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# VILLAGGIO

## HOMEOWNERS ASSOCIATION

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DATE: JULY 2019  
TO: VILLAGGIO HOMEOWNERS  
FROM: ELIZABETH MARETE, CCAM, CMCA, COMMUNITY MANAGER  
RE: PAINTING NOTICE

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Dear Villaggio Resident(s),

We are pleased to inform you that the Board of Directors has approved Honest Painting to paint all buildings effective August 1, 2019. The last time the Association was painted it was more than 15 years ago (before 2004). Unfortunately due to the close proximity with the freeway, the white colored paint quickly stained. For this reason, the Board spent months to choose the new color scheme as painted on the sample building on 2900 Via Milano The Board has extended the project over 2 years in order to leave the Association with enough allowance in case of any unforeseen emergency. The first phase will include the perimeter units and the pool area and the second phase will start in January 2020. Painters will not be responsible for any damaged personal items, vehicle or plants that will not be cleared from the areas being painted.

A notice will be posted on your building at least 3 days prior to starting painting for your building. Painters will be onsite Monday through Saturday from 8:00 am to 5:00 pm., weather permitting.

In order to ensure that the painting project is a success, the Board needs your cooperation and participation with the following items:

### **Satellite Dish & Cables Wires**

If you have a satellite dish please be sure to secure the cable wires tightly along the walls of the building so that the painters can paint over it to match the stucco. If you have more than one dish or one that you no longer use, please remove it so that the wood can be patched and painted.

### **Front Doors Frames**

The front door frames will be painted on Saturdays throughout the project as your presence will be required as the doors must be opened to complete the painting. You will be informed which Saturday(s) will require someone to be home.

### **Carport Parking**

Parking will not be allowed from 8:00 am to 5:00 pm under a building being painted. Neither the Association nor the Painters will be held responsible for any damages to vehicles left in a carport due to the painting.

### **Metal Garage Doors**

Most units have the new metal garage door and the Board appreciates your efforts to keep up the maintaince in your community. Your doors will be power washed but will not be painted as you are required to repair the dents on the garage door.

*Professionally Managed By Action Property Management, Inc.  
1250 Corona Pointe Ct, Ste 404, Corona, CA 92879  
(800) 400-2284 (951) 272-0720 fax  
[www.villaggiocorona.org](http://www.villaggiocorona.org)*

### **Wooden Garage Doors**

For the owners with the old wooden doors, you are required to replace any missing hardware and perform repairs so they can be painted.

### **Potted Plants & Ornaments on Balcony & Walls**

In preparation to the painting project, all potted plants and ornaments placed on the balcony walls or back patio walls MUST be removed. After the painting project concludes, personal items on balcony walls and back patio walls should be placed with caution as stated in the Association rules.

### **Balcony Area**

All personal items on balcony area must be cleared away from the walls. All items attached/affixed to the balcony railings must be removed.

### **Backyard Patio Area**

Painters will access the patios through the back gate. All personal items must be moved away from the walls. All items attached or affixed to the back patio wall will need to be moved away from the wall. All trees and plants in your back patio must be trimmed away from the walls. The owners with a pergola or back patio cover will need to remove it. The Board will not be able to access your back yard and they ask Members to report any issues to Management if you are not satisfied with the work. Send pictures and report to management on the email [emarete@actionlife.com](mailto:emarete@actionlife.com) so we can get any necessary work repaired.

### **Patio Utility Doors**

It is the homeowners' responsibility to replace, repair and maintain the utility storage door located on the patios exclusive use area. The utility doors will be painted during the project, but homeowners must repair or replace their utility door if it is found to be rotted and needs replacement as the Association will NOT repair them.

### **Roof Power Wash**

All roofs will be power washed. Similar to when it rains, there will be splashes on the windows and water running to the balconies. Be sure to secure your personal items on the balcony or deck.

### **Damaged or Worn Out Window Screens**

If your window screen is worn out or damaged, be sure to repair it to maintain the esthetic of your property. Air conditioning units in the windows are not permitted at any time and MUST be removed.

### **Pets & Pet Food**

Be sure to put your pets away and secure them during the days when your building or unit is being painted. All pet food must be put inside your unit during the painting. Painters will not be responsible if pet food is left outside.

Should you have any questions or concerns regarding this matter, please email [emarete@actionlife.com](mailto:emarete@actionlife.com) or call (949)450-0202.