

Wall Project Communication

Hello Residents,

Great news! The HOA Board has recently approved a community-wide common wall painting project in conjunction with the community wall repairs, wrought iron fence repairs, and the revised home paint palette.

The tentative schedule of completion is as follows:

- May 30-June 6: Pressure washing and prep walls as well as clearing rock away from from the areas being worked on.
- June 5/6: Painting masonry substrates, once the park areas are completed (projected June 18).
- July 8: Project completion

In an effort to make these projects easy on everyone, please make sure your shrubs and trees are trimmed back from areas being worked on.

Project Background:

The process to select the paint colors and vendor took nearly 8 weeks in total. Through the guidance and consultation of Vision Management, Dunn Edwards, Marcell Painting and Allstar Paint, and DR Paint, the board narrowed down a dozen modern earth tone colors that were initially taken into consideration.

The selected wall colors fit perfectly with the newly revised and approved home paint palettes, which can be referenced here. The selected colors for the walls - and our homes - will not only provide a clean look and feel today but will continue to align with residential design trends well into the future.

Homeowners interested in getting a paint swatch or paint sample should use the following paint codes, which can be matched at any paint retailer. Our walls will be painted with premium Dunn Edwards paint even though the codes belong to Sherwin Williams.

- SW6073 - Perfect Grieger (body of walls and ramada posts)
- SW6990 - Caviar (view fence, accented rails and ramada roof)

NOTE: Any homeowners who decide to buy paint samples and test the color must paint on walls not visible to the community (e.g. back yard). It is also important to note that a large white section should be painted first before painting several coats of the new color in the center of the white area. Painting two colors on top of each other will definitely skew the way the new color looks.

Project scope:

Perimeter walls, common walls, retention walls, columns/caps and monuments

- Power wash to remove any dirt, or contaminates. Hand scrape peeling/bubbling paint.
- Caulk stair step cracks.
- Pull landscape rock/dirt away from base of walls to be painted.
- Protect surfaces not to be painted with paper, plastic or drops.
- Prime distressed, chalking and water damaged areas with Dunn Edwards Surfaco
- Paint with two coats wet coats of Dunn Edwards Spartashield exterior 100% acrylic flat paint.
- Paint will applied at 3.6 mills wet or 1.5 dry.

Metal view fence

- Pressure wash or hand wipe to remove all dirt and debris prior to application of paint.
- Spot prime distressed areas with Dunn Edwards Bloc-Rust
- Paint with two wet coats of Dunn Edwards Evershield 100% acrylic semigloss paint.
- Surface rust will be wire brushed/wheeled. Rusted holes/cracks will be repaired or replaced.

Ramada

- Replace four posts, approximately 7 feet each
- Wire wheel all the surface rust.
- Prime posts, supports and beams with Dunn Edwards Endraprime
- Paint with two wet coats of Dunn Edwards Endura-coat semi-gloss coating

Please contact your community manager, Daniel Vigil, at dvigil@wearevision.com if you have any questions.

Thank you,

Mesquite Grove Estates HOA

[Click Here for your Community Website](#)