Paradise Cove DOCK

SEPTEMBER 2026

EXTERIOR PAINT & HOME APPEARANCE INSPECTIONS

The June issue of the DOCK announced that the Board would be retaining an independent painting professional to conduct a visual inspection of the exterior paint condition of the homes.in Paradise Cove.

We thank all homeowners who have kept up the appearance of their home over the years and those who painted their homes since the article appeared.

The detailed terms and conditions for the home inspections have been defined, and final arrangements are being made with the independent painting professional.to identify recommended maintenance to homeowners who may be unaware of any issues.

By retaining an independent painting professional, we will ensure that the recommended maintenance is necessary and that constant requirements are applied to all homeowners in line with our CC&Rs. We encourage all homeowners to take a look at the exterior of their homes to identify and address any obvious maintenance concerns.

The inspections will be conducted from the streets and sidewalks without actual entering any property. The painting professional will identify clearly visible conditions such as peeling or faded paint, discoloration, exposed wood, deteriorated trim, dented garage doors, or evidence of dry rot.

We expect that the inspections will be completed by the beginning of September, and affected homeowners will be notified based on these categories of findings.

- No additional maintenance
- Recommended future maintenance
- Immediate maintenance

Homeowners of homes identified as needing immediate maintenance are encouraged to plan and have the maintenance performed. Please notify the Property Manager (rich@ccpropmgmt.com) if the maintenance cannot be performed within the four weeks of being notified because of contractor availability or financial challenges. Please estimate when the maintenance will be done.

Homeowners of homes damnified as needing immediate maintenance who ignore the need for maintenance will receive the customary courtesy notice followed by more direct compliance efforts to get the work done.

Please remember that painting your home based on the existing approved colors does not require an architectural consent application. Any changes to the colors must be submitted for architectural consent before work begins.

Thank you for your efforts to maintain the appearance and value of our Paradise Cove community.

WHEELIE BINS

Have you noticed bad smells from your wheeled garbage cans or critters (big or not so big) crawling into and around them?

Well, get them cleaned! You will be doing yourself and your neighbors a favor.

You may want to clean them yourself. Remember that if anything besides mild dishwashing soaps are used, you are not supposed let the runoff drain onto the street since it flows untreated into the storm sewer system and out into the environment.

But you have to live with the stench and the gunk that comes out. Solange Hoff, our Secretary, tells us that Happy Bins Cleaning will be *happy* to help, and will even offer a discount to do a group of homeowners in a single visit.

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SUBMISSIONS—please email to *rich@ccpropmgmt.com*. **COMPILED BY** *Ted Iwanowski.*