



Via USPS Mail
and Email

March 21, 2022

Subject: Painting Project

Aloha Owners and Residents,

We have engaged the services of JD Painting & Decorating Inc. to paint all the buildings on the property as well as the Clubhouse and a few other items.

Please see the schedule at the end of this letter for information on when your specific building is being painted.

What you need to know:

- The project will start on May 2, 2022, with preparation taking place on April 28 and 29, 2022. It should be completed by August 5, 2022, provided there aren't any unforeseen circumstances
- **The following will be painted:** 24 Buildings including downspouts and roof eaves, Clubhouse, the sides/back of the trash enclosures, the entry monuments to the property, the pathway lights, the concrete pedestals of the parking area lights, as well as the railings in front of buildings X, Y and Z. The exterior of unit entry doors and door jambs will also be painted. The color scheme will be the same throughout the property as it is now
- Lanai railings, stair railings and exterior lights on the buildings will not be painted
- The contractor has guaranteed that 2 buildings will be completed each week and will work as needed in order to achieve this to ensure that the schedule is adhered to
- The schedule for the remaining areas and items to be painted, other than the 24 buildings, will be finalized once the contractor is working on the project. This will be communicated to all residents via email and signs posted around the property
- The paint will be applied to the buildings by spraying it onto the surfaces and then back rolled. Therefore, windows and lanai doors will be masked on the buildings for the period that the painting is taking place. You will therefore not have access to your lanai or any natural light until the painting of your building is completed.
- The Site Manager is your point of contact for this project. He will be working with you and coordinating this project with the help of our Maintenance Technician
- A Zoom Q&A session will take place with the Site Manager on Monday April 25, 2022, at 9:00 a.m. HST and we encourage you to attend. Meeting ID: **870 7111 0180** Passcode: **774677**

What you need to do:

- Before the Thursday/Friday of the week that your building is being prepared/pressure washed, all items need to be removed from your lanais and unit entrances so that these areas are completely clear for the painters to work. This includes potted plants, lanai furniture, BBQ's and any decorative items on the walls of your lanais. Screws, hooks, nails etc. need to be removed from the walls of the Lanai and the outside unit entry area. Your items need to be stored inside your unit or at a place off site should you prefer. Items may not be placed in the common areas such as the gardens or car park. Not removing these items will result in delays which will affect the schedule for other owners/residents and will cause disruption to the plans for all parties involved. Should items not be removed, the painters will place tarps over the items and the Association will not be liable for any damage caused. Association employees are not authorized to move any items for liability reasons. Please note that House Rules 7.2 & 7.3 will apply once the painting project is completed and no items may be placed on the walls or ceilings of lanais
- In order for the contractor to carry out their work according to the contracted scope of work, unit entry doors will need to be open so that the doors and door jambs can be painted. You are responsible for arranging this. If you are away during your building's scheduled painting, you must ensure that you have an on island representative available to open your front door so that it may be properly painted. If no one is present, the contractor will only paint what they can access. Doors will need to remain open while they dry. Association employees are only authorized to open unit doors in emergency situations and will therefore be unable to do this for the painting project. Doors and door jambs will be painted towards the end of each week when the rest of the areas on each building have been completed
- Vehicles that are parked close to the buildings that are being painted in any particular week, will need to be moved by you, your on island representative or any other person. Association employees are not authorized to move vehicles for liability reasons

There will be disruption and inconvenience to everyone on the property for the duration of the project and we kindly ask for your patience and understanding.

Our intention is to properly maintain the value of our property and to have an aesthetically pleasing product at the end of the project.

We thank you in advance for your kind co-operation and assistance to ensure that this project is a success for all.

Sincerely,

Wailea Fairway Villas Board of Directors

Schedule for Painting of Buildings

DATE	BUILDINGS	DESCRIPTION OF WORK
April 28-29	A and B	Preparation and Pressure Washing
Week of May 2	A and B	Painting
May 5-6	C and D	Preparation and Pressure Washing
Week of May 9	C and D	Painting
May 12-13	E and F	Preparation and Pressure Washing
Week of May 16	E and F	Painting
May 19-20	G and H	Preparation and Pressure Washing
Week of May 23	G and H	Painting
May 26-27	J and K	Preparation and Pressure Washing
Week of May 30	J and K	Painting
June 2-3	L and M	Preparation and Pressure Washing
Week of June 6	L and M	Painting
June 9-10	N and P	Preparation and Pressure Washing
Week of June 13	N and P	Painting
June 16-17	Q and R	Preparation and Pressure Washing
Week of June 20	Q and R	Painting
June 23-24	S and T	Preparation and Pressure Washing
Week of June 27	S and T	Painting
June 30-July 1	U and V	Preparation and Pressure Washing
Week of July 4	U and V	Painting
July 7-8	W and X	Preparation and Pressure Washing
Week of July 11	W and X	Painting
July 14-15	Y and Z	Preparation and Pressure Washing
Week of July 18	Y and Z	Painting
Week of July 25		Still to be finalized
Week of August 1		Still to be finalized