

House Painting

The Cottages

***Resident information presentation
2025***





WHEN

AUG – SEPT 2025 (weather dependent)

**WHAT
COLOR**

Match the Existing Color

THE CONTRACTOR

Elias Brothers

A very reputable company used by Cottages 2x before.

Elias takes every reasonable measure to protect and clean work sites during the painting process. The process can be messy as ladders are used, lanais accessed, plants trimmed, garage doors out of commission for 24+ hours, cars parked off-site, and water/electric may be needed.

ELIAS WILL HAVE A SUPERVISOR ON SITE EACH DAY

Elias Bros Supervisor

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graph TD; A[Elias Bros Supervisor] --> B[Painting Coordinators]; B --> C[WEST SIDE  
Dennis Lowe (3679)  
dennislowe@icloud.com]; B --> D[EAST SIDE  
Rich Harper (3632)  
rharper1315@gmail.com]; E[Houses 3660 - 3699 contact] --> C; F[3601 - 3653 contact] --> D;
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Painting Coordinators

WEST SIDE

Dennis Lowe (3679)
dennislowe@icloud.com

Houses 3660 - 3699 contact

EAST SIDE

Rich Harper (3632)
rharper1315@gmail.com

3601 - 3653 contact

Your job as a homeowner is to:

**READ THROUGH
THIS ENTIRE
PRESENTATION!**



BEFORE YOU LEAVE FOR THE SEASON!



Alert your home watch!
If items are left around the painting areas they may get damaged.

Process Overview

Each house will get

High pressure clean & prep all surfaces (it's plant friendly)

Stucco: Surface Conditioner/Primer & Paint

Metals: Prep, Prime, & Paint

Wood: Prep, Prime, & Paint

Doors/surrounds: Spot Prime & Paint

Garage Doors: Prep, Surface Conditioner/Primer & Paint

Lanai walls & ceilings: Prep, Prime & Paint

Courtyard walls & Privacy Gates: Prep, Spot Prime & Paint

High Pressure Clean includes :

Fascia, drip edge, gutters, soffit, downspouts, stucco ceilings, stucco body, decorative bands, gables, columns, trim, overhead garage doors, privacy gates, courtyard gates, front porch railings, decorative shutters, courtyard walls, attached pergolas

NOT INCLUDED:

PAVERS, POOL CAGES, ROOFS, WINDOWS

Painting includes :

Stucco body, ceilings, decorative bands, trim, columns, garages, garage doors, fascia, shutters, attached pergolas, previously painted downspouts, entry doors and surround, lanai walls and ceilings, courtyard wall, privacy walls, and gates.

NOTE: We are painting 41 homes so do not expect Elias to fill individual requests. The HOA contract does not include custom requests.



Landscaping and trees will be trimmed back at least 18 inches



Elisa Bros will paint around landscaping left in place such as vines around the garage

**Green Acres will trim back shrubs along walls.
There may be leaf damage as painters move around the property.**



Residents please

- ✓ **Make arrangements with your home watch**
- ✓ **Do not schedule other work on your home in Aug. or Sept.**
- ✓ **Provide electricity and outside water if notified***
- ✓ **Provide access to lanai when notified***
- ✓ **Remove cars from driveways as required**
- ✓ **Follow instructions after the garage door is painted**

***contact your Home Watch if needed**

And don't forget to ...

- ✓ **Remove window screens if desired**
- ✓ **Remove orchids, plants and planters**
- ✓ **Remove hoses from spigots and store in garage**
- ✓ **Remove lanai & porch décor, furniture, planters, rugs, etc.**
- ✓ **Raise hurricane shutters if notified***
- ✓ **Don't fret over plantings -- they will recover.**

***contact your Home Watch if needed**



Elias Bros will update schedules with Dennis & Rich as they work thru the neighborhood



Painting is weather dependent so expect changes



Please Prepare to...



**Come back to
your beautiful
Florida home!**

FAQ...

1. Will the power wash kill my plants? NO, the product used is plant friendly, it is not bleach-based.
2. How will I know when they are doing my house? The coordinators will inform residents as they can.
3. I have some heavy planters and furniture -- how do I move those? Please contact your home watch.
4. What if I want my storm screens on the lanai down when I leave for the season? Notify your home watch to raise the screens to provide access to the lanai area when coordinators contact you.
5. What if there is an item I don't want painted, like my front door or the back of my gate? You will need to notify your coordinator, as well as find a way to designate the item to be left unpainted. The coordinators will not do this for you. For example, place colored painter tape across the door; secure a "Do Not Paint" sign.
6. Will Elias repair my fascia board where it is deteriorated? YES, small areas of deteriorated wood fascia will be fixed. Homeowners will be notified if extensive repairs are needed.
7. Will Elias repair the woodpecker holes? NO, homeowners must repair those promptly when they occur.
8. Will my attached pergola be painted? YES, but Elias will not repair or paint pergolas that are rotted / unstable.
9. Where am I supposed to park my car? The HOA will make arrangements with Privacy to allow cars to park along the street as needed during the painting weeks.
10. I have a unique situation. *Please contact your coordinator as soon as possible.*

QUESTIONS? Email them to: cottagespl@gmail.com