



2026 Painting and Staining Project

The Hilltop HOA contracts with two separate painting contractors with tentative start dates pending weather conditions as follows:

1. **Wood Fencing and Decks** **Monday, April 6th**
Atkins Deck Treatment Services, Inc.
10 Trinity Drive, Leola, PA 17540
<https://atkinsdeck.com/about/>
2. **Front Door, Garage Door, and related Wood Trim** **Late March or Early April**
Livingston Enterprises LLC
125 Woodcock Drive, Newmanstown, PA 17073
<https://livingstonenterprises.net/>

2026 Work List:

100-114 Eagle Nest:	100, 102, 104, 106, 108, 110, 112, 114
101-107 Eagle Nest:	101, 103, 105, 107
109-115 Eagle Nest:	109, 111, 113, 115
140-146 Pinnacle Point:	140, 142, 144, 146
120-134 Treetops Drive:	120, 122, 124, 126, 128, 130, 132, 134
228-238 Winding Hill Drive:	228, 230, 232, 234, 236, 238

(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 before painting. Please note that Atkins typically pressure washes all properties on the work list as the first step prior to painting/staining as step two. This initial pressure washing of all properties could take up to a week or more. Door painting and other work are generally completed without the homeowner being present (You DO NOT need to be home).

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IMPORTANT RECOMMENDATIONS

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 or return at a later date if unable to work. Please remove address signage, signs, and lights (Christmas lights) attached to doors or decks. Be mindful of plants/ vines or other items that could obstruct painting and consider pruning them back from fences, etc. The painter is not responsible for pruning or addressing overgrown plantings that obstruct painting surfaces.

Per our contract, any rotten wood will NOT be painted or could potentially become damaged by pressure washing or general project work. The Hilltop HOA is not responsible for such instances. The homeowner is responsible for repairing any rotten wood before painting.

General Project Rules!!!

1. If the property owner or tenant interferes with the schedule or workers, it is possible that 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. It is possible the work will not be able to be rescheduled, leaving the owner responsible for painting in such cases.
3. Please promptly contact the HOA with concerns about the work at your property. Each property owner should review the work completed at their property. The HOA may not be able to address concerns weeks or months after the project has been completed, with payments provided.
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, moving furniture, planters, or décor.
5. All scheduling is tentative/ unpredictable, so the owner must be flexible with work timing, including day-to-day start and end times.
6. Atkins offers wood repair at the owner's expense. Livingston is also available for interior painting at the owner's expense. A detailed and signed contract is recommended for any non-HOA work arranged by a homeowner.
7. The total project is estimated at 2-3 weeks.
8. **Please keep storm doors unlocked to allow for doors to be painted.**
9. The HOA is not always able to respond to concerns in real time. Please leave a voicemail or email, and we will work to get back to you within several hours to one day.

Project Updates:

Please contact ManagementHilltopHOA@gmail.com if you would like to receive any available project updates. Day-to-day updates are not guaranteed or available, but we will work to relay any important updates provided to us by the contractors.