



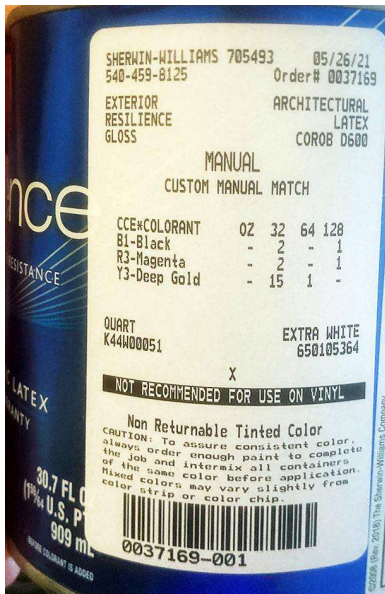
**Architectural Control Committee Preferred Standards**  
UPDATE of April 30, 2026

Strasburg Station is governed by a board and the HOA. The HOA rules apply to all owners and renters. All exterior additions or changes need to be pre-approved before work can be done. Per the HOA Regulations, if you intend to use something not listed below, **before** purchasing or contracting for it, please complete the "Application for Approval of Exterior Changes or Improvements" form (available with this handout and on the SS HOA website here: <https://strasburgstationhoa.com> and email or deliver it to the ACC Chair Sue Mariotti, [cloverms1@gmail.com](mailto:cloverms1@gmail.com). Questions? Email those, as well. You will receive a determination letter within 3 days or less. Forms can be dropped off at any ACC member's home (see list at end of these instructions or the cover letter or on SS HOA website.

Here are suggested replacement materials based on currently available items which closely match the original fixtures or materials used by the builder of this community -- Alan Toothman. This does not mean you cannot choose other, higher quality products for your homes.

**Exterior Paint - Trim:**

Do NOT use off-the-shelf white, off-white, sand, beige, or almond color paints. When it dries it will not match the original paint of your house or that of neighbors. Especially on large surfaces like a garage door or the trim around front doors.



Our builder left the exact formula for all outside trim. That custom-tinted paint is available at any Sherwin-Williams store using the formula you see in the image at left. Or use the Sherwin-Williams store at 1011B S Main St, Woodstock, VA 22664, (540) 459-8125 which has the formula in their files under "Alan Toothman House Exterior." If a homeowner goes in and asks, Sherwin-Williams can make the precise color for your trim.

Custom-tinted Sherwin-Williams "Resilience" Exterior Acrylic Latex Satin paint is the recommended exterior trim option. Other good Sherwin-Williams Exterior Acrylic Latex paints are "Duration" and "Emerald Rain Refresh." All can be tinted in the official custom color formula at left and have superior wear and longevity characteristics.

**Outdoor light replacements:**

Please keep as close to the original light fixtures as possible in polished or antique brass in a similar size as the originals. The ACC has determined that polished brass quickly shows corrosion within a few years; therefore we now recommend antique brass. Front door lights are 10 to 12" high; garage lights 14" to 18" high. Some owners use the same sized fixture for garage and front door. All replacement fixtures must be approved. We urge the selection of lighting which minimizes light pollution -- the spillover of light from your property which can blind drivers or disturb neighbors. With clear-glass fixtures use frosted bulbs or select a unit with frosted, seeded, or glacier glass surrounds.

Suggestions for Front Door and/or Sides of Garage Door include:



1. Aviance Lighting Aston 14-inch 1-light Antique Brass lantern sconce. Picture of polished brass model appears at left. Available from Home Depot at \$131.90 at <https://www.homedepot.com/p/AVIANCE-LIGHTING-Aston-14-in-1-Light-Antique-Brass-Outdoor-Hardwired-Wall-Lantern-Sconce-with-No-Bulbs-Included-HD00582/203365546>

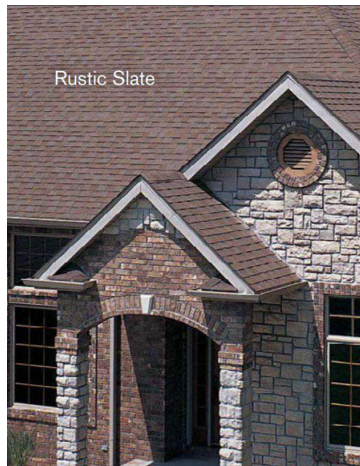
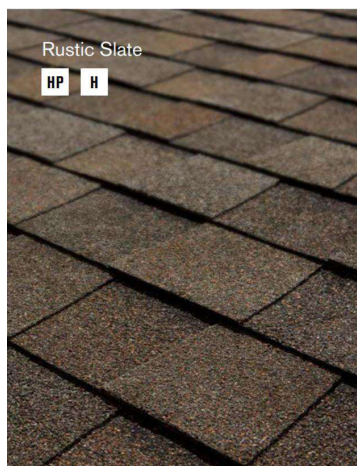
2. Hampton Bay Wickford 15.4 inch 1-light Weathered Bronze Outdoor Wall Light Lantern Porch Sconce – 2 pack for \$69.97 at Amazon and Home Depot here: <https://www.homedepot.com/p/Hampton-Bay-Wickford-15-4-in-1-Light-Weathered-Bronze-Hardwired-Outdoor-Wall-Light-Lantern-Porch-Sconce-with-Clear-Glass-2-Pack-7072-2RT/204409900>  
Picture at right.



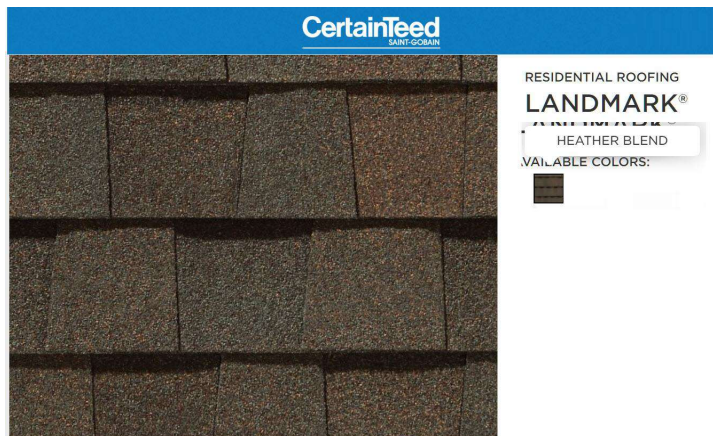
We will consider properly-sized, well-constructed antique brass outdoor light fixtures which closely match the pre-approved versions you see above. Let us see any you have found so we can review them and, if approved, suggest them to other owners, as well.

### Shingles and Roof Replacement:

Two choices have been approved. If you are planning to replace roof shingles, please submit a request to the committee indicating which of these products you plan to use. Both Tamko and CertainTeed have the same 30 year guarantee.



1. Tamko's Classic Heritage Rustic Slate: Architectural grade and original product and color and used by Alan Toothman when our houses were built. You may see the new version of these shingles installed on houses at 42 and 44 Ruth Ct and 134 Maynard Ln. Available to view at Home Depot: <https://www.homedepot.com/p/Tamko-Heritage-Rustic-Slate-Architectural-Shingles-Average-32-8-sq-ft-Per-Bundle-31004662/319064850>



2. CertainTeed's Landmark Heather Blend: These shingles are an upgraded product and currently cost approximately \$400 more when installed. You may see them installed at 151 and 149 Ruth Ct., 51 Maynard, and other properties. Available to view at Lowe's: <https://www.lowes.com/pd/CertainTeed-LANDMARK-AR-HEATHER-BLEND-R-JB/5005334813>

## Fences, Railings and Decking:

All fences, decks, and railings must be approved by the Architectural Control Committee before construction begins. Fences for pet control should be of the invisible type. Additional information regarding fences is in Section 14 under regulations: Only rear lot line fences on the perimeter of the subdivision are allowed. Fences, railings and decking shall be the same color, (almond) and of the same maintenance-free material as the existing privacy fences between duplexes and the railings around your current patios or decks. No fence shall be constructed of chain link or metal wire and shall not exceed six feet in height.



An example of a maintenance free deck using high quality composite decking, pilings, and railings can be seen on the back side of 159 Ruth Ct.

Supplier: Dutch Way LLC (Vinyl Decks and Fencing) Mt. Crawford, VA has been used satisfactorily by several residents. See Dutch Way <https://www.dutchway.com/>

## Front Doors:

A replacement for the heavy wooden paneled front door is available from Lowe's. See image at left. It is solid wood but unfinished and needs to be professionally stained "honey oak" and professionally installed. As of April 2026 the current unfinished price is \$209 and listed as Masonite 36-in x 80-in x Wood Universal reversible Natural Unfinished Residential Solid hardwood core.



<https://www.lowes.com/pd/Masonite/5013770473>

Do NOT install white or painted front door.

Replacement must be stained wood paneled door per description above.

## Storm Doors:

All storm doors must be almond in color, handles in brass, and must be approved by the Architectural Control Committee.

Approved model is Andersen 36 in. x 81 in. 3000 Series Almond Right-Hand (or Left-Hand) Self-Storing Easy Install Aluminum Storm Door in **almond** color. Price at Home Depot is \$399. Handle and screens sold separately. See images at right.

<https://www.homedepot.com/p/Andersen-3000-Series-36-in-x-80-in-Almond-Right-Hand-Outswing-Full-View-Retractable-Aluminum-Storm-Door-H3SER36AL/202985077>

Handles must be in brass or brass color. Approved handle is Andersen Model Internet # 311884063, Model # 92894, Store SKU # 1005069127 at Home Depot for \$69.00 at

<https://www.homedepot.com/p/Andersen-3000-and-4000-Series-Brass-Traditional-Storm-Door-Handle-Set-92894/311884063>



Andersen 45 Minute Easy Install System Handle Set Brass  
Model# HNDLTREZB  
★★★★★ (218)  
\$55<sup>00</sup>

**House Numbers:** The original polished brass house numbers are difficult to see day or night,



making it risky for fire or other emergency services to locate you. The best, easiest, and quickest approved fix is wiggle off the numbers, lightly sand, **spray paint the numbers dark brown** (or black) as you see in image at left. One other approved option is the purchase of a custom bronze, copper or brass plaque with house number-only, and installed in same location where your prior



brass numbers were located. Please...do not leave both old and new house numbers on walls.

Sources: Black outdoor paint for metal available at any hardware store. Custom house-number plaque available from Amazon as Whitehall Personalized Cast Metal Address Plaque Oval (12" x 6.75") Bronze with Gold Numbers \$41.99 here: <https://www.amazon.com/Whitehall-Personalized-Metal-Address-Plaque/dp/B01GUD54E2> Or at Home Depot or Lowe's as Whitehall 6-3/4-in H x 12-in W Bronze/Gold Aluminum Address Plaque with house numbers only Item #652510 Model #FEO1OG at \$43.67 - <https://www.lowes.com/pd/Whitehall-6-3-4-in-H-x-12-in-W-Bronze-Gold-Aluminum-Address-Plaque/50301301>

## Mailboxes:



All mailboxes must be solid black 19"D x 8.7"H x 6.7"W with standard red flag for USPS notification or the new 35% larger size USPS-preferred mailbox of 19.5"D x 10"H x 8"W. See Postal Pro Hampton Plastic Large Mailbox Black in photo at left available at Lowes Item #739150 | Model #PP1100B:

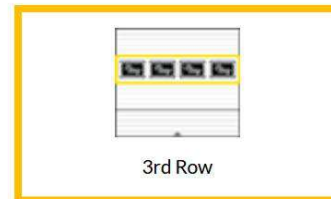
<https://www.lowes.com/pd/Postal-Pro-Hampton-8-in-W-x-10-in-H-Plastic-Black-Post-Mount-Mailbox/50397638>. Example can be

seen at 159 Ruth Court. Experience has shown metal boxes deteriorate quickly in our windy, wet climate, requiring retouching or replacement. All mailbox posts must remain white and exactly match existing ones. So far, all posts are original and in excellent condition. Changes need preapproval. Also approved is the smaller traditional vinyl mailbox -- The Hampton Mailbox Plastic Black,

post mount, 19.5"D x 10"H x 8"W, \$29.97.

## Garage Doors:

Garage door replacements need to match existing standard of Clopay detailed raised panel-style, almond color, short panel design with clear glass plain windows (no mullions, inserts, or designs) in 3rd section, triple layer insulated with polystyrene (R- Value=6.5). All replacements should include removal & disposal of existing door and installation of new door. See picture at right of single-car version. Door replacements available at Lewin-Yount Doors, [lewinyountdoors@gmail.com](mailto:lewinyountdoors@gmail.com), 3167 Valley Pike, Winchester, 540-662-1361, or the Overhead Door Company in Winchester. Example of recent replacement can be seen at 159 Ruth Court.



## OTHER Outdoor considerations

### Exterior Caulking of doors, windows, and fixtures:



DAP Almond Silicone Rubber Door, Siding and Window Sealant 10.1 oz.

★★★★☆ - 8  
\$7.99

All exterior caulking should be done with material which closely matches the color of the trim. In most instances, this should be **Almond** or light sand or sandstone color.

Many exterior caulks are available locally in Almond Color: e.g., Big Stretch, Dap, others, from Lowe's, Home Depot, and Ace Hardware. In some instances, you will need to special order almond color. White caulk against existing sand-color trim, unless painted over, stands out.



## Signs:

The only signs approved for any owner to use outside the home are "For Sale" signs.

**VIOLATIONS:** Violations of our HOA Architectural Rules can result in a notice requiring immediate removal, replacement, repainting, or other changes of all exterior changes made to your house or property done without prior written HOA approval.

We urge homeowners to not ignore notices of violations or see them as "trifling matters over design or taste" letting them reach the point where repairs are more costly because they now include the repairs and legal fees.

In conclusion, the Architectural Control Committee is here to keep Strasburg Station in compliance with the Homeowner's Association's Declaration of Covenants and Restrictions and to maintain the continuity of the thoughtful designs which inspired this unique neighborhood.

**HAVE FUTURE PLANS?** If so, please contact the Architectural Control Committee for approval at the beginning of your planning stage...*before* you spend money.

Email or write a letter to the Architectural Control Committee at "SS Architectural Control Committee, 159 Ruth Court, Strasburg, VA 22657" or send an email to Sue Mariotti, [cloverms1@gmail.com](mailto:cloverms1@gmail.com). Or complete the "Application for Approval of Exterior Changes or Improvements" form (available with this handout or on the SS HOA website here: <https://strasburgstationhoa.com/ACC%20Application.pdf>, and email it to the ACC Chair Sue Mariotti, [cloverms1@gmail.com](mailto:cloverms1@gmail.com). Questions should go to that email, as well. You will receive a determination letter within 3 days or less. Forms can be dropped off at any ACC member's home (see list at end of these instructions or the cover letter or on SSHOA website).

If not using the official form, your document or email should state what changes or additions you would like to make including its exact location as well as the color to be used. Include screen captures, brochures, or photos of the products you are seeking to use, specifying the

colors and all materials. An assessment by the committee and written reply will be made quickly to not delay your project plans.

You then will have the comfort and reassurance that all your work, expense, and effort are in full compliance!

We always welcome suggestions of new upgrades or better exterior fixtures, if determined appropriate, and they might become the ones we recommend in future years as the new "standards."

Thank you for your cooperation and being a responsible neighbor. It is deeply appreciated.

**Your Architectural Control Committee:**

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**Margaret Barnett**, 103 Ruth Ct, 540-465-4878, [mbarnett@shentel.net](mailto:mbarnett@shentel.net)



For a copy of our Covenants and Restrictions, contact Strasburg Station HOA Secretary: Molly Crawford, 106 Ruth Ct., 540-333-7751, [mscraw76@gmail.com](mailto:mscraw76@gmail.com) or visit our HOA website at <https://www.strasburgstationhoa.com> and go to "Documents." Or use QR scan code at left.