

March 28, 2023

## Highlighting and comments in red by Ambrose

To: VOPS Owners

Subject: Vote to paint Villas a new color

As previously communicated, the VOPS Board and the Paint Committee unanimously recommend that we repaint the Villas base a fresh updated shade of white, making a change from the current two-tone brown that they have been for the past thirty years. It is believed **BY WHO** that this color change will improve the image of our Villas, bring them in line with current trends in our area and may increase property values. In my view decreases values- certainly "my value" as a home for me

The current paint on our Villas is over eight years old, **under 8 years old** which is past its expected life. The current paint is starting to fade in places which gives our homes a "run down" look, and, as the old paint deteriorates with age, it is losing its ability to protect the wood from rotting. Important to note, changing the paint color to a white color will cost the same as repainting the same brown color **Actually 2 existing colors proposed to be replaced with one color -should be less expensive** they have been for the past thirty years. There is no cost difference to you by upgrading to a more modern paint color. **THE MAJOR DIFFERENCE IS IN OWNING A PROPERTY YOU ARE "PROUD OF" OR "ASHAMED OF" BECAUSE OF THE MISTAKE IN PAINTING WHITE**

As a reminder, in the Spring of 2022 the VOPS Board invited every owner to participate in a Paint Committee which would give recommendations to the board on new paint colors. Seven owners volunteered. The Paint Committee, met with two large paint suppliers that have in-house sales representatives with good design experience and technical knowledge about painting in our climate. They also hired a professional designer **(NEWS TO ME WOULD LIKE TO SEE QUALIFICATIONS COST AND THE RECOMMENDATION REPORT )** to provide input on color options to bring our community up to date. Individuals on the committee brought multiple color combinations that they had observed throughout the community to the meetings for consideration. We quickly learned that the Villas have some features that limit our selection significantly, namely our roofs are prominent, and the roof color is fixed, the brick-and-mortar accents are also fixed and must compliment the color scheme, **YES SERIOUS CONTRAINT OF VOTING FOR WHITE** and our garage doors are the most visible part of our homes. **I THINK THE ROOF ARE BUT OVERALL IMAGE IS WHAT COUNTS -DRIVE BY OUR DEVELOPMENT AND WHAT YOU SEE IS THE ROOFS** Given this, the committee and their consultants unanimously agreed **IS THEIR A WRITEN UNANIMOUS REPORT OR MINUTED MEETING?** that a simple version of white was the best choice for our community. The committee met several times and provided their recommendation of three versions of **white from outset committee focused on painting villas white -IT WAS IN MY OPINION THE WHITE PAINT COMMITTEE** to the Board. This concluded the task given to Paint Committee and we appreciate and thank them for their hard

work.

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The VOPS Covenants state that a 2/3 vote of the voting owners is required to change the paint color of the Villas. The purpose of this communication is to obtain your vote **I AM NOT SURE THAT IS THE ROLE OF THE BOARD TO ADVOCATE FOR THEIR SELECTION OR SIMPLY make available and EXPLAIN OPTIONS to owners** to change the paint color from the current two-tone brown to an updated version of white.

**Condo Apartment units within our area fronting on Parkshore... have offered 4 totally different color schemes to their property owners for consideration - options currently posted for consideration on east wall near tennis courts**

Certainly, you may be wondering what shade of white the VOPS Board is recommending. At this point, along with professional input, the Board has selected "Greek Villa" from Sherwin

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Williams for the base color, trim and garage doors. The attachments show a computerized version of what our Villas would look like with this **chosen paint color**. If you want to see a paint chip cards for this color, you can go to any Sherman Williams store and ask for “Greek Villa SW 7551” and they will give it to you. Residents may also view a painted sample of the color on the **garage and trim at 4044 Crayton Road**.

Again, the purpose of this notice is straight forward. **There are two choices before the ownership:** **I think there should be at least another choice being to tweak the existing pallet, but the approach has been to sell idea of whitewashing our villas- I feel I am being bullied into accepting a bad proposal advancing agenda of a very few**

- 1: Vote to repaint all the Villas the same colors they have been the last 30 years or,
- 2: Vote to repaint them using “Greek Villa” for **the base, trim and garage door**.

Enclosed is a notice of a Special Members’ Meeting Proxy asking the membership to change the exterior color scheme of the community.

Please keep in mind that the return of the enclosed proxy is essential in order for a quorum to be established and for us to have a special meeting on **April 14, 10 am, at the Rec Center**. All proxies must be received by mail, emailed, or faxed to Anchor Associates, Inc. by **April 12, 2023**, per the instructions enclosed in this notice.

Also, the time of this project has been pushed back to late Fall of 2023 due to the hurricane, contractor availability and the fact it is better to do this **when board members and seasonal residents can be here to oversee the work**.

Please feel free to contact board members any time before the meeting.

Sincerely,

Chris Davit: 301-512-6766

Lou Malzone: 781-929-6484

Greg Salvatore: 781-910-5618

Katy Weidenmiller: 239-571-9941

**VOPS Board**

**Lets work together to find a color scheme most of us can support -lets get it right**