



HOA Walls, View Fencing, and Metal Gates



Figure 1 Water damaged wall.



Figure 2 Wrought iron view fencing.

Most HOA neighborhoods are bordered by some type of concrete wall, metal fencing, or a combination. The perimeter wall is the first thing visitors see. While some upscale developments may have a lovely stone wall, most managed neighborhoods in the Phoenix area have stucco walls. If there are gates or sections of metal fencing, that is typically wrought iron.

Stucco and metal fencing share a common problem with exterior paint in the desert. As years pass, the paint will fade and get chalky. That is not considered a paint failure. It is simply aging. When it comes time to repaint your neighborhood fencing, if fading and chalkiness are the extent of the issues, be relieved. Those problems are simple to address. In fact, they are part of the standard preparation for painting. Hairline cracking in stucco and minor rust on metal are also simple fixes.

Unfortunately, there are more serious problems. Major rusting may require sections of metal to be cut out and replaced. There are several issues that can cause serious damage to concrete and stucco walls. Some of these problems can be addressed by your painting contractor. Other must be attended to by other trades. Start your research with your painting company. If they can fix it, it will be the most affordable solution. If not, they can recommend the right tradesman to you. Over the years MTS Painting has repainted several hundred miles of perimeter walls, view fencing and metal gates. We are the professionals you can rely on.