WHY A PAINTING STUDY?

- HOA2 CONFORMITY

- SOME HOMEOWNERS HAVE SUGGESTED MULTIPLE COLORS
HOA2 CONFORMITY

• EFFECTIVE WITH THE 2021 PAINTING CYCLE VILLAS MUST USE COLOR(S) FROM HOA2 COLOR PALETTE FOR FUTURE PAINTING

• VILLAS BOARD MAY CHOOSE COLOR(S)

• NO REQUIREMENT TO PAINT VILLAS PREVIOUSLY PAINTED UNTIL NEXT PAINTING CYCLE

• FUTURE CHANGES IN HOA2 APPROVED COLORS MAY REQUIRE CHANGES IN THE VILLA COLORS
CONSIDERATIONS

• SOME HOMEOWNERS WILL NOT WANT TO CHANGE COLORS (I BOUGHT THIS COLOR)

• SINGLE COLOR SCHEME IS EASIER TO MANAGE

• HOA1 VILLAS AND NEW VILLAS IN HOA2 HAVE MULTIPLE COLORS

• SOME HOMEOWNERS THINK MULTI COLORS WILL UPDATE VILLAS LOOK AND ENHANCE VALUES
CONSIDERATIONS

- HOMEOWNERS NOT GIVEN CHOICE OF COLOR FOR THEIR VILLA

- TOTAL REPLACEMENT OF COLOR WILL BE OVER 10 YEAR PERIOD

- WHETHER SINGLE COLOR OR MULTI COLOR SCHEME IS USED COLOR WILL CHANGE
VILLAS ACTIONS

- AD HOC STUDY GROUP FORMED
- ENGAGED PROFESSIONAL FROM DUNN EDWARDS
- 2021 PAINT CYCLE PUT OUT FOR BID
- USE OF BOARD AND PAINT & EXTERIOR COMMITTEE
AD HOC GROUP

• ESTABLISHED TO MAKE RECOMMENDATION TO BOARD

• MEMBERS
  • CORKY PIKE (LEADER)
  • SUE RYAN
  • RUSS SODERBERG
DUNN EDWARDS PAINT

• VILLAS HAVE USED DUNN EDWARDS PAINT FOR THE LAST THREE YEARS WITH POSITIVE RESULTS

• OFFERED ITS PROFESSIONAL SERVICES EXPERT AT NO COST TO VILLAS

• TRACEY WILSON ‘PROPERTY SERVICES REPRESENTATIVE’
TRACEY WILSON

• 20+ YEARS IN COMMERCIAL PAINTING

• WORKS WITH HOMEOWNER ASSOCIATIONS, CONDO ASSOCIATIONS AND COMMERCIAL RENTAL PROPERTIES

• WORKED WITH HOA2 TO ESTABLISH COLOR PALETTE

• INTRODUCED AND ASSISTED 2021 BID PROCESS
• RECOMMENDED COLOR COMBINATIONS FROM HOA2 APPROVED PALETTE

• HAS RECOMMEND DISTRIBUTION PLAN IF MULTIPLE COLOR COMBINATIONS ARE USED

• HELPED PREPARE COLOR BOARDS

• PREPARED MONTAGE OF COLOR SCHEMES USING ACTUAL VILLA PICTURES
PROCESS

- COLOR SELECTION BASED ON COMPLEMENTARY COLORS, LONGER LIFE CYCLE, AND COVERAGE

- AD HOC GROUP RECEIVED COLOR SUGGESTIONS FROM TRACEY

- BOARD AND PAINT & EXTERIOR COMMITTEE DISCUSSED RECOMMENDATIONS AND CONDITIONS IN OPEN SESSION

- BOARD AND PAINT & EXTERIOR COMMITTEE SURVEY ON COLOR SCHEMES
• PICTURE MONTAGES AND COLOR SAMPLES ARE PLACED ON VILLAS WEBSITE FOR HOMEOWNER VIEWING http://sbvillas2.com

• KEY DOCUMENTS ON VILLAS WEBSITE
  • FAQs
  • PRESENTATION
  • PAINTING CYCLE SCHEDULE
  • CHART SHOWING WHAT COLOR A VILLA WILL BE PAINTED
  • SURVEY
PROCESS

- PHYSICAL COLOR BOARDS AVAILABLE FOR REVIEW AT VARIOUS LOCATIONS IN VILLAS
  - 39076 S CAREFREE DR
  - 38871 S TRANQUIL DR
  - 39062 S CASUAL DR
PROCESS

• AN OPINION SURVEY PREPARED FOR HOMEOWNER RESPONSE

• AD HOC GROUP PREPARES FINAL RECOMMENDATIONS

• BOARD VOTES ON RECOMMENDATIONS
OPINION SURVEY

- HOMEOWNERS WILL SELECT ONE OPTION
  - ONE COLOR SCHEME (OPTION A)
  - MULTICOLOR SCHEMES (OPTION B)

- SURVEY WILL BE AVAILABLE ELECTRONICALLY AND ON PAPER

- SURVEY WILL BE ACCEPTED DECEMBER 1 TO DECEMBER 11

- ONLY ONE SURVEY PER LOT WILL BE ACCEPTED
OPTIONS

- OPTION A
  - ONE STUCCO COLOR / ONE TRIM COLOR

- OPTION B
  - FOUR COLOR SCHEMES STUCCO / TRIM
  - ESTIMATED COST INCREASE OF $500 OR LESS PER PAINTING YEAR
PAINTING CONDITIONS

• GARAGE DOOR TO BE PAINTED TRIM COLOR

• FRONT DOOR PAINTED TRIM COLOR

• SECURITY DOORS PAINTED STUCCO OR TRIM COLOR IF PREVIOUSLY PAINTED (HOMEOWNER EXPENSE)

• SECURITY DOORS BRONZE COLOR, BLACK COLOR OR POWDER-COATED CAN REMAIN AS IS

• SATELLITE DISH PAINTED TRIM COLOR IF ATTACHED TO VILLA / STUCCO COLOR IF FREESTANDING
PAINTING CONDITIONS

• VILLAS TO BE PAINTED COLOR BASED ON SCHEME RECOMMENDED BY INDUSTRY PROFESSIONAL (OPTION B)

• BOTH SIDES OF ATTACHED VILLAS TO BE PAINTED SAME COLOR
OTHER

• EXTERIOR OF VARNISHED FRONT DOORS WILL BE SUPPORTED UNTIL SUCH TIME PAINTERS INDICATE THE DOOR IS NO LONGER ABLE TO BE VARNISHED

• ASSOCIATION WILL PAINT DOOR TRIM COLOR

• GARAGE DOORS WITH ORIGINAL PAINT SCHEME MAY BE PAINTED TRIM COLOR AT HOMEOWNERS EXPENSE USING VILLAS PAINTER AT COST OF $125

• BOTH GARAGE DOORS OF JOINED VILLAS DO NOT HAVE TO BE PAINTED
COMMENTS

• PLEASE SUBMIT COMMENTS USING THIS EMAIL ADDRESS: admin@sbvillas2.com

• COMMENTS MAY ALSO BE PLACED IN SURVEY COLLECTION BOXES PLACED AT SITES DISPLAYING COLORS
FINISH

- BOARD REVIEWS HOMEOWNER OPINION SURVEY
- BOARD MAKES FINAL DECISION RELATED TO PAINTING BY DECEMBER 31, 2020
- NEW COLOR(S) USED WITH 2021 PAINTING