

House Painting Meeting

Background: Over the last couple of months, through our monthly newsletter, and last week by emails or hand-carried notices to the homes, we notified all 115 residents that are affected by this house painting work, that will begin next month. As a part of those notifications, we announced a December 10th communication meeting: what, when and how information. Your home is one of the 115 homes affected by this house painting program.

This is a big deal: This is a major project for Windsor Hills; nearly \$700,000 of HOA funds will be spent over the next four years painting and will be the second round of painting for Windsor Hills, the first round started in 2008. Since that time, our homes have aged, and some areas around your home may need attention, i.e., repairs before being painted. The coordination required to make these repairs in a timely fashion, and not to interfere with the overall painting process, is a major concern to your HOA and our contractor.

The communication meeting: At the meeting last Wednesday, out of the 115 homes that will be painted in 2020, **ONLY 37 homes were represented.** The meeting was all about communication – ***what the HOA will do, what the contractor will do, and what your part in this project will be.*** We were able to have with us at the meeting our painting contractor Clayton Kelly and his foreman Santo Alvarez.

Since you were unable to attend, we will try again to communicate this information to you. Attached is a copy of the presentation that was the basis of the meeting. Included you will find:

1. Pages that summarize the scheduled painting activity for the first part of 2020.
2. A number of pictures that will be helpful to explain where potential repairs may be needed, i.e., examples of HardiPlank / wood that is rotten or decayed and needs to be replaced before the fresh paint can be applied.
3. To assist in this communication effort, we were able to have that **one-hour** meeting videotaped. The video can be found on the Windsor Hills website, at www.whhoa.com/housepainting
4. You may also come to the Clubhouse to watch the video.
5. A list of Questions and Answers from that meeting is a part of this communication.

What will happen first: Most importantly, a representative from Southern Painting will be visiting all of the 115 homes prior to the painting preparation process, walk around the outside of your home and inform the resident of repair work that needs to be completed, prior to painting. The form to be used to itemize the required work and that cost is part of this attached presentation, or a copy of the form is available at the Clubhouse. Those needed repairs can either be done by the painting contractor or your handyman. Again, the cost of these repairs is your responsibility, not the HOAs.

After you review the attached, and if you feel there is a need, we will be able to arrange a second communication meeting during the first week of January. Questions or concerns should be directed to the Clubhouse staff at 936.271.3411.

Questions / Answers from the December 10, 2019 WH Painting Meeting

1. Q. Will our homes be painted the same color as now or will it change?
A. Same color, no change.
2. Q. Does Southern Painting carry adequate insurance coverage – liability and all that?
A. Yes.
3. Q. Who has responsibility to clean the gutters?
A. The HOA will do what they can to have Town Center Landscape clean the gutters before the painters begin their prep process – only the gutters in front of the houses. This will be done starting in early January. Those gutters may fill back up and the HOA will do what we can to have Town Center ‘re-clean.’ However, if your gutters get full again, we cannot guarantee a recleaning from TCL, so it will be up to you to do what you can. Gutters behind the fences are the responsibility of the homeowner.
4. Q. What if the gutters are not cleaned?
A. The painter will do what they can to ‘push back’ those offending leaves and then paint as best they can. They will not do a recleaning of the gutters.
5. Q. Will the high-pressure cleaning remove the staining on the gutters?
A. No. That is a permanent stain that cannot be removed with any high-pressure cleaning and, in fact, will return in the next few years despite any cleaning or known paint product.
6. Q. When will someone from Southern Painting be at our home for the purpose of providing us with a list of needed repairs prior to house painting?
A. A representative from Southern Painting will be at your home a week or so before the prep work begins to evaluate your home’s ‘readiness.’ If wood repair work needs to be done before the painting, he will leave you an itemized list and cost. If the home is ‘ready to be painted’ the check list will so indicate. If there is work to be done, your options will be to have Southern Painting do the work, or have your handyman do the work. This is your decision, since it is all at your expense.

We would recommend you inspect your own home **now**, so there will be no surprises with the Southern Painting repair list. And, as a further suggestion, if you have a trusted handyman, have him look at your home now for needed repairs to wood or HardiPlank. Hopefully, you can have the work done well ahead of time.

This is an initial inspection and does not include getting on the roof to inspect the wood around your chimney. If, during the prep work, they find wood that needs to be replaced around the chimney, those repairs will still have to be done. So, homeowners may incur additional expense, over and above the initial cost estimate.

7. Q. If a small portion of a board is rotten, say two feet of a six-foot board - will just that portion be replaced?
A. No, the contractor will replace the whole board, so it is just like when it was originally put in place.
8. Q. We understand that windows surrounded by brick are not in this house painting program. Southern Painting will replace that caulking for \$20 a window. What do I get for the \$20?
A. The old caulk will be removed and new caulk installed on the brick windows. You may want to look at your windows and determine if all or just some of the windows need this treatment. The Southern Painting worksheet will identify the number of windows in need of recaulking – you may want to satisfy yourself of this need.

If the caulking is so hard there is a chance damage could be done to the window or frame, Southern Painting will not attempt to proceed. They will tell you of the problem, and there will be no charge. At that point, the recommendation is to contact a glass company for their advice

9. Q. What does the caulking include for windows surrounded by wood?
 - A. The program includes caulking around the windows and places there the caulking at 'wood seams' needs attention, i.e. the old removed and replaced with new. If it is minor cracks, new caulk will be placed over the old.
10. Q. About the painting of my garage door, what do I do with my cars?
 - A. A few options: You can remove the car(s) from the garage, or completely cover them, or if they will not be in the working way of the painters, you can leave them in the driveway. If there is space in the Clubhouse parking lot, with the permission of the staff, you may be able to leave the car(s) there for a couple of hours. Please, do not plan to leave cars in that parking lot for an extended period of time.
11. Q. How long will it take for the doors, door trim and garage doors to dry?
 - A. You should allow up to two hours for door and door trim to dry, same for garage doors. After painting the garage door should be opened to allow the paint to 'pop' at the seams / panels. If Southern Painting is unable to open the garage door, they will run a razor along the seams to separate the paint.
12. Q. Will the inside of screened in porches included in the painting program?
 - A. No. Screened in front or back / side porches are not included in this program. If this is wanted, owners may want to solicit Southern Painting, or their handyman to do this work.
13. Q. What about painting the lintels – that iron bar above doors and windows?
 - A. All lintels will be repainted black, including lintels inside screened porches.
14. Q. Will all of my painted doors be repainted?
 - A. Yes, all painted doors will be repainted, with the exception of any door(s) inside enclosed back or entry door patios. **This does not include the front doors – they are covered under a separate program.** If you have doors that are exposed to the elements, you should verify they do not need extensive repairs or replacing. In many cases in Windsor Hills, the doors on small enclosed patios, that were wooden and have rotted, have been replaced with new wood doors, or in some cases, steel doors.
15. Q. Will my shutters be repainted, and can I have the color changed?
 - A. Yes, as a part of our agreement with Southern Painting, all shutters will be painted. **The only shutter colors that are permitted are black or the color of our homes.** Southern Painting will change the color to one of the two approved colors. However, since that may require a primer coat before the finish coat there may be a charge to the homeowner for that color change.