



# LA COSTA OAKS COMMUNITY ASSOCIATION

September 6, 2019

## Common Area Painting Notice

Dear La Costa Oaks Homeowners,

Please be advised that MC Painting has begun the common area perimeter fence replacement and painting project in La Costa Oaks on April 22nd. This project will affect any homeowners in the Oaks that have back or side yard tubular steel fencing that separates their yard from the Association common area.

While it is very challenging to determine an exact schedule for this project, we are doing our best to work with the painters and keep you informed. **If you live in one of these areas, please take a moment now to prepare your fence for painting.**

- **This includes pulling back any plant material, snake fencing, etc. that may be attached.**
- **Please clear 12" of vegetation from your side of the fence.**
- **Excavate a minimum of 4" of soils and rocks under bottom rail. The goal is to expose the surface of the fence so that the painters can paint it.**

This project is very important for the longevity of the common area fencing which is budgeted for and paid by every member of the community. Homeowners who fail to comply may be subject to not only the Association's enforcement policy, but also the expense of having the painters come out on a change order to paint their fence.

If MC Painting designates your fencing as not in compliance they will post a 24 hour notice of compliance on the garage and front door (stating what still needs to be done) and if your fence preparation isn't completed within 24 hours but completed a few days after a **\$75 go back fee** will be assessed to you. In addition, if you don't bring your fence into compliance while the painters are still painting in your district and only comply after they have completed your district and have moved on to the next Phase/District a **\$350 change order fee** will be assessed to return to paint the association maintained fence after all the Phases/Districts have been painted.

Please note that these dates on the following page are an estimate and depending on the pace of the project and weather cooperation, the painters may be in your area a week prior or later. We will do our best to keep you updated on their progress. If you have any specific questions on dates, please contact the MC Painting project manager, Aaron at 760-599-8000 ext. 117 or [aaron@mc-painting.com](mailto:aaron@mc-painting.com) or Cami at 760-943-6650.

In addition, the painters will be placing a notice on your door one week in advance as a reminder. We sincerely appreciate your cooperation and attention to this matter.

*Professionally Managed by:*

Keystone Pacific Property Management, LLC

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**For your convenience, we have included 1 map that includes South & West and 1 map that includes North Districts and their corresponding color.**

<b>District Name</b>	<b>Tentative Start Date</b>	<b>Completion Date</b>	<b>Color on Map</b>
Stoneridge	04/22/2019	05/31/2019	Green- Completed
Clifton Heights	07/01/2019	08/09/2019	Light Purple (South Map)
The Oaks	08/09/2019	08/23/2019	White (South Map)
Colrich	08/23/2019	09/20/2019	Blue (South Map)
Starboard	09/20/2019	09/27/2019	Light Pink (South. Map)
Hillock/Highgrove	09/27/2019	10/11/2019	Yellow/Orange (South. West Map)
Rockledge	10/11/2019	10/30/2019	Hot Pink (North Map)
Amberly	10/30/2019	11/11/2019	Dark Purple (North Map)
Copperwood	11/11/2019	11/18/2019	Light Yellow (North Map)
Sandalwood	11/18/2019	11/25/2019	Tan (North Map)
Westcott	11/25/2019	12/09/2019	Light Green (North Map)

Thank you,

Cami Surette, CMCA, AMS | General Manager  
La Costa Oaks Community Association