

Attach  
to minutes

Oak Park Townhouses

Homeowners' Association

Monday, May 4, 2015

Re: Walk around with Fitzpatrick Painting for units #65-73

The board and members of the AC committee walked around with Rich from Fitzpatrick painting to discuss preparations for painting and restoration of units 65-73.

The approved bid is for a three color scheme, but the board wants to explore the idea of a more up to date design. The board and AC will meet with Kelly from Fitzpatrick for design and color advice in the next month.

The board is reviewing a bid from Kelly at Sterling Management to do a majority of dry rot repairs on the buildings prior to the painting. \*Must use the correct siding.

Fitzpatrick will let the board know of any additional dry rot and building repair necessary while painting the buildings. Their cost for carpentry is \$65.00 per hour plus materials.

Reviewing the privacy dividers between the units on the patio level, some replacement will be required and the dividers are the responsibility of the HOA. The dividers will be replaced after painting in the stained cedar.

Reviewing the upper decks on 65-73, some are in very good condition and some in need of replacement. The board will recommend that all owners have the decks on their unit evaluated by a licensed, bonded and insured contractor. Decks are the responsibility of the Homeowner.

If the unit needs a new deck the best time to replace will be after the painting is completed. New decks and dividers will be the new stained cedar fencing. Some painting may be required underneath the deck. This work will be the responsibility of the homeowner.

The board will hire an arborist and / or landscapers to do building clearance prior to painting. We need to let homeowners know that this is necessary and will have their privacy in mind. The buildings must be accessible for painting.

The board will have Divine Gutter do an evaluation of units 65-73 as we see many different configurations. Some downspouts are round and others are square in keeping with most of the property.

Homeowners are responsible for doors and windows. Homeowners considering replacing doors or windows will be required to fill out an AC request form and do the work prior to painting for the best result.

Fitzpatrick will paint the doors. The weather stripping will be removed and owners need to leave doors open until the paint dries. Homeowners may purchase new weather stripping to be installed after the paint dries. This could be a logistics challenge for security reasons.

The HOA will purchase new house numbers for all of the units and continue this process as other units are painted in the future.

Homeowners considering upgrading outdoor lighting will need to fill out an AC form to continue continuity in building appearance. Replacement prior to painting will make the change easy and avoid touch ups later.

Thanks Donna