

Copper Creek Community Painting Project

Homeowner Questions & Answers

As we prepare for the upcoming community-wide painting project, the Association has received questions from homeowners about scheduling, preparation, painting procedures, parking, and protection of personal property.

Please Note: This is the first community-wide painting project of this scope for Copper Creek. While the Association and Florida Pro-Tech have worked to plan the project as thoroughly as possible, some procedures, schedules, or other project considerations may need to be adjusted as work progresses and actual conditions are encountered. The Board will continue working closely with Florida Pro-Tech throughout the project and will communicate any significant changes or updated instructions to affected homeowners.

The following questions and answers are intended to provide additional information and clarification. This document may be updated as additional project information becomes available.

1. When is the painting project expected to begin, and how will I know when my building is scheduled?

The target start date for the project is October 12, 2026, weather permitting.

Residents will receive approximately 24–48 hours advance notice before work begins on their building. Notices will be posted on doors. The Association will also provide email updates regarding schedules, weather delays, preparation reminders, and other important project information.

Based on the size of the community, the overall project is currently expected to take approximately **2–3 months**. This is an estimate only. Weather conditions, crew progress, building conditions, holidays, and other unforeseen circumstances may affect the schedule.

2. What portions of my home will be painted?

All exterior painted building surfaces, including stucco walls and trim, will be painted. Front entry areas, including walls and door surrounds and the main entry door, are also included.

All open (unscreened) lanais will be painted. For screened/enclosed lanais, exterior-facing areas will be painted as part of the project. Interior walls of screened/enclosed lanais will be painted only for homeowners who selected that option during the homeowner selection period.

The vinyl soffits and fascia will not be painted. They will be professionally pressure washed with an anti-mildew treatment.

3. What should I do to prepare my home before painting begins?

Homeowners should remove furniture, rugs, plants, wall hangings, decorations, and other personal items from lanais and active work areas. Front entry pads and surrounding areas should also be cleared.

All doors and windows should be completely closed and properly sealed during pressure washing and painting. Pets should remain indoors and away from work areas.

If access to a screened/enclosed area is required, the door must be unlocked on the scheduled workday.

4. Do I need to be home while my building is being painted?

Generally, no. However, homeowners must make sure required work areas are cleared and accessible. If access to a screened/enclosed lanai is required, the area must be accessible on the scheduled workday. Painters will knock when access is needed to complete front-door edges.

5. How will front doors be handled?

Front doors should remain closed during painting. Painters will knock when access is needed to paint the door edges.

If no one is home when the painters need access, they will return on a scheduled Saturday to complete the door edges.

6. What happens if stucco damage or major sealant repairs are discovered?

Minor caulking and sealing associated with normal surface preparation are included in the painting project.

If Florida Pro-Tech identifies more extensive stucco repairs or major sealant replacement, the contractor will discuss the condition directly with the homeowner. This additional work is not included in the Association's painting contract and is optional. If the homeowner chooses to proceed, the scope of work and cost will be agreed upon directly with Florida Pro-Tech Painting and paid by the homeowner.

7. How long will work on my building take?

Florida Pro-Tech anticipates approximately 2–3 days per building, depending on crew progress, scheduling, and weather conditions. One or two buildings may be active at a time.

8. Where should residents park their vehicles while their building is being painted?

Vehicles must be moved at least 100 feet away from the building and active work area, as directed by the painting crew. Homeowners will receive advance notice when vehicles need to be relocated.

Because Copper Creek does not have a designated overflow parking area, affected residents may temporarily park elsewhere within the community. Normal street and sidewalk parking restrictions will be relaxed for residents of buildings being worked on during their scheduled work period. Residents should ensure that vehicles do not block driveways, sidewalks, fire hydrants, gates, or other areas where parking would create a safety or access concern.

Residents should use their own judgment when selecting a temporary parking location. While relocating vehicles away from active painting areas is intended to reduce the risk of exposure to paint or overspray, the Association cannot guarantee that any temporary parking location will be free from the normal risks associated with parking a vehicle within or outside the community.

Neighbors who have available driveway or other permitted parking space are encouraged to consider making that space temporarily available to residents whose buildings are being painted. Residents may also choose to park their vehicles outside the community gates during daytime painting hours. (Approximately 8:00am-5:30pm)

Residents should make their own parking arrangements and ensure that vehicles do not block driveways, sidewalks, fire hydrants, gates, or other areas where parking would create a safety or access concern.

9. Will car covers be permitted during the painting project?

Yes. The Association's normal restriction on the use of vehicle covers will be **temporarily relaxed during the painting project**. Residents may cover their vehicles during **normal painting hours** if they wish to provide an additional layer of protection.

The use of a car cover **does not replace the requirement to move a vehicle at least 100 feet from the building and active work area**, as directed by the painting crew.

Car covers must be removed at the end of the day's painting activities and **may not be left on vehicles overnight**. Once the community painting project has been completed, the Association's normal restriction on vehicle covers will again apply.

10. Will the buildings be sprayed, rolled, or painted using a combination of methods?

Florida Pro-Tech will begin with pressure washing and surface preparation. The buildings will then be spray painted and backrolled.

11. What precautions will be taken to prevent overspray from reaching vehicles or other private property?

Florida Pro-Tech will cover and protect work areas as needed to help prevent overspray. Vehicles must be removed from the active work area and kept at least 100 feet away, as directed by the painting crew. Notices will be posted in advance when work will be performed on a building.

Residents should also keep windows and doors closed during painting and remove personal items from scheduled work areas.

12. Will painting be suspended if wind or weather conditions increase the risk of overspray?

Yes. The crew will monitor wind and weather conditions and will postpone spraying when conditions could cause overspray or affect the quality of the work. Work may be adjusted or delayed until conditions are suitable.

13. What happens if rain or weather delays work on my building?

The painting schedule is weather-dependent. If work is delayed because of rain, wind, or other unsuitable conditions, the schedule will be adjusted and affected residents will be notified as updated information becomes available.

14. If accidental damage occurs, how should a homeowner report it?

Any suspected damage should be reported to the Association **on the same day it is discovered and, whenever possible, before the painting crew leaves the area**. Reports should be emailed to hoacoppercreekinfo@gmail.com.

The report should include the property address, homeowner's name and contact information, photographs of the suspected damage, and a brief description of what occurred or was observed.

The Association will document the report and coordinate with Florida Pro-Tech as appropriate. Florida Pro-Tech will then address the matter through its normal procedures, working with the homeowner and/or Association as necessary.

15. What should residents expect while work is underway?

Pressure washing will involve water spray and some movement of debris. During painting, ladders, equipment, materials, and workers will be present around the buildings, and there may be temporary limitations on access.

Residents should stay clear of active work areas, keep pets indoors, and avoid touching freshly painted surfaces until they are fully dry.

The Association and contractor are not responsible for personal items that have not been removed from scheduled work areas.

16. Who should I contact if I have a question or concern during the painting project?

Homeowners with questions or concerns regarding the painting project should contact the Association at hoacoppercreekinfo@gmail.com.

The Board will coordinate with Florida Pro-Tech Painting as necessary to address project-related questions or concerns. Residents are asked not to interrupt or provide instructions directly to the painting crews while they are working.

If a situation requires immediate attention while work is actively taking place, please notify the Florida Pro-Tech project supervisor on site and also report the matter to the Association by email.

17. What if my property is tenant-occupied?

Owners who rent or lease their property are responsible for making sure their tenants receive the applicable project information, schedules, preparation requirements, and access instructions.

Tenant cooperation will be particularly important when vehicles need to be moved, lanais or entry areas need to be cleared, or access to the property is required.