

PAINT PROJECT SPECIFICATION

6/2021-12/2022

Northpointe II is going into its' 37th year and the need to repaint and repair the outside walls of your unit is upon us. This project is going to extend from June 2021 to **December 31, 2022**. We delayed this project due to the pandemic and local economic conditions, and will NOT be giving extensions past the deadline in 2022. This project is being implemented to protect all of your investments and the appeal of the Association. Every seven years a paint project is instituted, the last one came to a close in 2012.

Below are the specifications on the paint and stain to be used. This large undertaking is going to take cooperation from each of us-the Board and homeowners alike. We are asking that you let us know when you begin painting and when you have completed the job. Forms for this purpose are at the bottom of the page. This will enable us to monitor and inspect throughout the year to assure quality workmanship in accordance with Northpointe II's standards.

Some of you have already begun painting your units, or have already completed your painting, please notify the HOA now via email [terrybnaz@gmail](mailto:terrybnaz@gmail.com) or mail Northpointe II c/o Colby Management 17220 N. Boswell Blvd #140 Sun City, AZ 85373. We don't want to interfere with your plans, we simply need to inspect the unit to assure compliance. These steps are necessary in a multi owner environment, where each individual is responsible for their unit and must meet community standards.

If you wish to have your painting done by a painting contractor, we urge you to use a LICENSE, BONDED and INSURED contractor, for your own protection. It is up to each individual to decide if they want to coordinate with the other owners in your building to try to obtain a discount.

We appreciate your support and the realization that we, the Board, are doing our best as non-professional, all volunteer homeowners-just like you!

The Navajo White color that the stucco is painted is a standard color at Dunn Edwards and is number 1820 and at Home Depot under the brand name Behr the number is 1822. We have also included the formula on our website at www.neighborhoodlink.com/mesa/np2 under the newsletter heading. Updates will be posted to this site so please remember to refer to the site if you have a question. And as always you can call the Board line at 480-329-0636.

PAINT SPECIFICATIONS

Stucco and concrete repair

The cracks in the walls **MUST** be repaired and filled with recommended caulking for masonry. Also the peeling and cracks at the foundation level **MUST** be scraped, cleaned, sealed and restuccoed. Below are suggested materials to accomplish these tasks.

REstuccoing around foundation for those units that are cracking or peeling:

1. Behr Plus 10 primer/sealer #94

(Note: Pre-seal **BEFORE** restuccoing near foundation of building.)

2. PRE-Mix Stucco Patch

For the cracks in the patio walls:

Red Devil concrete and Mortar Repair

Paint

You do not need to use the brands we have provided the colorant for, but the shades need to match.

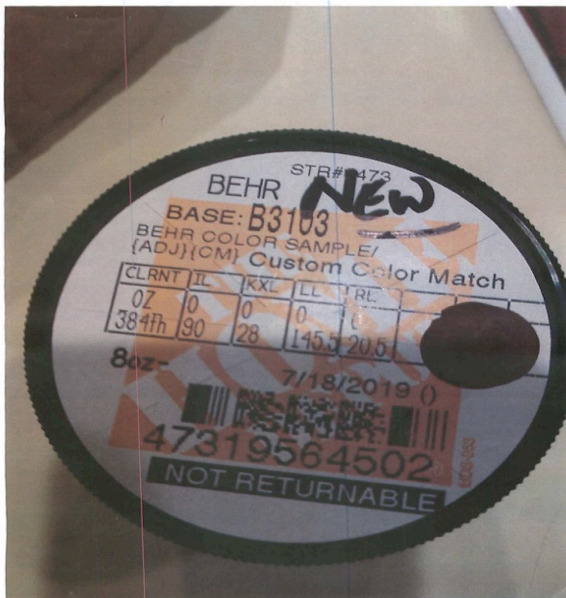
Stucco exterior walls only

America's finest exterior paint (Home depot)

Navajo White **flat**

Navajo white **semi gloss may be used on top of patio wall ONLY**

Rough wood trim, rafter and overhang wood area



Return below when Unit is painted (#1) to:
Northpointe II c/o Colby Management 17220 N. Boswell Blvd #140 Sun City, AZ 85373
Or Terrybnaz@gmail.com

Unit # _____ Owner name: _____

I expect to begin the unit above on _____

I anticipate my completion date to be _____

Tear off and return below (#2) to
Northpointe II c/o Colby Management 17220 N. Boswell Blvd #140 Sun City, AZ 85373
Or Terrybnaz@gmail.com

Unit # _____ Owner name: _____

I have completed painting of the above unit number. Date _____

Northpointe II
c/o Colby Management
17220 N. Boswell Blvd #140
Sun City, AZ 85373