

Mailbox Maintenance Expectations

Updated Sept 2018

After 25 years of well-designed and constructed mailboxes in our neighborhood, our Board of Directors decided in 2012 to embark on a multiyear mailbox replacement plan as they started to deteriorate.

The plan was to ease the burden of each homeowner by coordinating the replacement on behalf of each homeowner. No special assessment was used for the replacement project. The replacement costs, approx. \$1500 per 4 mailbox post or \$50,000 for the full neighborhood was worked into the annual association budget over a 5-year plan. Prioritization over the multiyear plan was based on a graded level of deterioration and proximity to entrances, allowing us to manage within a multiyear budget while doing our best to maintain the premier look of our neighborhood.

Unfortunately, our long-time carpenter became ill and could not continue with the project. He arranged for one of his helpers to contract with us for the next phase. This contractor did not do as well and was not able to meet expectations. We had to identify another contractor to complete the remaining mailboxes but have had issues with that contractor as well. We are working on a plan to get the final phase of mailboxes replaced and ask for your patience.

For those of you still waiting on a replacement mailbox, we do not have a new timeline to provide. We suggest you put a quick coat of paint on key parts of your mailbox to keep it in shape through another winter.

We suggest you collaborate with your mailbox post owners and agree who or how you will manage the paint and maintenance upkeep. A fresh coat of paint should be added ever 2 to 3 years, especially to the portions highly exposed to the sun, like the tops, as well as the bottom of the post where the lawn trimmer may contact it.

Our bylaws indicate that mailbox cost and maintenance is clearly the responsibility of each owner and continues to be.