

To: All Owners and Residents

Re: PROJECT REFRESH – 2016, Glendora Garden IV HOA

Our complex's exterior wood trim from #1201 to #1248 is due for a fresh coat of paint. Before painting starts, many units will need to have sections of their wood treated and/or replaced due to wood rot or termite damage.

Morgan Termite Co. did a *visual* inspection of the exterior driveway-facing wood trim and roof lines and as best as possible also the backyards. Morgan estimated 1 ½ months to complete their work. Unfortunately, we don't have a set schedule as to when individual units will have repairs done. The bid was very favorable because work will be done in increments. Copies of their reports are attached.

- Status: Morgan started Thursday August 4th with the Arrow side units and they are now working the bay starting with #1215.
- To be ready for the painting contractor who will follow when Morgan is approximately 60% complete, please remove anything attached to the wood, including lights, plants, nails, planters, etc. Workmen will use ladders for access to your balconies. All wood will be painted.
- Please make sure pets are indoors for backyard termite and painting work.

The board also approved a competitive bid from Action Painting for exterior wood trim. This company previously painted our complex and also Strawberry Lane's 90+ units.

Some units have owner "add-on" backyard patio covers. As in the past, any repairs or painting of these structures is the responsibility of the owner. The charge is **\$2 per square foot** which includes paint and labor. Payment will be direct to Action. If you want this service, please send a note to the board via www.ggh4.org

Action's time table is approximately 25 working days once their crew starts. Action also will clean the black mold off of stucco (offered at no charge.)

Please extend every courtesy to the work crews and give them access to your backyards. As we receive work schedules, it will be communicated to you.

Sincerely, Steve Thomas

For the 2016 GGH IV HOA Board

August 22th, 2016