

SADDLEBROOKE VILLAS
35/35A
PAINTING STUDY

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 CHOSE 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

TRACEY WILSON

- 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

PROCESS

- 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

PAINING 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

PAINING 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