

2024 Hilltop Painting and Staining Project

The exact schedule is unpredictable due to weather conditions.

The following properties are scheduled for painting and staining work in 2024:

101-115 Winding Hill (101, 103, 105, 107, 109, 111, 113, 115)

112-118 Winding Hill (112,114,116,118)

100-110 Spring Ridge Court (100, 102, 104, 106, 108, 110)

100-110 Treetops (100, 102, 104, 106, 108, 110)

109-121 Treetops (109, 111, 113, 115, 117, 119, 121)

112-118 Treetops (112, 114, 116, 118)

123-133 Treetops (123, 125, 127, 129, 131, 133)

113-123 Pinnacle Point (113, 115, 117, 119, 121, 123)

Atkins and Livingston are the painting contractors:

(1) **Livingston** paints the Front Doors and Trim, Garage Door, and Rear Door Trim

(2) **Atkins** paints/stains the Front Courtyard Wood Fencing/Gates, Rear Wood Divider Fencing, Front Steps/Handrails, Front Decks, Rear Decks, and Propane Tank Fencing/Screens. Atkins will only pressure wash rear patios for properties that do not have a rear deck. Atkins will also pressure wash wood surfaces prior to painting. Door painting and other work is generally completed without the homeowner being present (You DO NOT need to be home).

All furniture, decor, and planters close to or attached to decks, patios, front doors (and fences) must be removed. Our contract does NOT require the workers to move these items. Rotten wood will not be painted – homeowner should repair prior to painting. Please also remove address signage, signs, lights (Christmas lights) attached to doors or decks. Please be mindful of plants/vines or other items that could obstruct painting and consider pruning them back from fences etc.

General Rules for Painting and Staining:

1. If the property owner or tenant interferes with the schedule or workers, it is possible the work will not be rescheduled, leaving the owner responsible for painting.

2. The owner is responsible for removing all furniture, decor, or furnishings from courtyards, fencing, or decks. If this does not take place, it is possible the work will not be able to be rescheduled, leaving the owner responsible for painting.

3. Please immediately contact Adam with concerns about the work at your property.

Each property owner should review the work completed at their property.

4. Please do not distract, ask contractors to assess other property issues or ask them to provide other services – they have limited time and must stay on task. For example, the contractors are not responsible for removing a storm door/ window and cleaning, or moving furniture, planters, or décor.

5. All scheduling is tentative/ unpredictable so the owner must be flexible on work timing.

6. Atkins offers wood repair at the owner's expense. Livingston is also available for interior painting at the owner's expense.

7. Total project is estimated at 2-3 weeks. Please keep the storm door unlocked.

Please e-Mail: ManagementHilltopHOA@gmail.com to confirm your you would like to receive project. updates. If you do not have an e-Mail, please call and leave a message or text (include name and address).

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