

OAK HILL RESERVE HOMEOWNERS ASSOCIATION, INC.

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Replacement Mailboxes and Posts for Oak Hill Reserve

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Dear Oak Hill Reserve Homeowner:

As you may have noticed, many of the original green mailboxes and wooden mailbox posts that were installed by the builder have fallen into disrepair. In some instances, the wooden mailbox posts have become split, leaning, have exposed rotting wood, and generally fallen apart in recent years.

In 2008, following input by the Oak Hill Reserve Covenants Committee and homeowners at a public meeting, the Oak Hill Reserve Board of Directors approved a new replacement mailbox post and mailbox, consisting of a black metal post and black mailbox. The photograph below shows the approved replacement mailbox post and mailbox:



The replacement mailbox post was the Black Premium Aluminum Mailbox Post, Model AR300B00, manufactured by Gibraltar Industries, \$129 at Home Depot or Lowes (Box may say First Class by Postmaster, Model ES300B00). The post included a metal mounting bracket and screws with spacers.

Unfortunately, the replacement mailbox post is no longer available from the manufacturer, and some homeowners who retained the original green mailbox and wooden post, which was custom-made and not available for purchase on the market, have been unable to upgrade to the previously-approved replacement post and mailbox. The original green-colored large mailboxes are also no longer available, although they are available in black.

Consequently, the Board of Directors, in consultation with the Covenants Committee, has decided to approve a broader range of replacement mailbox posts and mailboxes, as long as they meet certain requirements, which are as follows:

REPLACEMENT MAILBOX POST AND MAILBOX REQUIREMENTS

1. Replacement mailbox posts must be black in color, conform to a 4-inch by 4-inch post size, approximately 53 inches in height when installed in the ground, and look as close as possible in style to the previously-approved replacement post and mailbox above. The post must be mounted such that it faces the street, as shown above in the photograph. Metal construction is strongly preferred, as it avoids cracking, chipping, and other problems.
2. Replacement mailboxes must be black (not green) in color, rounded shape (no rectangular or rhombus shapes), and must face the street (i.e., the door opens towards the street).
3. Mailbox numbers shall be 2.5-inch to 3-inch black numbers on reflective white background, available at Home Depot (about \$3). You will need to purchase 5 numbers corresponding to your house address. Numbers must be placed on right side of mailbox, or on both sides of the mailbox. One highly-recommended permanent replacement number sign is available from Smartsign (www.smartsign.com), 3 H X 10 W - Black on White - Engineer-Grade Reflective Aluminum .080 - 4-corner holes, .128" hole (Q478584KM) (Part No: Q-SMT-P-00677) Letters (black) are 2.5" high numbers.
4. The few homeowners who are situated on a pipe stem where their mailboxes are next to each other should consult with each other to ensure that a compatible design is adopted for the grouped mailboxes. For example, Gaines Keystone mailbox post has a selection of widths needed that would comply with the requirements included within.
5. Not all mailboxes will fit on all mailbox posts. A universal mounting plate may be needed to match pre-drilled holes on a mailbox with a given post. Several different mounting plates are available from around \$10 at Home Depot and Lowes. This may require drilling holes in the post and/or mailbox to get the holes in to line up for screws. One example is Architectural Mailboxes Model 7540-B1-0 Mailbox Adapter Plate, available on Amazon.com for \$10.

6. Each homeowner is responsible for buying and installing replacement posts and mailboxes either themselves, using a handyman, or a store that provides installation services, such as Home Depot or Lowes. In addition to continuing to maintain their existing mailbox posts, mailboxes, and mailbox house numbers, homeowners will now have two options for upgrading:

OPTION #1:

Select from any of the following pre-approved mailbox posts and mailboxes. If you select from any on this list, no application is required for replacing your mailbox and/or post.

Pre-approved replacement mailbox posts:

1. Gaines Manufacturing, Keystone Deluxe Mailbox Post in Black, Model #KDX-BLK (see picture below), available from Home Depot for \$289. This is a very close match to the replacement mailbox posts that were approved in 2008. **Note:** this post has a bracket that is designed for mounting the mailbox sideways, such that the post must face the sidewalk to allow the mailbox to face the street. This configuration is **not approved**. If you choose this option, the mailbox **must** be mounted so that the post and mailbox are both facing into the street. A mailbox post adapter bracket (see above) may be needed for this, and you might need to drill new holes into the post to mount the bracket.



See: www.homedepot.com/p/Gaines-Manufacturing-Keystone-Deluxe-Mailbox-Post-in-Black-KDX-BLK/100022446?

2. Whitehall Balmoral Mailbox with Side Plaques and Post Package (combines mailbox with post and numbers):



See: <https://www.whitehallproducts.com/product/balmoral-mailbox-side-plaques-post-package-black/>

Also available from Amazon, see: www.amazon.com/Mailbox-Bracket-Plaques-Hardware-Instructions/dp/B01DFLA596/ref=sr_1_15?ie=UTF8&qid=1531172818&sr=8-15&keywords=whitehall+mailbox+with+post

3. Gibraltar, Landover Black Mailbox Post, available at Lowe's for about \$85:



See: <https://www.lowes.com/pd/Gibraltar-Mailboxes-Landover-Black-Mailbox-Post/1000394409>

Pre-approved replacement mailboxes: **Note:** please select a mailbox size that is compatible with a pre-selected post above. Some of the larger mailbox sizes will not fit on posts that are not large enough to accommodate them.

1. Gibraltar Industries, Large Size Black Premium Steel Rural Mailbox (10 7/8 inches high x 8 1/2 inches wide x 20 1/4 inches deep), available from Home Depot:



Note: There are also several Gibraltar mailboxes that have similar dimensions, also generally available at Home Depot or Lowe's. A recent trip to Home Depot showed a Gibraltar mailbox like the above, but with slightly different dimensions of 10.9 inches height, 8.7 inches width, and 22.6 inches deep. These are also acceptable.

See: <https://www.homedepot.com/p/Gibraltar-Mailboxes-Elite-Large-Premium-Steel-Post-Mount-Mailbox-in-Black-E1600B00/100211572>

OPTION #2:

Submit a new application for exterior modification, using the above replacement mailbox post and mailbox requirements as a guideline. The Covenants Committee will review and either approve or deny individual applications on a case-by-case basis based on whether they are found to be in general harmony with the requirements above.

Each homeowner is responsible for purchasing, installing, and maintaining their own posts, mailboxes, and mailbox numbers.

Sincerely yours, The Oak Hill Reserve Covenants Committee