



Kirkland Chase Courtyard Townhome Association

Maintenance and Repair Sources and Resources

You are responsible for ensuring that our standards are met. Suppliers and contractors are not. If non-standard doors, fences, etc. are installed, you are responsible for replacing them at your expense.

You can employ any contractor to perform a task that is your responsibility, at your own cost. KCCTA does not have “approved” vendors. The suppliers mentioned below have done a good job for some of us but are not guaranteed or endorsed by the board. Ask your neighbors for more suggestions!

Light Fixtures: Sources and Resources

Light fixtures at the front door and garage door must be identical to the original/existing ones. The fixture is Progress Lighting P5878 Renaissance 1-Light Outdoor Wall Sconce. It is available on line. If your light fixture has just gone gray, it can be painted. Use a matte black paint made for metal.

The standard light fixture can be found on a number of web sites, some of which will have it “on sale” at any given moment. Some to check:

- LightingDesignExperts.com
- 1800lighting.com
- Build.com



Or contact Jaime Sanchez, 2032 Peterson, for refurbished fixtures.

Electricians

DuPage Electric (Barlett)

Tom Oates

630-973-8469 tmdupage@gmail.com

REHM Electric (St. Charles)

630-584-0009 rehmelectric@att.net

Garage Doors: Sources and Resources

To replace one panel of garage door:

Garage Door Guys (St. Charles)

www.garagedoorguys.biz (use contact form)

847-888-8833

Talk to your neighbors — Garage Door Guys will provide a discount for multiple doors.

Doors: Sources and Resources

Front entry doors must be six-panel, steel or aluminum, and hunter green. The trim around the door and sidelight must be white.

Replacement doors

Next Window and Door (Naperville)

www.nextdoorandwindow.com (use contact form)

630-355-0277

Apex Exteriors (South Elgin)

estimating@apexext.com

847-380-1952

Painting doors

Below is the formula for one gallon of green paint (Note: you don't need to buy a full gallon; just be sure to tell the person at the paint counter that this is the formula for a gallon):

Dutch Boy Exterior Acrylic Latex Satin House Paint

Colorant Name		OZ	48	96	192	384
KX	White	-	14	1	-	-
B	Lamp Black	1	25	-	-	-
AXX	Organic Yellow	2	35	1	-	1
E	Phthalo Blue	5	21	-	-	-

Dutch Boy exterior paint is available at **Menard's**.

Green paint is also available from Diane Lidman.

White trim paint is Sherwin-Williams “Duration”

Exterior Acrylic Latex Super White 6403-22905 Satin. It is available at **Sherwin-Williams stores**.

Fences/Gates: Sources and Resources

Fences should be six feet tall, untreated western red cedar wood with lattice trim on top. Fences may be left to age to a natural grey or be stained with Sherwin Williams

Redwood SW3563, Olympic Redwood 704 or Cabot Redwood.

Ideal Fence has been used by many KCCTA homeowners; they have the advantage of being familiar with the wavy top line on the gate:

Ideal Fence (Aurora)
www.ideal_fence.net (use contact form)
630-966-0209

