

Painting Phases

This is a brief explanation of what to expect during the painting cycle. The painting is expected to progress, sequentially, according to building number. As always, weather will be a factor in determining how quickly the prepping and painting proceed. The work on your home will be done in 3 Phases:

Phase One - Sanding, Scraping, Caulking, where necessary, Wood Replacement and Pressure Wash/Rinsing of Cornice Areas, Front Door Frames, and Wood Windows.

Phase Two - Primer Coat of all areas that are to be painted. The primer is coat is gray for darker colors or white for white trim colors.

Phase Three - Finish Coat of paint will be applied to all primed areas.

You will receive one notice for Phase One and Phase Two (remove storm windows). You will receive a second notice for Phase Three Finish Coat.

After Completion - Doors must stay open at least 2 inches until paint is dry. Please remember to open and close your windows and doors periodically to prevent them from sticking shut.

OWNER REQUIRED PREPARATIONS

Please have all owner preparations, including repair, replacement and removal of awnings etc. before the beginning of the painting. Please refer to your Homeowner Paint Prep Checklist.

- **STORM WINDOWS**

If your unit has storm windows, it is your responsibility to remove them as soon as you receive the Phase One and Phase Two notice. The home cannot be painted properly unless the homeowner has removed the storm windows.

Please remove inserts from your storm windows from the inside. It is much easier and no charge. Ploutis Painting will be more than happy to assist elderly citizens or people with medical conditions so please call their office to make arrangements to receive help. The Association and the painting contractor will not be responsible for any damage to your storm windows.

- **Awnings**

Homeowners must remove all awnings, arbors or exterior plaques before the start of painting.

- **Patio and Lawn Furnishings**

Homeowners must move all furnishings away from the front and rear walls so that the painters will not be blocked or impeded while painting.

- **Animals and Patio Areas**

When you receive notice of painting, please unlock your rear gate and place any animals kept in the patio area in a secure area.

Scheduling

Please note that the painting schedule cannot be altered to accommodate owner vacations. We suggest that owners make arrangements to have the home occupied at the time doors and windows should be open. The COA cannot be responsible for opening or closing windows and doors for homeowners.

If you are unavailable to leave doors and windows open, Ploutis will paint all exposed exterior surfaces on windows and doors. The remaining 1% that is unpainted will be painted by arrangement with Ploutis. Please call Ploutis if you need to arrange painting of door or window edges.