**Date**

Halstead Glen Cluster is proposing to expand the Cluster Design Standard for Windows by including the capping of window sills on replacement window installations and by including the Andersen Windows and Renewal by Andersen Windows exterior window colors of both “White” and “Canvas” as approved window colors for replacement windows.

**Window Sill Capping**

The current windows in Halstead Glen Cluster were provided by Barber & Ross, headquartered in Winchester, VA with an office location in Leesburg. Barber & Ross filed for bankruptcy in mid-2007 which makes it difficult to obtain parts (such as the balancing mechanism) and service on window screens. As the Cluster is almost 30 years old, many homeowners have started contracting for window replacements of their existing windows.

The existing Barber & Ross windows are double-hung, colonial with mullions between the glass and are fabricated of wood both inside and out which is painted in accordance with RA approved paint colors.

The Barber & Ross window sits on a wood sill that is angled at 14 degrees which is within the normally accepted angle of between 7 & 15 degrees. Both paint & caulking provide a barrier to moisture caused by rain & snow which could result in wood rot.

Wood rot occurs when moisture, usually in the form of rain or snow, sits on wood where the paint is peeling or the caulk is cracking. Not only can wood rot occur on the sill & frames of windows, but enough wood rot can result in moisture entering into inside the window and causing wood rot from the inside.

One way to prevent wood rot from occurring is to clad the window sill with aluminum cladding custom-formed to fit each window. This ties the new replacement window and the existing window frame/sill together and forms a barrier against water infiltration. A sealant is also applied to protect against air leaks or water leakage. Although the window frame still contains wood at its core, the cladding protects the window sill from typical factors that lead to wood rot.

The aluminum cladding does not change the existing angle of the sill nor does it substantially change the aesthetics of the window itself.

A sample of the Firestone Una-Clad Metal used in cladding of window sills in “Bone White” and “Almond” are proposed to be the approved colors for this product.

**Window Frame Colors**

The current Halstead Glen window standard requires that the window frame match the window trim. A few homeowners within Halstead Glen have selected either Andersen Windows or Renewal by Andersen as their window replacement of choice and the only two colors that will work with the Reston Association approved trim colors are “White” which will match with McCormick Paint color #101 - Amber White and “Canvas” which will match with McCormick Paint color #108 - “Wheat”. Halstead Glen would like to have these two colors added to the approved Halsted Glen Cluster approved colors and included in the Window Design Standard for Halstead Glen.

Samples of the “White” and “Canvas” touch up paint were provided to the Halstead Glen HOA who made “color chips” using poster board and the paints. These color chips are attached to this Cluster Design Standard application.