

July 23, 2026

To: Villas de Las Flores Homeowners

RE: 2026 Exterior Painting - Notice of Intent to Paint & Roof Maintenance

Our project is about ready to start!

Beginning on August 3, 2026, we will begin the exterior painting of Villa de las Flores. This project involves exterior painting of all buildings, the clubhouse, perimeter walls, trash enclosures, pool fencing, carports, and pedestrian gates. The painters will begin in Phase 1, starting with Parking Lots 17 and 16, and will continue around the property in that direction. As the project progresses, we will provide regular updates on their location, so residents know which areas are being worked on. Items we need your cooperation on/with:

1. All front doors will be painted one of the six selected door colors. We sent an earlier letter requesting your color preferences and we have received a great response so will do our best to accommodate your choice.
2. To properly paint your front door you, or if you have a tenant, need to be available as it will be necessary to be able to open the front door to properly paint it. If you are not available, you can plan with PPM to mail a key or contact a neighbor to assist you. Any security alarms will have to be turned off.
3. If you wish to keep your wrought iron security door the cost of painting the door will be billed to you separately. If you no longer wish to have a security door the HOA will pay to have it removed at no expense to you.

There is a Board Meeting on the 28th which will be for the Board to choose the final selection of the community's stucco color. The clubhouse has recently been painted with both color options, and homeowners are encouraged to stop by and look. The meeting agenda is attached, and you are welcome to attend.

In addition, our roofing contractor will begin the community's annual roof maintenance on Monday, July 27th. This work includes cleaning all roof drains to help ensure proper drainage. If you have an abandoned satellite dish on your roof, please notify Shelly at PPM as soon as possible. She will arrange to have it removed while the roofing crew is working on your building, eliminating the need for a separate visit.

The roofing crew will also begin in Parking Lots 17 and 16, moving around the property ahead of the painters to ensure the maintenance is completed before painting begins. If you have any questions regarding either the painting or roofing projects, please contact Shelly.

If at any time you have questions, please feel free to contact Moreno and Sons Painting, Inc. at 760-343-3141 or Shelly Ruegsegger at Personalized Property Management at 760-325-9006.

Thank you for your patience and cooperation as we complete these important improvements to our community.

Sincerely,
Scott Gaudineer, President
For the Board of Directors

FROM MORENO & SONS PAINTING

IN ORDER TO ENSURE AN EXCELLENT JOB, PLEASE COMPLY WITH THE FOLLOWING:

4. Plants and vines on your courtyard and patio walls must be trimmed back from the walls so that all the exterior walls can be painted. The gardeners will trim any common area shrubs and plants.
5. Potted plants should be removed and/or pulled away from the walls, allowing a minimum of 18" behind them.
6. Remove all statues or objects of art and wall hangings.
7. Painters will be accessing patios and balconies, as needed, from the exterior. You do not need to be present. Place all patio furniture in the center of your patio/balcony so that the painters may cover it.
8. If you cannot do the above 4 items, please let us know and we will gladly have someone to help you.