



General Manager (Larry Burns)

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[Community Painting Update](#)

Dear Homeowners,

The Summit View Homeowners Association is pleased to announce the community paint project is planned to be moving ahead again sometime this fall (most likely in October or November 2021). As you know, the project was put on hold to further clarify the language of the CC&R's as to the responsibility of the stucco repair for our townhomes. The clarification was necessary based on the following, led by a small group of Summit View owners. "Please be advised that we have consulted an Attorney and are prepared to take legal action in order to enforce our rights, unless the Board agrees to accept their clear responsibility to pay for the costs of repair and maintenance of the walls."

The Summit View Board decided it was only prudent to get an independent second opinion on this issue.

The good news is:

The second law firm confirmed the opinion of the first law firm about responsibilities for this painting project and thus all future Summit View painting projects.

The bad news is:

**The Summit View HOA has spent a lot of money on legal fees,
The paint supplier has already had one price increase,
And we can't even get firm pricing yet from the paint suppliers for the fall, because of the quickly changing labor and material costs.**

A summary of the recent second legal opinion was posted to the community website, and the responsibility for repair of the stucco clearly falls on the shoulders of the Homeowner. The Townhomes and walls around the individual properties are the Homeowners responsibility for structural and stucco repair over and above the contracted preparation limitations. Surface preparation includes power washing to remove dirt, dust, efflorescence contaminants and loose and peeling paint. Stucco repairs up to 6 inches in diameter and filling cracks $\frac{1}{16}$ - $\frac{3}{4}$ of an inch with a suitable caulking compound. It is highly recommend that each Homeowner inspect their property for areas in disrepair and be ready for the painting project this fall. Homeowners are more than welcome to use their own contractors for the repairs. However, should the needed

repairs still remain at that time of painting, the Association will make the necessary repairs. The amount of the repair will be applied directly to the affected Homeowners ledger.

Please keep in mind, a major cause of stucco failure on perimeter and party walls is the failure of water to drain properly off the patio. Examples observed are drains that are plugged, drains that are at the wrong height, the slope of the patio does not allow for proper drainage or excessive water is utilized for plantings. These types of issues need to be addressed by the individual Homeowners, and remedied to prevent continuing or future issues.

Regarding party walls, the Homeowners on each side of the party wall are equally responsible for maintenance and repair of the party wall (not the Association).

Your property is your responsibility, and we all have an obligation to maintain Summit View to the best of our abilities.

If you have any questions, please feel free to contact me.

-Larry