

Dear Residents,

Notices have been sent out over the past few weeks advising of the upcoming community wide painting project. While the Association has an obligation to uphold its scheduled maintenance of the community and common elements, the Board of Directors understands and values the concerns of the residents within the community.

Our painting project will not directly affect everyone in the community. However, a portion of the common elements (Fencing) being painted are located on some homeowner's lots. Because there have been questions as to process regarding this project, by some homeowners, the Board of Directors felt it necessary to obtain a third party, legal, interpretation of the CC&Rs as they pertain to Board and Resident responsibilities. You will be receiving a letter to help explain to the membership, the impact that this project will have on lot owners with a shared common element.

In recognizing the extraordinary health issues going on right now, the Board of Directors has also contacted the paint company for details on what steps they are taking to keep their employees and clients safe during these times. The paint company has advised they are taking necessary precautions to ensure adequate social distancing by prohibiting sick employees from coming to work and providing gloves along with face masks to each contractor to use during their projects. During the Carefree 60 Paint Project the painters will not need to meet with or talk to any homeowners. They will only be touching the gate to access the owners back yard and that can be mitigated if the owners leave their gate open the day of service.

A notice with the exact project starts date will be emailed and posted on the Community Website as soon as that date is available. Please understand that you have 14 days from the date of the Notice Letter you will receive via US Mail, to have the view fence on your side of your lot prepped for the painters. This includes cutting back plant material at least one foot back from the fence and also removing any screening/decorative items affixed to the view fence.

The Board of Directors also understands some residents are not able to prep their lot by themselves and/or may encounter challenges relating to finding help for these landscape or maintenance type items. Should that be the case, we are asking those residents to contact the management company as soon as possible, not later than April 17, 2020, and we will work to accommodate their needs for this project. Your cooperation is greatly appreciated.

Board of Directors
Carefree 60 Homeowners Association