



Paradise Cove DOCK

JUNE
2026

EXTERIOR PAINT & HOME APPEARANCE INSPECTIONS

The last issue of the DOCK provided important information regarding the importance of maintaining the exterior appearance of our homes, including the roofs. The Board wants to stress this since some homes have not been painted and their exteriors have not been maintained or refreshed since the homes were built 26 years ago.

The Board would like to sincerely thank those owners who have been maintaining and keeping up the appearance of your home's exterior. Thank you to those who have made plans to do so based on the recent article.. Your efforts help preserve the attractive character of our community and protect property values for everyone.

While many homes are already in excellent condition, the Board has decided to provide additional information for recommended maintenance to homeowners who may be unaware of any issues.

To assist with this process, the Board is engaging an independent painting professional to walk the community with our Property Manager to provide a neutral, professional assessment of exterior paint conditions and related maintenance concerns based on standard industry maintenance guidelines.

Following this walkthrough, homeowners whose properties are identified as being objectively in need of repainting or exterior maintenance will receive a courtesy or architectural compliance notice from the Association outlining the observed conditions and recommendations to address any concerns. A reasonable timeframe will be proposed to address the issues or ask questions so they can be addressed without further enforcement action.

The purpose of this process is to ensure that community standards are applied consistently and fairly throughout

Paradise Cove, and that all homeowners are treated equally under the Association's governing documents.

These are the types of issues that will be looked for.

- Peeling paint
- Discolored or patchy paint
- Damaged or cracked wooden trim, dry rot
- Damaged wooden trim around garage doors
- Dented garage doors

While addressing these issues, please remember that no Architectural Change Request approval is needed when painting using the existing colors.

The Board appreciates everyone's cooperation and understanding as we continue working together to maintain the beauty and value of our neighborhood.

PARADISE COVE ENTRY

Homeowners may be wondering why the Homeowner's Association is focusing efforts on their lots and not the front entry where the grass in the middle strip is drying out and dying.

That issue is not being ignored. It first appeared when the traffic lights were installed at Dickson Hill Road and

Manuel Campos Parkway. The City of Fairfield identified there was only one circuit for the booster pumps needed and cut power to the Association's pump without notice.

Our landscaping contractors tried numerous irrigation remedies, which flooded other areas without watering the middle

strip. Now that we know the actual issue, considerable effort has been devoted to trying to resolve the issue with the City of Fairfield, but City officials seem determined not to provide power, free or otherwise, or to even allow power to be available for the booster pump.

Stay tuned!

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