

Attention Residents:

The time has come to for the scheduled **wood** and **iron** renewal project and Titan Painting has been selected as the contractor. The project is currently scheduled to begin on **March 23rd, 2026** and it is expected the project will take about 40 working days (8 weeks) to complete. Working hours are Monday through Thursday, 6:30 am to 4:30 pm.

**Scope of Work:** The project entails **power washing**, surface preparation and **painting**:

**ALL WOOD AREAS ON 25 CASITA BUILDINGS**

**ALL EXPOSED WOOD ON CONDO UNITS (DOES NOT INCLUDE WOOD LIDS ON BALCONY AREAS BEHIND THE SUPPORT BEAM)**

**ALL COMMON WOOD AREAS BY POOL/MAILBOX**

**GARAGE DOORS**

**ALL IRON ON PROPERTY (INCLUDES POOL AND CAR GATES)**

**Communication:** It is important OVERLOOK RESIDENTS provide Titan with an accurate list of the contact information for the resident of each unit. This is particularly important if you will not be on site while the painting of your unit is being completed or if your unit is occupied by a tenant.

Please provide our property manager, AAM, with the best contact information regarding your unit. Please include:

Name, relationship to property ( owner, family member, neighbor, tenant etc. ) email address, mobile phone number.

**Scheduling:** A schedule for the painting of individual units is attached but should be understood as tentative and weather permitting. Titan provides a portal to provide residents with up-to-date information on the project progress and information on the upcoming weeks painting schedule so everyone is aware of the areas to be painted in the near term. Residents will also receive a 'door hangers' at least 3 days prior to work commencing on their unit. That is a notice hung on the door to inform the resident the unit is now scheduled for painting.

**Owner costs:** Front doors are homeowner responsibility and Titan has provided discounted pricing for painting of front doors if desired.

The cost to paint a front door or security screen door is \$135.00

Owners need to contact Titan Painting, [info@paintingtitan.com](mailto:info@paintingtitan.com) Office: 602-795-0696, directly for questions and payment arrangements. All personal items being requested for painting will be made payable to Titan Painting directly.

**Owner Responsibilities:** In preparation of painting your unit, it is your responsibility to:

- Remove any debris and or stored items adjacent to patio areas
- Remove any items attached to trellises
- **Insure any shrubs, plants, trees and vines are trimmed or pulled back from your view fence to allow at least 2 feet for the painters to pass and paint the iron. Any vines, lattice, rodent wire, etc., attached to your view fence will have to be removed. You may need to enlist the help of your landscapers to comply, so please plan accordingly.**
- Move autos to approved parking spaces while power washing and painting of garage door is in progress
- It is best to remove patio and deck furniture and store. Or group furniture in center providing access to all wood areas
- Provide access to hose spigot for power washing

Notes:

- ***Titan Painting and The Overlook HOA*** are **NOT responsible** for any damage to any item left out during project or left adjacent to an area being painted, including damage from overspray.
- Approximately one week prior to painting Titan Painting will inspect the next areas to be painted and photo document items that owners need to address and report issues to management company.
- If painting **cannot be completed** when scheduled and Titan has to return to residence to complete work, **additional costs** will be billed to the owner.

**Follow the Progress:**

<https://paintingtitan.com/weekly-progress-reports/the-overlook/>

**Contact Titan:**

[info@paintingtitan.com](mailto:info@paintingtitan.com) Office: 602-795-0696

**ALL IRON TO BE FREE OF CRITTER FENCING**



**ALL IRON TO BE FREE OF PLANT MATERIAL**



**ALL WOOD AREAS TO BE PAINTED**







