

# Wild Birch Farms Condominium Replacement Recommendations

**NOTE:** If the owner would like to replace any of the items below, they must use the approved vendors also listed. If vendor not noted, unit owner must request permission in writing to Stillman Management.

Window replacements  
Front Entrance Door replacements  
Storm Door replacements  
Patio Door replacements  
Patio Awning options  
Front Door Light replacements  
Garage Door Threshold Shield  
Awnings

Contractor should also double check all measurements before ordering. Changing the outside dimensions of windows or door frames is prohibited.

## Windows

Anderson Windows – (14-21 days order at Lakeland Lumber (914-245-5050) Anderson Gliding Windows - Model G54 (5x4) (04/15/01 cost was \$538), Model G55 (5x5) (04/15/01 cost was \$599). The only WBF acceptable color is called TerraTone. See <http://andersenwindows.com> for more details on windows. WBF approved installer is Paul Marchiano.

Storm Doors - Only allowed colors: White or Earth Tone Brown

1. Lakeland Lumber -EMCO HD200 - ref#146 , SKU# 203-504 Brown 36x81 right hinge. WBF approved installer is Paul Marchiano . Lakeland Lumber - Larson Lifestyle screen doors, model#1= 345-54 (fullview), #2=830-09 (Midview), #3=830-46(Highview). Only allowed color = Earth Tone Brown 36x81 right hinge. WBF approved installer is Paul Marchiano.
2. Lakeland Lumber or Windowrama or Lowes - Pella One-touch ventilation, One Touch Fullview - model 4800, color = Bronze, size 36” x 81” right hinge. (summer 2002 price \$247.00) WBF approved installer is Paul Marchiano.

## Patio Doors

1. Anderson Perma-shield Patio Doors – Model #FWG6068 (04/15/01 cost was \$1297). The only acceptable WBF color is Terra Tone. This patio door is perma shield Terra Tone color on the outside and wood grain on the inside. WBF approved installer is

Paul Marchiano.

2. Anderson Perma-shield Patio Doors – Model #PS6 (04/15/01 cost was \$888) The only acceptable WBF color is Terra Tone. This patio door is perma-shield Terra Tone color on both the outside and inside. WBF approved installer is Paul Marchiano.

### Front Door Light Fixtures

If a unit owner would like to replace their front door light fixture, at the unit owners expense, WBF guidelines are listed below. These guidelines must be adhered to in order to maintain WBF's ambiance. All light fixtures must be no larger than 14" tall and no larger than 7" wide. The light fixture can be brass or brown. White Fixtures are not allowed. Approved fixtures are:

#### Solid brass with bent beveled glass

Manufacturer Hampton Bay  
Model # 240-843  
Colors allowed Brass  
UPC # 7259166502225

#### Brass Wall Lantern with Beveled Glass Panels

Manufacturer Hampton Bay  
Model # 406SB5VBB  
Colors allowed Brass  
UPC # 022011409405

#### Light 6" Olde Brick Outdoor Wall Mount

Manufacturer Aztec Lighting  
Model # 89160  
Colors allowed Cast Aluminum  
UPC # 737995891602

#### 6-Sided Polished Brass Motion Sensing Carriage Light

Manufacturer Hampton Bay  
Colors allowed Brass  
Motion up to 30ft, 150o  
UPC #

#### Light Polished Brass Outdoor Lantern

Manufacturer Hampton Bay  
Model # 03551 PB  
Colors allowed Polished Brass

UPC # 718212035511  
Antique Brass Outdoor Wall Lantern  
Manufacturer Sturdy Lighting  
Model # 9417-BAB  
Colors allowed Finished Brass  
UPC # 703918941730

### Front Entrance Door replacements

If a unit owner would like to replace their front door, at the unit owners expense, WBF guidelines are listed below. These guidelines must be adhered to in order to maintain WBF's ambiance (see Note at top of this page). The options for your front entrance door is to select one of the styles and one of the colors listed here. WBF approved installer is Paul Marchiano.

### Selecting a Front Door - four easy steps:

Unit owners not adhering to the guidelines, will be charged at unit owners expense for any work that WBF incurs to maintain WBF ambiance and guidelines. If in doubt call Stillman Management first!!

### Step 1 select a door color

Fiberglass painted colors are 1 of the 4 listed colors. Remember the only approved paint colors are the following 4 Glidden paint colors. Found at Home Depot.

ETERNAL BEIGE (10YY 75/084)  
SPIRITUAL WHITE (70YR 83/017)  
OYSTER WHITE (30YY 64/149)  
OFF-WHITE (45YY 74/073)

or two wood selections are - Therma-Tru Mahogany or Therma-Tru Natural Oak

### Step 2 select door material - Fiberglass or Steel

### Step 3 Select a door style for both Door and Sidelight

Remember the door size is 36" and the sidelite panel is 14". ONLY the same size door and "sidelite" panel are permitted. Unit owners not adhering to the guidelines are responsible for all costs associated to repair and correcting of the door entrance and siding! If you are not sure call Stillman management first.



Step 4 Select a type of glass for both Door and Sidelight



Longford      Cambridge      Prestwick      Clear      Keystone      Frosted      Crystal Diamond      Concorde

Doors can be ordered from Home Depot, Interstate, or Windowrama.

More pictures at [www.thermatru.com](http://www.thermatru.com) web site.

#### Deck Awning options

If a unit owner would like to add an awning to their deck, at the unit owners expense, WBF guidelines are listed below. These guidelines must be adhered to in order to maintain WBF's ambiance. The only options for deck awnings are listed here. Unit owners not adhering to the guidelines are responsible for all costs to return the unit to it's original state. The WBF approved awning installer is Rockwell Awnings (845) 628-3144.

#### Garage Door Threshold Shield

Some unit owners have experienced water seeping back into the garage on heavy rain-falls. This rubber shield is an in-expense way to combat the issue. For about \$40 you can order item#26406000 by calling 800-953-0814 (or goto Web Site - [http://ng.shop.com/op/~Garage\\_Door\\_Threshold\\_Shield-prod-11239038](http://ng.shop.com/op/~Garage_Door_Threshold_Shield-prod-11239038) ). The rubber shield is a 10' garage door threshold shield which sits on the concrete by applying an adhesive. Our handy-man is also available at \$35/hr to install the shield if needed. These costs are at unit owners' expense. See black rubber strip below.

#### Garage Door Replacement

Call Robin or Mark at Garage Door Store 914-739-2222

Approved door replacement is model #9201\_2 (solid grain style no windows or openings for safety reasons)

## Deck Awning Options

Deck Awnings are permitted one per unit owner. The following are guidelines and UNIT OWNER maintenance responsibilities. If you have any questions it is best to call Stillman management BEFORE ordering and installation. Unit owners are responsible for all cost to return siding, decking and any other common area, to it's original condition.

Unit owners are responsible for all costs associated with the awning, including but not limited to, awning, installation, electrical, siding repair and most importantly MAINTENANCE of the complete awning, motor, cover, and siding. If the board feels the awning is not maintained as to preserve the ambiance of WBF, the awning may be removed at the unit owners cost.

### Guidelines:

Unit owner will select size and one of the approved patterns. Size must not extend passed the deck railing.

The awnings come in difference sizes and therefore different prices. WBF has negotiated a discounted price for unit owners at WBF. When using the WBF approved awning supplier, installation, hood end covers and motor awning (up to 20') are included. For an idea about pricing and awning sizes, see chart below. Awnings lengths can not exceed the length of the deck!!! Please respect your neighbors!!

	6' length	8' length	10' length	11' 6" length
Frame width				
8'	\$1600			
9'	\$1620			
10'	\$1650	\$1835		
11'	\$1720	\$1910		
12'	\$1920	\$2150	\$2310	
13'	\$1950	\$2180	\$2340	\$2640
for 1 inch increments up to				
20'	\$2520	\$2820	\$3075	\$3390

Color and awning patterns are from a choice of 2 options listed below. These are the only approved choices for awnings at WBF.

### Pattern/color #

#4923 - Black Forest Fancy

#4907 - Taupe 5 Bar