

Dear Sea Terrace 1 Homeowner: Halyard

Every 5 years the Sea Terrace 1 Homeowner Association paints the exteriors of approximately 1/5 of our 239 townhomes. This year we will be painting the townhomes on **Halyard**. If you live or own on one of these streets, your home is due to be painted starting in March 2025. This schedule may be influenced by the weather conditions. It has come to the Board's attention that in the past some homes have had siding damaged by weather and termites, plants that are dug into the external walls, and other repairable conditions that have impaired our painter's ability to give our community the best results from his efforts.

The Board of Sea Terrace 1 Townhomes has engaged our painter to review the outside surface of your home that will be painted. He will make recommendations of areas needing repair or replacement to help you prepare your home for the best paint process possible. He will also include estimates for additional painting - not included with your annual painting. Such things as Garage Doors or Patio covers.

The paint inspection will be on Thursday, November 7 from 8:30 - noon, and Friday, November 8 from 1-3pm. We encourage you to meet with our painter Oscar Ortega or Lynn Lucier on those days. We must have access to your property, front and back on both days. If you can't be there, make sure gates are unlocked. If you would like to meet with them on that day. Contact Lynn Lucier lynnmlucier@gmail.com or Oscar oscarortega38@gmail.com

The inspection report results will be emailed to the owners address, by November 30, 2024. You will have until January 20, 2025 to complete the work. Another inspection will happen in late January. If the work is not done, or other arrangements made by January you will receive a non-compliance letter, which will be sent to the NSCA board. **If no improvements are required, you will not receive a report.**

If repairs are necessary, it is the responsibility of the homeowner to arrange for and pay for these improvements prior to painting. This is not the responsibility of the painting contractor or the Sea Terrace 1 Homeowner Association. If there is no significant damage the painter will just apply the paint to the exterior of your townhome as it exists when it is time for your home to be painted. You may use your own contractor to repair any damaged areas or you can obtain a list of local contractors from Niguel Shores Community Association in the NSCA office. Oscar Ortega - Our Painter is usually available to do repairs at your expense. OJ Painting - oscarortega38@gmail.com.

Once the painting schedule has been set, all homeowners will be notified. Once this painting schedule is finalized, any changes that are made at the request of the homeowner will require a \$200 fee, paid directly to the painter. Paint Color Changes must be finalized by February 15, 2025.

Also included in this letter is a detailed explanation of the painting process. We urge you to review this information and to attend the January **14, 2025** open townhome owners meeting at 6pm in the Community Center. Additional colors will be rolled out at this meeting.

We all take pride in the appearance of our own townhomes and the community in general. We appreciate your help.

If you have any questions or suggestions, please feel free to contact either of us.

Jeff Paige jpaige3149@aol.com President or Lynn Lucier lynnmlucier@gmail.com Vice President - Paint chair