

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

**REPORT ON PAINTING PROBLEMS
PUBLISHED JAN. 8, 2015
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References: Declarations:

5.01.5 "The Association shall perform periodic exterior wall painting of all units".

5.01.7 "the Association shall have the right to maintain such other areas ... as the board determines from time to time is in the best interest of the owners".

Preamble:

Our renewed (2014) policy continues the existing practice of repainting doors every time an owner requests. While this policy is reasonable and continues the practice of ensuring color conformity, it makes no sense to keep repainting the symptoms without resolving the problem.

As various owners have written, we inherited 3 different problems:

- a. some doors of dubious materials/finish installed by the developer, many of which peel continually;
- b. some doors were damaged 3? or 4? cycles ago by a painter using defective paint and which since have required continual repainting;
- c. doors (like 602 and 604) showing rust again after only a few months since being painted. (The owners themselves had these redone in 2015).

The Board might consider advising owners that once their door has been repainted twice that they must replace it or pay themselves for any further painting.

Report on Problem Garage Doors:

In 2015, we contracted with Vice Painting to do both the annual building cycle, and to also remedy all these outstanding door problems:

- a. 2202, 2204, 2206, 2208: were peeling; upon closer inspection as the Vice Painting worked on them, it became clear that there were actually two coats peeling atop one another. There is no way to tell now whether Greenspin (2014) or Anchor (2013) or a previous contractor so thoroughly botched the job. Vice chemically stripped down to the original surface, then prepped, primed and painted; one-time cost: \$1500.
- b. 911, 1402, 1406, 1410, 1510, 1705, 1707, 1709, 1802: were mostly rusted, with some minor peeling; these were sanded, primed and painted.
- c. 502 was rusted, with some minor peeling; it could not be painted because the roof was being replaced when the painters were available.

After many rain-induced delays, these were completed the week of Sept. 14, 2015.