls of our development. In addition, the composite decking material contains a wood component and is paintable. However, homeowners must be cautious in doing so to ensure original colors are maintained.</p> <p>In any event, homeowners should submit any proposed changes or re-painting to the Board for review and approval prior to proceeding.</p>
Deck Railing / Spindles / Balusters	Timbertech Composite Material	TimberTown Building Centre Ltd. 230 – 42 nd Ave. SE. Tim Snell 403-243-6500	<p>Same comments made in the “DECK FLOOR” apply to the deck railing, spindles, and balusters.</p>

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Front Entrance Door	Fir, With Decorative Insert & Dentil Rail / 2 Panel Shaker	<p>Lo Gullo Industries Ltd. (Manufacturer Only) 3836 - 27th St. NE. 403-291-1024</p> <p>Alliance Door Products Canada Ltd. (Wholesale Only) 30-2425 52 Ave. SE. 403-265-7194</p>	<p>Experienced Applicators. (Both RBM and BBP were recommended by Lo Gullo as top notch installers.)</p> <p>Regal Building Materials Ltd. D - 7131 6 St. SE. 403-253-2010 (RBM replaced a homeowner's door with an Classic-Craft American style fibreglass door c/w Hazelton Brass Nickel glass and transom. Supplied by Alliance Door Products.)</p> <p>Bigfoot Building Products Inc. Bay G, 610 - 70 Ave. SE. 403-692-8553</p>
Back Door	Metal with Inserts	<p>Cossins Windows Ltd. 2908 – 18th St. NE. 403-291-3960</p> <p>Ply Gem Building Products 7140 – 40th St. SE. 800-297-6102</p> <p>Jeld-Wen Windows & Doors 2880 – 45th Ave. SE. 403-243-2741 (2 Additional Locations in City)</p>	<p>Metal doors with full length inserts are also available at retail building supply outlets, however, must still match Community A/C Controls.</p>

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<p>Garage Door</p>	<p>Steel Craft Door Products Ltd. 5 - 3201 Ogden Road SE. 403-255-3300</p> <p>With Decorative Application of Harding Trim or LP Smart Board & Dentil Rail for Design Purposes</p>	<p>Ultra-Lite Overhead Door 7307 – 40th St. SE. 403-280-2000</p> <p>Glenmore Overhead Doors 7139 - 40th Street SE. Jim Harris 403-279-0600</p>	<p>For proper door maintenance, apply a silicone or lithium lubricant to the springs, rollers, hinges and cables every 6 months. Also apply lubricant to the cable connection at the bottom of the door to prevent corrosion.</p> <p>Caution; springs harbour substantial energy and can cause serious injury.</p> <p>Ultra-Lite, Glenmore Overhead Doors and General Door are companies that can that can provide maintenance and adjustment.</p>
<p>Windows</p>	<p>Vinyl with Inserts</p>	<p>Cossins Windows Ltd. 2908 – 18th St. NE. 403-291-3960</p> <p>Ply Gem Building Products 7140 – 40th St. SE. 800-297-6102</p> <p>Jeld-Wen Windows & Doors 2880 – 45th Ave. SE. 403-243-2741 (2 Additional Locations in City)</p>	<p>Replacement windows must match the style of the original windows to comply with Community A/C controls.</p> <p>If replacing windows, consider installing high energy efficient windows.</p>

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Parging on Basement Foundation	Dry Pre-Mixed Mortar, Liquid White Concrete Adhesive and Water	Most Building Material Supply Stores will carry these products.	Experienced Applicators; Calgary Parging 828 Archwood Rd SE. 403-629-4524 Stucco Experts Inc. 312 Skyview Point Place NE. 403-671-9474 Vince Vandurme 403-703-1579
Garage Floor Protection and Resurfacing	Poured Concrete	Garage-FX Wayne Odgers Owner / Operator 403-862-6416	Uses various products to protect and re-surface concrete floors. Several homeowners have used this company with exceptionally good results.
Driveway Sealer	Concrete and Exposed Aggregate	Hard Rock Developments 422 Manitou Rd SE Christel Heintz 403-240-2508	Offers a variety of driveway sealer products. Homeowners will receive contractor pricing.
Architectural Fence (24th Street) and Chain Link Fence	Vinyl and 2" Steel Pipe Posts Post and Rail Color – Khaki Panel Color – Khaki (Variegated) Post Cap Style - Pyramid	Vinyl Material Manufactured in the USA by VEKA	The Community (BEHOA) is responsible for maintenance of both sides of the fence along 24 th Street. The chain link fence throughout the development is also the responsibility of the Community (BEHOA) .
Preserved Wood Fence	Pressure Treated Fence Boards	Building Materials Supply Stores	The Community (BEHOA) is responsible for maintenance of both sides of this fence.

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Eavestrough, Facia, Soffit, and Leaf Guard	Aluminum with 4 Inch Square Down Spout		<p>Experienced Applicators:</p> <p>Edge Eavestrough & Contracting 403-899-8814</p> <p>Big 5 Exteriors Ltd. Bay 7 1319 - 45th Ave. NE 403-291-3093</p> <p>Recommended that 6-inch eaves trough be installed when replacing to prevent spillage during heavy rains.</p> <p>Original colors must be maintained to comply with Community A/C Controls.</p>
Additional Dryer Vent Cleaning			<p>S.O.S. Ventilation Alberta 631 Kingsmere Cres. Calgary 403-505-0295</p> <p>This company has provided this service to a number of homeowners. They also check to ensure connections are secure in the attic and have discovered that some were not properly connected.</p>

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Solar Shades			<p>Some homeowners have installed solar shades on their front veranda or rear decks. A reputable supplier is:</p> <p>Solaris Canada #15 777 64th Ave. SE. 587-774-5660 Bill Gould, Operations Manager</p> <p>Homeowners must submit a request to have these installed.</p>
Door Screens			<p>Some homeowners have installed door screens. A reputable supplier is:</p> <p>Phantom Screens of Calgary 101 - 5723 10th St. NE. 403-295-645</p> <p>Homeowners must submit a request to have these installed.</p>

General

If Homeowners are considering any changes to the exterior of their unit, the best rule of thumb to follow, is to make contact with Joanne Pilling our HOA Manager at SIMCO 403.234.0166 jpilling@simcomgt.com

Furthermore, familiarize yourself with our Architectural Controls Policy which can be found on our website under Homeowner Documents.

Posted to Bridle Estates Website – 04-24-2024

Email; Bridle Estates Board of Directors bridleestateshomeownersassn@gmail.com

Website Address; <https://www.bridleestateshoa.com>