



# FENCE

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## Graffiti-Resistant Surface Make Sense

**W**hen finalizing the perimeter fence at The Capitol on 28th in Oklahoma City, DEI Communities sought a material that would not only be visually attractive but appealing to the environmentally conscious target demographic of young, career-oriented individuals who work in the government, health and bio-tech industries surrounding the community.

The firm elected to build a custom fence using a composite product made from recycled materials from SimTek Fencing.

The base of the 7-foot-tall fence is constructed of solid composite material designed to resemble stacked stone and topped with a 3-foot wrought iron railing. The fence surrounds the entire perimeter of the property, as well as the pool itself and other public areas on the grounds.

“We wanted to design a fence that created a barrier around the community but still felt breathable,” says Doug Hastings, DEI’s Senior Vice President. “It fits the overall aesthetic of the property while delivering long-term benefits from a maintenance standpoint.”

Made of composite materials similar to decking used in residential building, there is little to no maintenance required.

Furthermore, because the property is located in an urban setting, DEI was also attracted to the manufacturer’s claim of the material being graffiti resistant, requiring nothing more than a pressure wash to remove any unwanted paint.

“Though the up-front costs may have been more expensive than traditional fencing, when you factor in the savings related to maintenance and repairs, it is far more cost-effective in



the long run,” Hastings says.

“The fencing has completely changed the face of the property. It is something that sets us apart—everyone says we are just ‘different,’ so it is helping to create a hype about the community. Also it is extremely durable and impact proof, which is huge for apartment communities to have something virtually maintenance free.” —LTM

## Preserving with Deck Coating

Cracked and splintering decks, railings, patios, pool decks and walkways are both an eyesore and a potential safety hazard at any apartment community.

In an effort to bring new life to these old wood and concrete surfaces, some communities are using a Behr acrylic product that conceals splinters and cracks up to a 1/4 inch and creates a smooth, slip-resistant finish that resists future cracking and peeling.

Available in 54 custom colors, the acrylic formula is easily applied to clean and dry surface areas, drying completely in 72 hours.

