

Copper Creek of Riverview

Community Painting Project – Homeowner Guide

IMPORTANT: *Please read this guide in its entirety. A Homeowner Painting Options Selection Form is included on page 4 and must be completed and returned by September 10, 2026.*

As we continue preparing for the upcoming community-wide painting project, we've been working closely with our contractor, **Florida Protech Painters**, to finalize details so everyone clearly understands what to expect and how to prepare. Below is a summary of how the project will work.

If you are a homeowner who rents or leases your property, please be sure to share this information with your tenant(s). Many of the project requirements, scheduling information, and homeowner preparation responsibilities will directly affect them, and their cooperation will help ensure the project proceeds as smoothly as possible.

Scope of Work

Exterior Building Surfaces

All exterior painted building surfaces, including stucco walls and trim, will be painted as part of the community-wide project.

Soffits & Fascia

These areas will not be painted, as they are vinyl. However, they will be professionally pressure washed with an anti-mildew treatment, restoring their appearance to like new.

Lanais & Entry Areas

- All front entry areas (including walls and door surrounds) will be painted as part of the project.
- All open (unscreened) lanais will be painted to maintain a consistent community appearance.
- **Screened/enclosed lanais:**
 - Exterior-facing areas will be painted as part of the project.
 - Interior painting is optional and at the homeowner's discretion.
 - Homeowners must provide access (unlocked door) on the scheduled day of painting.
 - If access is not available on the scheduled day, interior enclosed lanai painting may be delayed or omitted.
 - Painting of lanai floors and front entry pads is optional. See Page 2 for pricing and additional information.

Homeowner Responsibilities (Important)

To ensure a smooth and efficient process, **homeowners are responsible for the following:**

Lanais (Open & Enclosed)

If your lanai is scheduled to be painted, please remove all items prior to the scheduled work date, including:

- Furniture
- Rugs
- Plants
- Wall hangings
- Any other personal items

Property Access

If access to the property is required and is not provided at the scheduled time, the contractor may need to return at a later date. Any additional costs associated with a return visit may be the responsibility of the homeowner.

Front Entry Areas

- Please clear all items from entry pads and surrounding areas.
- Access must also be provided if screened. (door must be unlocked)

Vehicles

- Vehicles must be moved away from the building during pressure washing and painting.
- Temporary parking adjustments may be necessary during your building's work period.
- Please note: While parking on streets and sidewalks is normally not permitted, parking restrictions will be temporarily relaxed only for residents of buildings actively being painted during their scheduled work period

Lanai Floors & Entry Pads (Optional)

- Painting of lanai floors and front entry **pads is optional**.
- Pricing is as follows:
 - Lanai floors: \$150
 - Front entry pads:
 - Small: \$75
 - Large: \$100
- These items are the homeowner's responsibility and shall be paid directly by the homeowner to Florida Pro-Tech Painting.
- All lanai floors and front entry pads selected for painting will be painted **Sherwin-Williams SW 7043 Worldly Gray**.

This approach allows flexibility, as some homes may already have finished surfaces such as carpet, tile, or laminate and may not require painting.

Stucco Repairs & Major Sealant Replacement (If required)

Minor caulking and sealing associated with normal surface preparation are included as part of the painting project.

During preparation and painting, the contractor may identify areas where more extensive stucco repairs or major sealant replacement are recommended. If such conditions are identified, the contractor will discuss the findings directly with the homeowner. Any such work is optional and will only be performed with homeowner approval. If the homeowner elects to proceed, the scope of work and cost will be agreed upon directly between the homeowner and **Florida Pro-Tech Painting**.

- All costs for these additional repairs shall be the responsibility of the homeowner and paid directly to **Florida Pro-Tech Painting**.

- These items are not included in the Association's painting contract because not all homes may require such repairs, and they are considered part of normal homeowner maintenance and upkeep.

Resident Notifications

- Residents will receive advance notice (24–48 hours prior) before work begins.
- Notices will be posted on your door.

Please be prepared to:

- Move vehicles.
- Clear lanais and entry areas.
- Ensure access is available if required.

During the Project – What to Expect

- **Front Doors:**
 - Doors should remain closed during painting.
 - Painters will knock to access door edges to paint them.
 - If you are not home, they will return on a scheduled Saturday to paint the door edges.

Windows & Overspray:

- Please keep windows and doors closed during painting.
- Please ensure all doors and windows are properly sealed, as water intrusion can occur if not fully secured.
- While care is taken, light overspray or residue may occur.

- **Pressure Washing:**

- Expect water spray and some debris movement during cleaning.
- Ensure all doors and windows are properly closed and sealed, as water intrusion can occur if not fully secured.

- **Pets & Safety:**

- Keep pets indoors and away from work areas.
- Be mindful of workers, equipment, and wet paint.

- **Wet Paint & Drying Time:**

- Fresh paint requires time to cure, please avoid touching surfaces until fully dry.

- **Access & Temporary Inconvenience:**

- Ladders, equipment, and materials will be present during the project.
- There may be temporary access limitations around your building.

Important Note

- The Association and contractor are **not responsible for items not removed** from work areas prior to scheduled work.

Project Timeline

- **Target Start Date: October 12, 2026** (weather permitting)

Color Selection

The Board has approved the **Neutral** color palette for the Copper Creek community painting project. The four coordinated color schemes will be distributed throughout the community using an alternating pattern as recommended by Sherwin Williams.



Don't Miss Important Project Updates!

Throughout the painting project, the Association will provide email updates regarding painting schedules, weather delays, preparation reminders, and other important project information.

If you have not already signed up to receive Association emails, we encourage you to do so. Simply scan the QR Code to stay informed throughout the project.

Please complete the attached Homeowner Painting Options Selection Form and return it by September 10, 2026. One completed form is required for each property.

Non-Response Policy

If a completed selection form is not received by the deadline, the Association and painting contractor will proceed using the standard project specifications. Optional homeowner-paid items, including interior enclosed lanai painting, lanai floor painting, and front entry pad painting, will not be performed unless selected in advance. If access is required and not provided at the scheduled time, the contractor may be required to return at a later date. Any additional costs associated with a return visit may be the responsibility of the homeowner.

Copper Creek Painting Project Homeowner Painting Options Selection Form

Homeowner Name: _____

Property Address: _____

Phone Number: _____

Email Address: _____

Interior Enclosed Lanai Painting (Optional)

Interior painting of enclosed (screened) lanais is optional and will be completed only if selected below. (Choose one)

- ☐ YES – I would like the interior of my enclosed lanai painted
☐ NO – I do not want the interior of my enclosed lanai painted

Lanai Floor Painting (Optional – Homeowner Paid). Choose One

- ☐ YES – I would like my lanai floor painted (\$150)
☐ NO – I do not want my lanai floor painted

Front Entry Door Pad Painting (Optional – Homeowner Paid) Choose One

- ☐ YES – Small Pad (\$75)
☐ YES – Large Pad (\$100)
☐ NO – I do not wish to have my front entry pad painted

Acknowledgment

I understand:

- Optional items (lanai floor and entry pad painting) are not included in the HOA contract.
- Payment for any selected optional items shall be made directly to Florida Pro-Tech Painting.
- If I select interior enclosed lanai painting, I will ensure the area is cleared and provide access when scheduled.
- The painting of open (unscreened) lanais is included as part of the community-wide painting project and is not an optional homeowner selection.
- I understand that any recommended stucco repairs or major sealant replacement are not included in the Association's painting contract and, if approved, will be contracted and paid for directly by the homeowner to Florida Pro-Tech Painting.
- If my property is tenant-occupied, it is my responsibility to provide my tenant(s) with all pertinent project information, schedules, and access instructions related to the community painting project.

Homeowner Signature: _____ Date: _____

Please complete and return this form to **McNeil Management, PO box 6235, Brandon FL 33508-6004** no later than **September 10, 2026**. You may Email the form to: **management@mcneilmsi.com**. **One completed form is required for each property.** Submit online here <https://form.jotform.com/261472815064053> or use QR Code Below. **Please submit your selection using only one of the methods above.**

**Scan Here to Submit Painting
Options Form Online**



Please retain a copy of this completed form for your records.