

Rancho San Joaquin

Tile, Brick on Deck Surfaces – Also A Word About Rugs and Potted Plants

Our balconies, townhome patios, and stack entry areas and stairwell landings has a waterproof coating applied to the deck surface.++

++ *This applies to those decks that are original and **have not been altered** by the homeowner in which the current (or past) homeowner has not added tile, brick or concrete to the deck surfaces.*

The reason for the waterproof coating on the deck surfaces – in which it's recommended that we reapply this about once every 5 years – is to protect the deck surfaces from any water or moisture from seeping through which can start to damage the underlying wood structure.

Therefore, we want to share the following reminders to our homeowners:

Regularly Maintain Tile, Brick or Concrete That May Be Installed on Your Decks

If tile, brick or concrete was added on the deck surface of your balconies, and/or your townhome's front entry patio, or your stack unit's front entry area, you are responsible to maintain and make any needed repairs to the tile, brick or concrete surface. *This is true even if a previous homeowner added the tile, brick or concrete.*

Be aware that **you should regularly inspect your tile, brick or concrete surfaces for any cracks, including the grout, and make any needed repairs – especially before the rainy season.**

Should water be allowed to leak through any cracked tile, brick, or concrete surface, water may start to seep through to the underlying wood structure and damage the wood++ in which *the homeowner may be responsible to pay for repairs that the HOA needs to make to the deck and underlying wood structure.*++

++ *If tile, brick or concrete is installed on the townhome's front entry patio deck and is not regularly maintained, water may also leak into the storage area on the bottom floor of the townhome which is located under the entry patio.*

Need a repair vendor? Check out our [Homeowner Vendor Reference List](#) which lists vendors for home improvements or repair projects.

Have a vendor to recommend? If you know a vendor who is licensed, reliable, and has done good work for you in the past, [send us their contact information](#) and we'll add them to our vendor reference list to share with other homeowners.

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Do Not Cover Decks with Rugs, Artificial Grass Mats or Outdoor Tiles

Please do not cover your balconies, townhome patio, and stack entry area and stairwell landings **with rugs, artificial grass mats or outdoor tiles [such as those from IKEA](#)**.

The waterproof coating systems for decks are not designed to stay wet for long periods of time in which **the coating will break down when they retain moisture**.

And rugs, grass mats and outdoor tiles trap water and moisture, which will damage the coating and deck surface. Over time, water will then start to seep through and rot the underlying wood structure.

Elevate Your Potted Plants

The same is true for **potted plants that sit directly on the deck surfaces**. If they are not elevated, the trapped water and moisture will damage the surface and start to seep through to the wood structure. When wood rot starts to occur, it creates difficulties for homeowners and increases our HOA's deck repair costs.

An easy way to help maintain our community is to **place all potted plants on [wheeled planter caddies](#) and/or [plant stands](#)** to elevate the pots and not trap moisture on the decks.

To help maintain our community at the highest standards, homeowners who continue to cover their decks with rugs, grass mats or outdoor tiles, or have potted plants sitting directly on the deck surfaces **may be issued a violation from the HOA**.