

## **THE RIDGE PAINTING PROJECT OVERVIEW**

After months of planning, the Ridge at McDowell Mountain community painting project is set to begin. Titan Painting has been selected as the contactor. The project is currently scheduled to begin on May 11th and it is expected to take about 85 working days to complete, running into September. Working hours will be Monday through Friday, 5:00 am to 1:00 pm.

**Scope of Work:** The project entails power washing, surface preparation and painting of **THE COMPLETE EXTERIOR OF ALL UNITS**, including the patio areas and decks for each unit. Painting will include repairing stucco and patching and filling all holes in any exterior walls. Painting of the perimeter walls and all the common area fencing and components utility boxes is also part of the project.

**Communication:** **It is important The Ridge provide Titan with an accurate list of the contact information for 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, Tamara Swanson at HOMCO, with the best contact information regarding your unit.

Tel 480-994-4479

Email [liliggin@hoamco.com](mailto:liliggin@hoamco.com)

Please include:

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

**Scheduling:** A rough schedule for each month of painting is provided below. The precise scheduling of each individual unit will be established as the project progresses. Titan provides a portal to residents with up-to-date information on the project progress and information on the upcoming week's painting schedule so everyone is aware of the areas to be painted in the near term. Residents will also receive a 'door hanger' 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.

<https://paintingtitan.com/weekly-progress-reports/the-ridge-at-mcdowellmountain/>

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

- Remove any debris and of stored items adjacent to patio walls, entry way walls or community perimeter walls.
- Remove any trellises or other items attached to walls or supporting shrubbery,
- Remove any planters, decorations or furniture from common area, gravel and planted areas, adjacent to structures.
- Move autos to approved parking spaces while power washing and painting of garage and garage door is in progress.
- Move all potted plants away from walls or entry way and store.
- Remove any decorative items in common areas adjacent to walls.
- Remove wall hangings on walls of deck or patio areas (if you intend to re-hang, it is recommended you photograph).
- It is best to remove patio and deck furniture and store it away. Alternatively, group furniture in the center of the deck or balcony, allowing access to all wall areas.
- Provide access to entry doors and garage door to facilitate proper painting.
- Provide access to hose spigot for power washing.

Notes:

- Ring doorbells will be taped and masked.
- ***Titan Painting and The Ridge 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.
- ***Titan Painting and The Ridge HOA*** are **NOT responsible** for any damage to any item left attached to walls.
- 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.

**Common Area and Restricted Common Area Notice:** Over the years many liberties have been taken with respect to placement of decorative items in common areas and on exterior walls of units.

Post painting, in accordance with the community's Architectural Guidelines and the CC&Rs; prior to placement of any items in common areas or on any exterior walls, including walls of decks and patios; owners are required to submit an Architectural Request for approval.

**Follow the Progress:**

<https://paintingtitan.com/weekly-progress-reports/the-ridge-at-mcdowell-mountain-ranch/>

**Contact Titan:**

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

**Schedule** (subject to change)

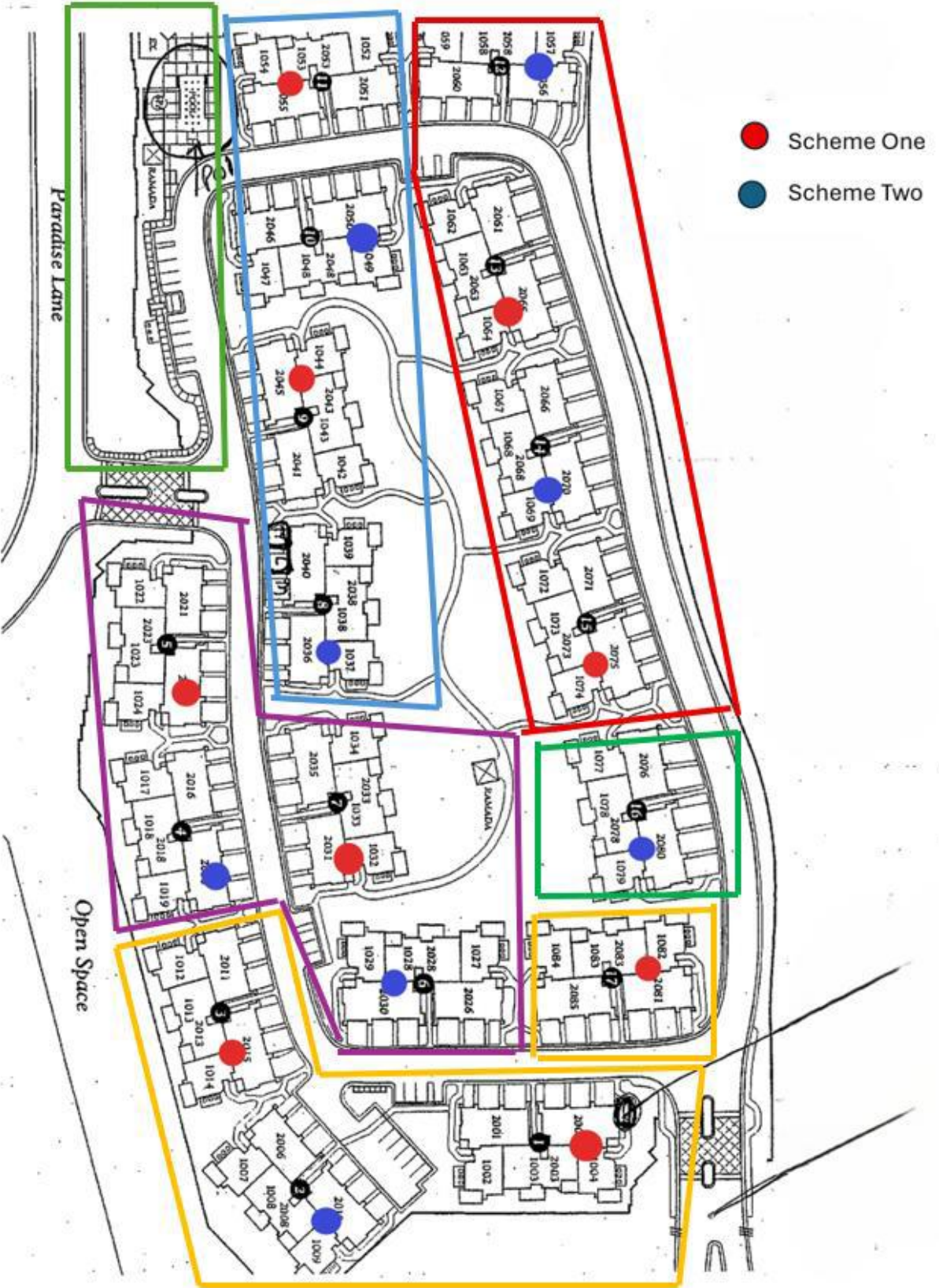
**May: Buildings 17, 1, 2, 3**

**June: Buildings 4, 5, 6, 7**

**July: Buildings 8, 9 10, 11**

**August: Buildings 12, 13, 14, 15**

**September: Building 16, east walls, east monument sign, clubhouse, south walls and monument sign**



**COLOR SELECTIONS**

**DUNN EDWARDS (DEC760) DESERT GRAY LRV 36**

MAIN BODY OF "A" BUILDINGS, GARAGE DOORS, PERIMETER WALLS, CLUBHOUSE BODY, RAMADA, POOL FENCE AND PERIMETER COLUMNS, MAILBOX KIOSK, TRASH ENCLOSURE WALLS, MONUMENT SIGNS

**DUNN EDWARDS (DEBN73) INCENSE STICK LRV 28**

ACCENTS ON "A" BUILDINGS (SEE MOCKUP BELOW)

- **Desert Gray (Incense Stick trim)**

Building: Desert Gray



Trim: Incense Stick



**DUNN EDWARDS (DEBN65) ROCKY MOUNTAIN CLAY LRV 38**

MAIN BODY OF "B" BUILDINGS, GARAGE DOORS

**DUNN EDWARDS (DEC750) BISON BEIGE LRV 27**

ACCENTS ON "B" BUILDINGS (SEE MOCKUP BELOW)

- **Rocky Mountain Clay (Bison Beige trim)**

Building: Rocky Mountain Clay



Trim: Bison Beige





**ROCKY MOUNTAIN CLAY**



**DESERT GRAY**

**DUNN EDWARDS (DE6125) CARVED WOOD LRV 20**

ALL UNIT FRONT DOORS (SAME AS EXISTING COLOR)

**DUNN EDWARDS (DET631) COCOA POWDER LRV 15**

ALL METAL RAILINGS AND GATES

**RESPECTIVE MATERIALS**

STUCCO:

Finish Coats: EVERSIELD FLAT

METAL

Finish Coats: ARISTOSHIELD SEMI GLOSS

GARAGE DOORS:

Finish Coats: EVERSIELD SEMI GLOSS

WOOD:

Finish Coats: EVERSIELDSHIELD FLAT