

Feb 25 2024

To: Villas of Parkshore - Board of Directors

Lou Malzone-Greg Salvadore -Katy Weidenmiller-Chris Davitt-Linda Hively

Re: VOPS Paint Scheme Monotone White versus Trim Color

A case for Dark facias.



The more I view the difference between the HOA selected monotone white scheme versus a version with a trim color.. the more I feel the Board should have not rushed their approach and waited for the paint committee to make a recommendation... for both what trim color to be used... and where it would be applied. A trim color as above would both add to appearance of our villas and resolve other issues as illustrated below.

Sloping Gutters many villas have existing gutters which blended in with the earth tones and the sloping was not apparent. The white guttersagaisnt the HOA selected bronze roof flashing.... accentuated the gutter slopes and is not visually attractive.As more villas are painted.. I anticuipate more negative situation with develop.Sloping gutters would not be apparaent with bronze trimed facias and gutters... along with bronze foor flashing and contribute to a more attractive solution.



Two types of Facias There is an inconsistency in facia depending on whether gutters are installed as illustrated below. This would have become apparent if HOA Board had not rushed the paint decision and had a sample villa painted to resolve details and recognize the need for trim color.



Recently painted with 2 different Facias depending if Gutters installed

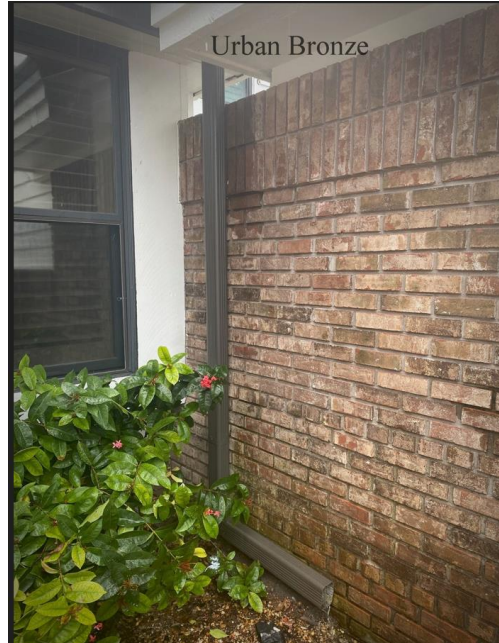


Trim Color facias and gutters resolves inconsistency and enhances appearance

White downspouts



This is what existed which blended with brick.



This is/was my proposal for downspouts -Urban Bronze



This is new HOA Board approved white conflicting with brick which is a design error



Recently Painted Villa monotone white-conflicting which is a design error.

Gutter deflectors Some villas with gutter deflectors when painted white will be less attractive than
Currently painted brown deflectors match roof color



Neighborhood Design Trend From the outset of the program to update the paint scheme ..it was stated by advocates that we needed to go with the trend for a more modern color scheme. .yes there has been a real trend to utilize lighter color “schemes” ..yes “schemes” with sensitive application of trim colors rather than simply whitewashing. In driving around Parkshore and Mooring neighborhoods the most common scheme is off white with a version of urban bronze trims.... often with another trim color to accent architectural features.



Professionally Designed



New-builds in Naples are designed by professional teams and not HOA committees and result show

Product of Flawed HOA Process



Commercial Color Schemes Yes luxury furnishing company and premium builder utilized dark trim to accent architectural features on their commercial holdings with obvious professional input-not monotone white.



Curb Appeal recent article addressing the need for **attention to detail** and **accentuating architectural features**.

NOTE DARK FACIA



Elevating Real Estate Success: The Critical Role of Curb Appeal

Curb appeal in Canadian real estate transcends mere aesthetics, establishing itself as a pivotal element in the success of property transactions. This concept involves the holistic allure of a property as viewed from the street, encompassing everything from landscaping to the architectural charm, setting the stage for potential buyers' impressions. It's not just about a tidy appearance; it's about creating a captivating first glimpse that speaks volumes about the lifestyle and potential embedded within the home.

Beyond the initial visual impact, curb appeal digs deeper, **influencing buyer trust and perceived value**. **Well-executed curb appeal involves meticulous attention to detail** — from ensuring the integrity of exteriors to thoughtful landscaping and lighting that **accentuates architectural features**. For sellers, **investing in curb appeal is not merely an aesthetic upgrade but a strategic move to elevate the property's marketability and desirability**.

Summary It is my view that our villas could have benefited from professional design input with positive results and the currently monotone paint scheme is defective in design **quality**, which will become increasingly apparent as more villas are painted... leaving a sad legacy for those who advocated for a quick decision based on monotone white. The property owners should have been given opportunity to evaluate a completed villa and not be forced to vote with only one new consideration being monotone white under threat of alternatively keeping the existing color scheme which was not a valid option right from the beginning.



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cc certain VOPS property owners