

To: **All “B” Area Homeowners**

From: Mike & Steve Chinn, CHOA Property Manager 503-266-5351
Bob Bush, CHOA Architectural Chairman 971-832-3559

Subject: **2025 House Painting**

Your homes are to be painted this year. Painting, supervised by CHOA, is projected to begin after July 15th - the exact time frame will be announced later.

The following information is provided so that you may know what to expect before and during the painting process.

1. A cursory inspection of your home, which likely will include your courtyard, will be made by representatives of our selected painting contractor.
2. You should complete your own detailed inspection. *If you cannot do the inspection yourself, call a contractor to do it for you. **It is essential that the body and trim of the house be kept in good condition.** CHOA can provide contract information of a reputable contractor for this work.* All repairs must be completed prior to painting and are the responsibility of the homeowner. Failure to complete the necessary repairs may result in your home not being painted at its regularly scheduled time. You will be assessed additional charges if they are required to return to complete your unit.
3. Each building will soon be provided with a small chart to assist in your color selection. The colors are shown in “schemes” or “groupings” of 3 complimenting colors. Please note that all house and trim colors must be selected from the same scheme. *Mixing and matching is not permitted. 1 of the 3 colors for the body and 1 of the 3 for the trim.*
4. A list of approved colors will be given to you along with a list of houses in our neighborhoods which have these colors. You may wish to do a drive-by to compare colors. *Please note that the color “pearly white” is not approved for a house/body color, it may only be used as a trim color.*
5. You and your roof-mates will be required to select identical house and trim colors for your unit and notify CHOA, in writing, of your decision. A color selection sheet is enclosed.
6. Garage doors must be painted the same color as your house. Trim colors may be used on any or all of the following, gutters, fascia boards, window trim boards and trim boards around garage and entry doors. *Corner boards may be painted the trim color, but this requires extra work and will be billed as an extra charge. Otherwise, the corner boards will be painted the same as the house at no extra charge.*
7. Front and side entry doors will be painted with enamel paint, and only when the homeowner is present, because the door needs to be left open. They will be painted your

house or trim color, or you may choose any color, including colors not on the approved color chart, (excluding garage or golf cart doors). *If you choose a color other than your house or trim color, there will be an extra charge of \$158.00 per door and you will receive a separate invoice for this amount. You do not need to have the door painted by our painters, but it must be in good condition.*

8. Metal gates will be painted with gloss black paint. *Color exceptions must be approved by CHOA, and you will be assessed an extra charge of \$315.00. Our contract calls for 1 metal gate per house if you have more you will be charged accordingly.*
9. Wood fences must be painted the same color as the house/body color. *Stained or unpainted fences will be painted the house color. You may keep your fence natural or stained on inside facing the house or courtyard, if you choose to do this any stain or coating will be at your expense. All pergolas or trellis, which can be seen from the street or golf course will be painted at an extra charge of \$525.00. This charge may vary because of the size of the pergola.*
10. The contractor will be responsible for all existing surface preparation, including scraping, sanding, mildew mold removal, touch up caulking, priming and pressure washing. *Note: homeowners are responsible for the priming and necessary caulking of newly replaced siding or trim.*
11. Prior to painting, CHOA will cut back plants and shrubbery a minimum of 12” from surfaces to be painted, *except in interior court yards.* Each homeowner is responsible for all work located inside of the courtyard. It is apparent, from our inspection, that many of you may have plants, shrubbery and trees that must be pulled away, trimmed, or in some cases removed, so that pressure washing, and painting of walls and fences can be completed.
12. The painters will provide a 3-5-day notice, personally or by door hanger, prior to pressure washing. Additional 3-5-day notices will then be given prior to surface preparation and actual painting.
13. After your home is completely painted you will be contacted by the contractor to determine if you are satisfied or if there are issues to be corrected. You will then be provided a quart of house and trim color paint for touch-up in future years.
14. The painting contractor has been given specific instructions regarding the *avoidance and cleaning of paint spills, care with plants, daily removal of paint and worker's litter* -and a no smoking restriction on homeowner's property.
15. If you have any questions regarding your 2025 painting, please contact Mike or Steve Chinn. A good time to discuss this at the pre-painting meeting.