

August 14, 2026

Re: VDLF Exterior Painting Project – Phase 2 - See Attached Map Note some Dates on Prior Letters are Subject to Change due to Weather, Equipment etc.

Dear Homeowners,

We are pleased to provide information regarding the upcoming Phase 2 Exterior Painting Project. Please review the information below carefully to help ensure the project proceeds smoothly and on schedule.

1. **Project Schedule** - Work is scheduled to begin on the following dates, weather permitting:

Start Date: August 24, 2026

- 5703 & 5715 Los Coyotes
- 5621, 5629 & 5633 Los Coyotes

Start Date: August 31, 2026

- 5837, 5645 & 5653 Los Coyotes
- 5553, 5559 & 5561 Los Coyotes

Start Date: September 7, 2026

- 5539, 5541 & 5547 Los Coyotes
- 5567, 5575, 5583 & 5599 Los Coyotes

2. **Metal Security Screen Doors**

If your home has a metal security screen door, you have **ONLY two options**:

- All cream doors will need to be painted the Board approved dark bronze color by the Association's painting contractor **at your expense (\$200.00 billed to your assessment account). All black/dark bronze doors will be inspected by the committee and you will be notified if yours needs painting.**
- Have the screen door removed before painting. **The HOA will coordinate and pay for the removal.** If any plan to replace it after painting is done, remember you must get architectural approval from the Board.

If you would like to have your screen door removed, please contact Jessica at PPM (email on Page 2) as soon as possible so arrangements can be made before your scheduled painting date.

3. Access to Your Home

To complete the painting of your front door and metal door, the painting contractor will need access to your home. To ensure quality finishes, all doors will be properly prepared and masked before painting. If you will not be here, please provide Shelly Ruegsegger or Jessica Franz at PPM with either:

- A key with a clearly marked tag on it with your information and VDLF address. This can be mailed to PPM, Attn: Jessica Franz
- A door access code
- Contact information for a friend, relative or neighbor who you may have granted permission to provide access or will open the door for the painters

Email:

- jfranz@hoappm.com
- sruegsegger@hoappm.com

All keys, access codes, and contact information will be kept confidential and used solely for the purpose of completing the painting project.

If access is not available during the contractor's initial visit, the contractor will make up to two additional attempts to complete the work throughout the year. If access cannot be obtained after these attempts, the homeowner will be responsible for having the metal door (if have one) and front door painted at their own expense, or the HOA may complete the work and assess the associated cost to the owner's dues account.

If your home is occupied by a tenant, please notify your tenants of the scheduled work.

If you have not yet submitted your front door color selections, please contact Jessica Franz at jfranz@hoappm.com as soon as possible. To keep a color scheme, you may not have your first color choice AND do not direct the painters to paint a specific color when they are there, it is pre-chosen for you.

4. Patio Walls and Plantings

To allow painters full access to exterior walls, all plants, vines, and other vegetation attached to or growing against courtyard and patio walls must be trimmed or pulled back before work begins. If you are unable to remove wall-mounted items or pull vegetation away from the walls, Moreno & Sons Painting can assist. They can be reached on 760-343-3141, feel free to call them.

The Association's landscape contractor will trim shrubs and vegetation located in the communal areas.

5. Carports, Trash Enclosures, Fencing, Perimeter Walls, and Railings

Painting of the carports, trash enclosures, fencing, and railings will take place after all residential buildings have been completed.

6. Project Inspections

Upon completion of each phase of the painting project, a thorough inspection will be conducted by representatives of Moreno & Sons Painting and members of the HOA Board of Directors. The purpose of these inspections is to ensure that all work has been completed in accordance with the project specifications and the Association's quality standards. Any items requiring touch-ups or corrections will be documented and addressed before the phase is considered complete.

The entire community painting project is expected to take approximately nine to twelve months, depending on weather and project conditions.

We appreciate your patience, cooperation, and support as we complete these important improvements to our community. Your assistance in preparing your property and providing timely access will help keep the project on schedule.

If you have any questions regarding the project schedule, access requirements, metal security screen doors, or any other aspect of the project, please contact PPM or any member of the Board of Directors.

Thank you for your cooperation.

Sincerely,

Scott Gaudineer
For the Board of Directors



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