

IN THE LOOP

Volume 1, Issue 3 SPECIAL EDITION

July 2010

NEWSLETTER FOR STONEYBROOK VILLAS1 AT GATEWAY

Painting Update!

Dear Homeowner,

Continuing our efforts to keep you informed and involved, this newsletter will advise you that the villas will be painted, starting on August 16, 2010.

We will start at 12500 Stone Valley Loop and continue on both sides of the street to the last villa at 12699 Stone Valley Loop. Weather cooperating, the painting should take three weeks.

To date, the Live Oak Trees and Palms have been trimmed. Today we scheduled Greenscapes to complete the vegetation pruning around each villa. The pruning will just precede painting preparation as to maximize the time window for painting.

We need your assistance in locating any damaged or cracked stucco or cracks in painted concrete areas (lanai floor or entryway floor) at your villa. We have a built in allowance for each villa for stucco and painted concrete repairs. The painting contractor only needs to know where the repairs are needed. They will correct them in the paint preparation process.

We have included with this newsletter a pre-paint inspection form. If you would take the time to inspect your villa, fill out the form and return it to us, we can communicate your issues with the contractor. If you live out of the area and your villa is unoccupied, perhaps you could ask one of your friends or neighbors to fill it out for you. Keep in mind, this is an exterior inspection only. If you lease your villa, perhaps your tenant or leasing agent can fill it out for you. When you have filled it out, return it to me at Tropical Isles prior to the 16th of August. If we do not receive your form, the board will do a cursory inspection for you. The board will exercise due diligence during the inspection but will not be responsible for any omissions.

We will also need you to have all screened areas open for the painting crew. If you have any furniture or wall hangings in your entryway or lanai, please make arrangements to have them removed.

Please make your arrangements to return the form as soon as



possible. We want all our villas to look great. This can only happen with your assistance.

Thank you.

For the board,

Jeanne Roedding, CAM

Tropical Isles Management
Company, Inc.

Elias Brothers (our painting contractor) has answered these questions regarding the painting process:

1. **Why are you asking me to remove my screens?** Answer: When power washing, we can clean inside the window tracking. If you leave the screen in the window, we will omit this cleaning.
2. **Why do I have to open my garage door manually after painting?** Answer: When we paint the garage door and flashing around the garage door, we make every effort to make sure we haven't 'painted the door shut'. However, we ask that the first time you open the garage door after painting, whether it's the same day of painting or three months later, you disengage the automatic opener and open the door by hand. **You will not break your garage door opener this way.** Elias Brothers will not repair your garage door openers.

We want to keep you 'in-the-loop!'

**NEWSLETTER FOR STONEYBROOK
VILLAS1 AT GATEWAY**

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To:

More painting info on:

www.sbgvillas.net

Reminders:

- Leave all screen doors unlocked!
- Remove all front entryway furniture and clean floor.
- Remove all lanai furniture and wall decorations. Clean lanai floors.
- Remove all screens from your windows, if possible.
- Move any outdoor cooking equipment away from perimeter of Villa.
- Remove all temporary plantings from villa perimeter.
- Make sure to turn off irrigation system on painting days.
- Remove any garden hose and wall hose hangers.
- Remove any clinging vegetation from stucco.
- Remove any lattice work, or trellises from the side of your villa. These items will not be painted.
- If you can not be here during the months of July-August, contact someone who lives here year round to help you with these items.
- Fill out and return the enclosed inspection form.
- We will have a post-paint checklist with our contractor. Any deficiencies will be noted and per our contract, the painters will correct the deficiencies.
- Our warranty for seven years will be with the HOA. Because your HOA is the 'customer', we are responsible to see that our warranty with the paint manufacturer and contractor is valid.

