



Adult Three Home Owners Association, Inc.

## **POLICY ON HOME REPAIRS BEFORE PAINTING:**

- If homeowner hires someone besides our painting contractor, Patrick from PP & C, (which is fine) to repair wood rot and other issues, it is the complete responsibility of the homeowner.
- **In this situation**, it is the total and complete responsibility of the homeowner to repair/replace wood, repair paintable surface areas other than wood, and have 1 coat of tinted primer (if necessary) or 1 coat of finish top coat applied to repaired area. Everything has to be completed and installed BEFORE the PAINTING PROCESS BEGINS.
- After completion of above, the painter will then apply 1 coat of finish (or possibility of 2 coats if there is a color change).
- Also keep in mind the flow and timing of when the painter will paint your home (he will call you).
- For all of the above, it is highly recommended to have all repairs completed, coated, and installed a few weeks or even sooner before it is to be painted.
- If Patrick, our painting contractor, is doing the repairs, he will be coordinating repair and painting on his own schedule.
- **NOTE:** If there is (new) replaced lumber, etc. that has been installed for a while and not coated, the homeowner is responsible for 1 of the 2 coats which is to be paid directly to the contractor.

## **PRESSURE TREATED LUMBER (PTW)**

- If pressure treated lumber is used it must be dry with a moisture content no more than 12%. If there is confidence that the PTW has been continuously stored inside for 1-2 months, then it can be painted right away. For PTW that is being immediately installed outside (deck boards, etc.), the rule of thumb in exterior exposure is to wait 1-3 months.

## **PREVENTING CEDAR BLEED:**

- Cedar bleed is caused by tannins that are natural water-soluble extractives which are inherent in cedar (tannins is what exhibits the pleasant order of cedar especially in cedar closets). This is common knowledge in the paint and painting industry. The bleeding does not occur all the time, but is always recommended as a precaution to use an alkyd (oil) base (stain suppressing) primer to minimize the occurrence. Florida Paints has the primer for this situation.



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### **PREP for PRESSURE WASHING:**

- Just a reminder to everyone's home that is being painted this year and the years to follow regarding preparation for your home to be pressure washed prior to painting. Please move or have moved all exterior furniture (especially those with any fabric), flags, etc. away from your home. Many of the most effective cleaning solutions used are chlorine based (for mildew, mold, etc. remedying and removal) and we do not want any issues or damages to those items.
- It makes common sense to remove or have moved everything that is attached (signs, street numbers, plaques, etc.) to your home's paintable exterior surface area. Move or have moved those items to your garage, porches, etc., or on common ground near your home if need be. Close lid on garage door openers and keep all your entrance doors closed (even those behind storm doors) to minimize any potential water intrusion during pressure washing. Exterior repairs should be completed well ahead of time of the painting process.
- If there are any questions, please email [yocumcycle@gmail.com](mailto:yocumcycle@gmail.com)

A handwritten signature in cursive script that reads "Jim Yocum".