

Breckenridge Beat

The Newsletter for Breckenridge Estates Homeowners' Association

Summer 2015

Message from the President

An issue that all homeowners should be aware of is the **continuing occurrence of illegal dumping of yard waste in the common areas**. This is primarily occurring in the common area just **north of Spruce Street**. You should know that when yard waste is dumped in the common areas, the Association must then pay a vendor to remove this waste in order to properly maintain these areas. This is an added and unexpected cost that is not budgeted for. Accordingly, the Association uses reserve money to pay for this expense.

You should know that the Board has considered lowering the yearly Association dues, but we are hesitant to do so because of the expense the Association incurs to pay to remove yard waste that is dumped in the common areas. This expense can easily be avoided if we all responsibly dispose of our yard waste. **If you see someone dumping yard waste in the common areas, you may want to remind them that their actions are preventing the possibility of our Association dues being lowered.**

Eric Wands, President



If caught dumping, homeowner will be responsible for paying for clean-up.



Mark Your Calendars...

The Board has received complaints of homeowners not taking care of their property. Unless a homeowner is breaking the covenants, the board cannot take action. As a homeowner in our beautiful subdivision, take pride in your property and maintain your lawn and landscaping. Don't forget to mow the grass behind your fence and pull the weeds.

How to Remove and Prevent Black Algae Stains on Asphalt Shingle Roofs

Since we live in the Midwest and the rain just won't stop this year, you've probably seen unsightly dark streaks on asphalt shingle roofs. Though often attributed to an accumulation of dirt, defective shingles, mold, or mildew, the most common culprit is actually a blue-green algae known as *Gloeocapsa Magma* that is spread by airborne spores. While algae growth does little harm to roofing, the stains don't help the overall appearance or resale value of your home.

You may also have noticed that algae stains are absent directly below the metal flashing around chimneys or roof vents. This is due to the fact that copper and the zinc coating on galvanized sheet metal are toxic to algae. Every time it rains, trace amounts of metals are washed down the roof, inhibiting algae growth.

In recent years, roofing manufacturers have begun mixing copper granules into roofing products to produce algae resistant shingles. You might want to ask about this type of shingle when replacing your roof.

Chemical Cleaning

Algae stains can be removed by cleaning, though they usually return. While an occasional cleaning might not harm your roof, repeated use of harsh chemicals, or the erosive effects of pressure washing, can damage or shorten the life of asphalt shingles.

There are several products on the market specifically designed to remove algae stains from roofs, such as *Wet & Forget* and *Moss Out*. A mixture of trisodium phosphate (TSP), bleach, and water will also remove stains. Oxygen bleach lightens stains as well and is less harmful to the environment, but it doesn't produce as immediate or dramatic an effect as chlorine bleach.

Cleaning

It's best to clean your roof on a cloudy day to prevent the cleaner from evaporating too quickly. If you know the manufacturer of your shingles, contact them or check their website for specific recommendations on cleaning. When using a product made for cleaning roofs or oxygen bleach, follow the directions on the container.

While the recipe for cleaning a roof with bleach can vary, the basic formula is:

- 1 quart bleach (6% sodium hypochlorite)
- 1 gallon water
- ¼ cup TSP (trisodium phosphate) or other heavy duty cleaner (don't use a cleaner than contains ammonia or is not recommended for mixing with bleach, as it can result in poisonous chlorine gas)

Pour the ingredients into a pump type garden sprayer, mix well, and spray. Make sure you are wearing gloves and mask.

After wetting down the roof with the solution, allow it to remain on the roof for about 15 minutes before rinsing

New Neighbor?

Do you have a new neighbor? If so, please e-mail Kathy Ridley at kridley82@gmail.com or call 217-891-0721 to give her the details.

off with a hose.

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