

Camino Woods II Homeowners Association, Inc.

22442 San Miguel Way, Boca Raton, FL 33433

It's time to re-paint!

When our homes were last painted in 2007 only 29 of our current residents were living in Camino Woods II so we would like to give you some information about the process and outline what we plan to do over the next few months.

For at least the previous four re-painting cycles we have used the services of UCI Paints and their products. We have been extremely satisfied with the results achieved and intend to continue the relationship this time.

Here's what happens.

UCI Paints provide the services of a Product Coating Specialist who will prepare a specification that is sent to contractors who will then submit a proposal for us to consider. UCI have a list of preferred contractors who they know have experience with using UCI Paint products and are competent in applying them in accordance with the specification provided. By using a UCI preferred contractor, UCI will ensure our satisfaction. Once painting starts a UCI Inspector will visit our community to confirm the work is being carried out according to specification.

Once the proposals have been received and the board awards the contract then the company will inspect each home and report any defects (such as cracks in the stucco, wood rot, etc.) that need attention prior to painting. Homeowners will be responsible for the cost of such repairs to their home. We will know later if the company making the inspection will be willing to give the homeowner an estimate for repairs.

A portion of each homeowner's assessment is placed in the Paint and Roof Reserve Fund. This money is used to pay for the cleaning of the roof, painting of the stucco, trim, personal garage door, front door and garage door. When the homes were new the window frames did not need painting and more recently replacement windows are fitted in frames that do not require painting either. Therefore, the cost of painting window frames and patio doors has never been included in the assessment but some homes do need their frames painted. About 18 years ago in an effort to keep down assessments the Association adopted a policy that all new roofs would have color impregnated tiles and so roofs are no longer painted.

So what about colors?

Well, we will have five color palettes available. The schemes will be recommended by the UCI Paints Product Coating Specialist and will take into account the size and architecture of our homes, the roof colors and the industry trends. Colors in south Florida go in and out of fashion! Once the board has approved the colors then homeowners will be asked to select the one they prefer for their home. The only stipulation by the Association is that adjacent homes may not be painted the same. Whilst there are five palettes this gives ten possible schemes as the recommended stucco and trim colors are reversible. Swatches will be painted on the clubhouse wall and details regarding how to submit your choice will be set out after our November board meeting. At that time you will also have the opportunity to state if you require your window frames painted for which you will be billed directly by the painting company.

The project is underway. The paint committee has had an initial meeting with a UCI Specialist and we expect to have proposals to bring to the board for a decision at the November meeting. We are scheduling the mailboxes to be painted between now and the first of December. We anticipate that repairs, roof cleaning and house painting will follow and more accurate schedules will be provided after the board's decision.

Paint Committee:

Fred Crane, Karen Hill, Sharon McGlyn and Ron Hoekzema.