

# Symphony Hills Homes Association

## Pool Deck Project 2023

### **Background**

In the past few years, we have performed maintenance to prevent damage to our concrete pool deck. Items performed include poly-jacking slabs that had sunk. This leveling helped to direct water off of the deck, which causes a lot of damage if left uncorrected. Other low spots were addressed with patching compounds and cracks sealed. A trenching project around the perimeter and installation of drainage pipes installed to again direct water off and away from the deck.

In 2022 an assessment of the deck was performed and determined that many underlying issues were present. The concrete is aging and in areas were thin (see [Damaged Concrete](#)). The concern is that the problems would escalate and needed a solution. The Estimates to replace the concrete were large and require a special assessment to all members. Also, tear out and replacing would likely result in closing the pool for an extended amount of time (pool season?). The costs, including any other unknown issues that could appear, took this option off the table.

In the fall a search for alternative solutions was launched. We identified our goals were to find a way to protect our existing

deck with a durable, anti-skid, chemical-resistant decorative concrete finish and a textured deck coating.

After research with input of experts, it was decided to peruse installing a polymer modified cementitious material that can be applied to concrete surfaces to re-store, beautify, and protect the underlying concrete. This had been done at neighboring HOA pools and city pools with success at meeting our goals.

During the fall we completed our 2023 budgeting process and the Board included the deck project. This was presented and discussed at our Annual Meeting of Members in January.

## **Proposals**

The Board sent out a request for proposal from several local, reputable pool deck companies.

Mid-America Pool Renovation, Inc.  
Calberley Properties  
Big Red Decorative Concrete, LLC  
Pool Deck Resurfacing Kansas

The Board received the proposals, and after careful review and interviews, the Board selected Calberley Properties to perform the work of applying Krete Kote 2000.

<https://www.multicoat.com/product/krete-kote-2000-2/>

We were made aware of certain limitations, including

- That concrete surfaces are free of voids, spalled areas, loose aggregate and sharp protrusions, and with no coarse aggregate visible
- Cleaning would be accomplished by acid etching with muriatic acid, and thoroughly neutralized by flushing with a solution of baking soda and water.
- Smooth steel troweled concrete must be roughened to insure a good bond.
- If patching of the concrete surface is necessary, it may be re-leveled with Multicoat Speed Mix.
- Substrate temperature must be above 40°F and ambient temperature above 40°F
- Not able to apply if precipitation is expected within a twenty-four (24) hour period.

Knowing these, and other limitations, we were hopeful that the project could be completed in time for a Memorial Day weekend opening.

### **Project timeline**

Work began in late March, as weather permitted, and continued in April, repairing, patching and leveling concrete. In May work on preparing the pool for the season began. During this the scope of the project increased as damage was discovered that needed addressing. This included skimmers, pool tiles, lights, and the waterproof seal between the pool coping and concrete pads needing replacing. This work added labor hours (and days) to the project, but were necessary to complete.

During hand troweling the base coat it rained, slowing the project a few more. The rain puddling also showed where low areas still remained. In order to achieve the best possible product, these low areas needed to be readdressed, requiring additional coats to bring them level. With each coat having a 24 hour dry time before another coat could be applied. Rain came during this work, further delaying the first coat (a few more days).

The second coat is the texture coat sprayed with a hopper gun. After this is applied it requires cure time before the final coat. The final product applied is two coats (with 24 hours dry time between coats) of Acrathane Colorseal, a premium quality, solid color deck sealer.

Our best hopes of being open Memorial Day weekend were not met. The summation of all of the delays describe above pushed our project out by approximately 14 day.

## **Conclusion**

The Board is proud that we took steps to address our concrete deck before damage reached the point where a tear-out and replacement would be required. We know how much members enjoy our pool, as it is a great asset to our Association. This is the reason why this work was so important: We will have a like new deck for years to come. We were disappointed that we did not meet our original timeline to be open and we appreciate members patience as the pool remained closed to complete this necessary work.