

Association Garage Door Replacement

Garage panels are expected to last up to 30 years. The association replaces panels for uniformity of the building exteriors. If a panel is damaged by hail or severe wind, the unit owner must notify the association within 10 days of said storm.

The board reserves the right to prorate the cost of replacing any panels which appear to be damaged by vehicles, misuse, or lack of regular maintenance and adjustment.

Routine Garage Door Maintenance is the responsibility of each unit owner. Garage door moving parts like rollers, hinges, and springs should be lubricated at least once a year, but more frequent lubrication (every 3 - 6 months) may be necessary for heavy use. Using lithium-based grease or silicone spray is recommended, while avoiding WD-40 or oil-based lubricants.

Every 6 months, inspect cables, springs, and safety features for wear and tear. Tighten loose nuts or bolts. Check the weather seal and replace it if necessary. Examine the door balance to ensure it is not pulling or straining during use.

If salt or chemicals are used on your driveway, thoroughly wash and rinse lower door panels to avoid pitting.

A vinyl threshold can be added to the floor to seal out water and defend against rodents, insects, reptiles and more. Garadry (us.garadry.com) is a wonderful product and comes in different heights for your particular needs.

Each unit owner is responsible for the replacement of interior hardware, including the electric opener, track, rollers, hinges, springs, as well as the bottom weather seal.

Terry from Dan's Overhead Doors stated that when the top panel begins to bend or tear near the opener bracket, it is likely due to failure to maintain the up and down adjustments or using the door with a broken spring. Terry recommends each unit owner hire a professional service call every three to five years to replace all seals, check springs, adjust lift system and lubricate moving parts. A service call is \$100.00 plus parts and may average between \$200 and \$300.

If your garage door is damaged in a storm from wind or hail, email the Association within 10 days of the storm. If the exterior door panel has paint peeling or rust, please notify the association for inspection. The Association will determine the cause of the damage and advise on an appropriate course of action for replacement.

If your garage door is not working or the spring, hinges, track, etc. are broken, call a garage door professional. If you call Dan's Overhead Door and mention you live at Briargate, you will be given a 10% discount on services.

*The Association is responsible for replacing it **if justified**. The owner may select to replace it with standard vinyl-backed panels or with steel-backed panels. A vinyl-backed door is standard and has a 5 R-Value for insulation. As of 7/29/25, the cost of a vinyl-backed garage door replacement is \$1,982.71 The association is responsible for \$1,776.20 while the unit owner is responsible for \$206.51

*A steel-backed door is ultimately more durable and has a 6.5 R-Value for insulation. Terry Recommends this if an owner is staying in their condo for the long haul. Should the unit owner choose to upgrade to a steel-backed garage door, the replacement cost is \$2,486.68 The association is responsible for \$1,776.20 while the unit owner is responsible for \$710.48

*Prices listed are subject to increase.

Briargate Second Owners Association

*Dan's Overhead Doors & More

Terry Waschenbach – Residential Sales

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