

# Del Mar Shores

## Front Door Replacements

October 16, 2005

Background: Many of the original doors are deteriorating, and many owners want nicer looking doors to enhance the appearance and value of our property. Windows, doors, and their frames are the responsibility of the owners, but the Association is responsible for anything that affects the appearance of the property.

1. Please see the pictures of the four new front door alternatives on the following page. They include a choice of either three long windows, a window across the top with three long windows below it, a window just across the top, or no windows. These selections allow owners to choose the amount of light and the feeling of security that they wish, while upgrading but keeping consistent the appearance of the property.
2. The replacement of front doors is at the option and cost of the owners. Based on submitting an Architectural Request and obtaining Board approval, owners may replace their front doors with only one of these four wood door styles that have been approved by the Board.
3. The type of glass in the doors is at the owner's option, except that it must not be colored.
4. It would be nice if the door hardware looked consistent across the property, and a recommendation is shown, but owners may choose their own as long as it is a darker rubbed bronze/pewter/satin nickel finish (no bright brass for example, which wouldn't last with the salt air here anyway, and no other colors).
5. The color of the doors must be as specified by the Association. The Association will provide the paint upon request (also, the new front door paint that we have been using the last couple of years is a little yellower/golder than the older/greener paint, so it uplifts/brightens the doors a little).

Since we are staying with the same color for the front doors, and since the styles of the old and new front doors are both "squared corners" (old ones squares and new ones rectangles), the old and doors look good enough next to each other not to have to force owners to replace their front doors.

6. The Board will approve a "disappearing/retractable" type of screen door, such as is available from:

- American Reel Screens, (800) 805-0850 or (858) 349-REEL(7335), e-mail [CustomerService@AmericanReelScreens.com](mailto:CustomerService@AmericanReelScreens.com)
- Mirage Disappearing Screens, 2383 Via Rancheros, Fallbrook, CA 92028, 760/802-9813, Fax 760/723-2935.
- Home Improvement Specialists, (760) 839-2777, Fax (760) 735-8898, E-mail [sales@theHIS.com](mailto:sales@theHIS.com)

**Approved front door styles:**

Manufacturer: TM Cobb

Style: California Craftsman, Robie

Web Site: <http://www.tmcobb.com/products/decorativeGlass.htm> (California Craftsman style, go down below the glass options on this page and see the doors - "Robie" style).

Note: the Board may approve another manufacturer if the door matches exactly to one of the styles below.

Alternatives (note that the color is not correct):



#1 – 3 long strips of glass

#2 – Glass over glass

#3 – Glass over wood

#4 – All wood

**T.M. Cobb Dealers:**

- DIXIELINE LUMBER COMPANY  
663 LOMAS SANTA FE SOLANA BEACH, CA 92075  
1-858-755-0246
  
- SIERRA PADRE MILL - ENCINITAS  
555 N. VULCAN AVE. ENCINITAS, CA 92024  
1-760-753-5368  
About: 3 miles
  
- DIXIELINE LUMBER COMPANY  
7292 MIRAMAR ROAD MIRAMAR, CA 92121  
1-858-695-0600  
About: 8 miles
  
- BUILDERS WINDOW SUPPLY  
10855 SORRENTO VALLEY ROAD #1 SAN DIEGO, CA 92121  
1-858-552-0107  
About: 8 miles
  
- SHORELINE WINDOW & DOOR CO.  
5631 PALMER WAY CARLSBAD, CA 92008  
1-760-603-9670  
About: 11 miles
  
- DESIGNLINE WINDOW & DOORS  
5674 EL CAMINO REAL STE K CARLSBAD, CA 92008  
1-760-931-9422  
About: 11 miles
  
- PINETREE LUMBER - SAN DIEGO  
2640 FINANCIAL CT., SUITE E SAN DIEGO, CA 92117  
1-858-273-6770  
About: 12 miles