

ANCHORAGE CONDOMINIUM ASSOCIATION  
Lakeside Blinds & Sunshades Policy  
September 6<sup>th</sup>, 2022

The Anchorage Condominium Association Policy on Blinds & Shade Policy is established this 1st Day of September, 2022 in accordance with the Governing Documents and is as follows:

1. Unit owners wishing to install exterior blinds or sunshades on lake facing balconies must receive prior approval from the Board of Directors. Unit Owners are responsible for upkeep, maintenance, repair and replacement of any approved blinds or sunshades. Applications should be submitted using the Remodel Approval Form available on the Association website. Applications must include the shade model and manufacturer, shade color, housing color and installation company along with method of attachment.
2. Blinds or sunshades submitted for approval are to be light brown-brown color. Cream, taupe, and light browns are preferred. No striped patterns are permitted.
3. Guide wires are required for 1<sup>st</sup> and 2<sup>nd</sup> floor installation. Shades that use pull cords are prohibited.
4. The shade housing must be professionally installed and mounted to the underside of the metal balconies. Drilling into cement is prohibited. The shade housing / cassette must be in a bronze color to match the existing railings.
5. Owners are encouraged to review the Anchorage Sunshade Research document which is also available on the website. This was compiled by Anchorage owners, and includes information on a few different sunshade options.

***Please submit requests directly to Summit Resort Group – [kcarson@srgsummit.com](mailto:kcarson@srgsummit.com)***

## Anchorage East Shades Summary Info

Team members: Ron Laub, Richard Crabtree Rev.

Date 7/29/22

### Sun Setter Easy Shade

Contact: Mark Mcintosh 720-404-4130, Sunsetter.com

Shade types: Manual hand crank, Motorized, Solar (manual not recommended by me for the 2<sup>nd</sup> floor units because of the location of the hand crank cannot be changed to raise or lower from the balcony)

Shades are made in Massachusetts.

\*Guide wires are recommended for motorized and solar shade types to keep them from twisting in the wind.

Shade Housing Color: Bronze [recommended]

Shade Fabric: Charcoal, Cream, Desert Sand

Brackets will mount to the bottom of the patio railing upper support or to the concrete beam Ends.

One or two 10ft W X 7ft L shades will work best.

Price: Solar or motorized 10ft W \$1200 + tax. ( installation is \$602 per unit including service calls.

Manual 10ft long with tie down grommets \$600 + tax. ( installation is \$301.10) No

motion/wind sensor available for these units, only used on awnings.

Shade warranty for all types is 5 years and lead time is 2 to 3 weeks.

Costco Source: The Motorized Shade can be ordered from Costco for \$770 and installed by our local Handyman but warranty issues could be more difficult to resolve.

### Uberty Home Products - Jack's Exterior Products

Contact: Riley Larson 970-308-7447, lhpic.com

Shade types: Manual hand crank, Motorized, Solar (hand crank angle is adjustable} Shades are made in Colorado.

\*Guide wires are recommended for all shade types to keep them from twisting in the wind. Shade

Housing Color: Walnut

Shade Fabric Colors: Black, Almond, Tobacco

Brackets will mount to the bottom of the patio railing upper support. Mounting to the concrete is not recommended.

One or two 10ft W X 8ft L shades will work best but they offer one long shade at 24 ft. Shades are custom designed and are built in Colorado.

Price: Manual 10ft W \$1800, Motorized \$2,600. Installation is \$300 per unit. Motors and housing have a 5 yr. warranty and the fabric has a 10 yr. warranty. A 5 to 8 percent volume discount will be possible with 5 or more units purchased. Wind Motion sensor not available for shades, only awnings.

Delivery is currently 16 weeks out from order. ( this changes over time)

### **Bud's Drapery Inc (BOD) -Shade Doctor**

Contact: Clark Jacks 719-427-7513 office in Silverthorne now. Shade

types: Motorized AC, Solar with remotes and wind sensors. Shades are made in Arizona.

\*Guide wires are recommended for all shade types to keep them from twisting in the wind.

Brackets will mount to the bottom of the patio railing upper support. Mounting shade brackets to the concrete is not recommended by the installer.

Shade Housing Color: Bronze recommended Shade

Fabric Colors: Carbon, Dark Bronze, Mocha

Manual Shade 10ft W X 8ft L \$2,088.55 + tax (installation \$300)

Motorized Shade 10ft W X 8ft L \$2,824.55 + tax (includes wind / motion sensor) (Installation \$700)

Manual Shade 13ft W X 8ft L \$2,280 + tax (installation \$250)

Motorized Shade 13ft W X 8ft L \$2,983 + tax. {Installation \$350 per unit) Volume

Discount will be based on quantity.

Warranty Lifetime on everything except motors which is 5 yrs. Lead time is 6 to 8 weeks.

## Koolspot Sunshade from Costco

Contact Costco or Koolspot 303-652-6164 Shades are manufactured in China.

Shade types: Manual Pole operated or Motorized ( no sensors)

Shade can be mounted to the bottom of the patio railing upper support or the beam ends. Guide wires come with the shade.

Shade housing color: Bronze with a matching fabric color. Manual pole operated shade 10 ft W x 8 ft L price \$355.21 Motorized shade, same size, price \$600 includes remote control Availability: Both shade types are available from Costco.

Warranty: 2 yrs. on the motors and 5 yrs. on the fabric. Installation can be done locally by a recommended Handyman.

General Statement: All shades discussed in this summary can be ordered without the vendors installation and be installed by a local recommended Handyman.

Solar controlled shades are not recommended based on feedback from other purchasers experiences.