

Retaining Wall Replacement Resolution (as modified 9-15-10)

Be it resolved that as of Tuesday, July 13, 2010, the Tamarac Hills Board of Directors approved the following design guidelines for Retaining Wall replacements.

1. The wall shall be Keystone Compact Brick manufactured by Keystone Retaining Wall Systems and distributed by Boral Best Block, Littleton, Colorado.
2. The brick shall be "straightface" as identified by the manufacture and shall be tan in color.
3. The walls will be built with the bricks in the same plane both horizontally and vertically with no set-back, except for the approximately 1/8th inch per course designed into the block system. An exception can be made, if and only if, the builder with the approval of the Board determines that to maintain structural integrity of the wall the bricks need to have a set-back. The wall will be built with batter (inclination from the vertical) to accommodate proper construction techniques for the situation.
4. French drains will be built behind the walls where appropriate. Any wall over 40 feet in length will include at least one 4-inch drain pipe outlet that protrudes no more than one foot past the front face of the block. Drain pipe outlets will be connected to the French drains.
5. A retaining wall replacement that is adjacent to a segmented block retaining wall must be interlaced with the adjacent wall. In other words, the end of the existing block wall is removed and the new block wall is built so the pair of block walls are connected as though they had been built as a single block wall. The French drain behind a new block wall must be connected to the French drain of the existing block wall.
6. The Tamarac Hills Homeowners Association hereby relays its findings to the homeowners:
 - a. According to the manufacturer, efflorescence has a probability of occurring in ten percent (10%) of the bricks.
 - b. The "chalking" may eventually bleed itself out.
 - c. Cleaning of the "chalking" will be the responsibility of the individual Homeowner whose property the wall is installed on and the common area installation(s) will be that of the Association.
 - d. According to the manufacturer, steps for removal of the "chalking" are:
 - i. Use of one's hand
 - ii. Use of a hard spray of water
 - iii. Use of a stiff plastic brush and a twenty-five percent (25%) vinegar and water solution
 - e. If not cared for promptly or properly the "chalking" can become crystallized. Removal of crystallized material could require the use muriatic acid and much caution.

It is recommended the contract with the installer include the following:

1. All sod damaged during installation will be repaired and/or replaced.
2. All damage to the sprinkler system will be repaired and/or replaced.
3. The fencing and its' material will be reinstalled in a quality workman like fashion and any damage shall be repaired and/or replaced.
4. The contractor will insure that the retaining wall, if placed over a water and/or sewer line that such placement will not currently or in the future damage or compromise such line.