

## VLLAS 35/35A PAINTING FAQ'S

### **Why are we considering new colors?**

HOA2 advised the Villas that any new painting starting in 2021 must comply with the 2019 HOA2 approved color palette. The current villa color scheme is not in compliance. A number of Villa homeowners have asked our Villas to be painted in a multicolor scheme similar to the Villas in HOA1 or the new Villas in HOA2. Your Board thought it was appropriate to look at our options.

### **When will homeowners know the decision on painting?**

Your Board will meet in December to decide.

### **When will the new color(s) start to be used?**

With the annual painting cycle starting in January 2021 whether there is a one color scheme or multi colored schemes.

### **How do I let my opinion on one color scheme or multi color schemes be known to the Board?**

There will be an on-line survey conducted through Cadden Management using 'Survey Monkey', allowing homeowners to give their opinion on one color scheme or multi colored schemes. A paper copy of the survey will also be distributed to all villas through the tubes on the mailboxes. Target date for the survey is late November, early December. Your Board will use this survey as one of the considerations for its decision. Details related to the survey will be sent to all homeowners on our email lists prior to the survey. Only one survey per lot will be accepted.

### **If I have questions or comments related to the painting issue who do I contact?**

The Board has an email address: [admin@sbvillas2.com](mailto:admin@sbvillas2.com). Please use this address for your comments / questions rather than contacting individuals. Doing this will allow comments / questions to be gathered and if appropriate added to the FAQ'S. Individuals have been asked to not give out answers.

### **If my villa is not scheduled to be painted in the near future. Could I paint my garage door the existing trim color?**

A homeowner can chose to have their garage door painted the existing trim color at the homeowners expense and by the Villas' paint contractor. The painting will need to be scheduled during the current painting cycle. The painting contractor has quoted a cost of \$125 to paint a garage door. Both roof mates' doors do not have to be painted.

### **Will I have any other costs related to the new painting color(s)?**

As in the past, the homeowner is responsible for painting their security door if it is painted. As colors are changing; therefore, all currently painted security doors will require painting. Homeowners may paint their own doors using the approved stucco or trim color, or the Villas' paint contractor can be used. The painting will need to be scheduled during the current painting cycle. The painting contractor has quoted a cost of \$95 to paint a security door. The cost may be higher if you have security panels in addition to a door.

### **Do all security doors need to be repainted?**

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No. If your current color is bronze, black or is powder coated it does not have to be painted at this time.

### **What is the status of wood look varnished doors?**

These doors will continue to be supported until the painters indicate they can no longer support varnishing. At that time the doors will be painted by the Association.

### **If the choice is one color scheme will the new colors be similar to the existing colors?**

Yes. The new paint colors are complementary the existing colors. The existing color scheme is relatively neutral and lends itself to maintaining a constant color.

### **Who recommended the color choices?**

We engaged a professional from Dunn Edwards whose specialty is working with HOAs, condo associations, and multiple building rentals. She recommends colors which compliment each other, are expected to have a reasonable life, and yet provide contrast.

## **QUESTIONS RELATED TO THE MULTI COLOR OPTION**

### **Can I pick the color for my villa?**

No. The villas will be painted based on the master painting scheme developed by our professional advisor.

### **What color will my villa be?**

A schematic of the master painting scheme and the colors of that scheme will be available on the Villas' website. Color samples will also be available at locations within the Villas. Pictures of a sample villa with the colors will also be available. However, please remember pictures and colors shown on a website can vary from the actual colors. The pictures will have the Dunn Edwards paint description and the paint color number. If you are not able to look at the samples in the Villas, and you are near a Dunn Edwards paint store, you could use the description and paint color to look at a sample.

### **When will my villa be painted?**

The master painting timelines have not changed. Your villa will be painted based on the plan developed in 2017. A copy of the plan is on the Villas' website.

### **Can I paint my villa the new colors if I pay for painting?**

No. Painting a villa out of cycle would cause disruption for future painting timeframes.