



# Newport Ridge Vistas Homeowners Association



## ATTENTION RESIDENTS

**PAINT WARRANTY WORK IS TENTATIVELY SCHEDULED TO BEGIN AT THE END OF SEPTEMBER.**

Dear Newport Ridge Vistas Homeowner:

In 2020, the Newport Ridge Vistas Association Board of Directors contracted with Pilot Painting to prep, prime, and paint various exterior components in our community. The project specification can be referenced in the table provided below.

Please take notice that Pilot will be working in our community to perform paint warranty touch-up work of the blue metal rails and fencing that was identified. Please be aware of Pilot employees working in the complex to complete the work requested. Pilot employees may require access to some backyards.

If you have metal that requires exterior paint warranty work, please take clear photos of the area(s) (preferably marked by orange painter's tape), and email it to your Newport Ridge Vistas community management team, Shey Manafian and Laurie Clark, at [smanafian@keystonepacific.com](mailto:smanafian@keystonepacific.com) and [lclark@keystonepacific.com](mailto:lclark@keystonepacific.com) by Friday September 16, 2022.

### 2020 PAINT PROJECT SPECIFICATIONS

STUCCO/CONCRETE/MASONRY	WOOD SURFACES	METAL SURFACES	GARAGE DOORS
Belly Bands White Accents	Shutters	Chimney Caps Wrought Iron Gate Drip Edge Flashing Balcony Fencing Hand-railing Rain Gutters Fencing Window Railing	Metal Surfaces

**\*\*EXCLUDED ITEMS:** Stucco Walls, Front Doors, Roof Jacks, Roof Pipes, Deck Walking Surfaces. \*\*

Thank you for your anticipated partnership on this item. Should you have any questions, please do not hesitate to contact the undersigned, below.

At the Direction of the Board of Directors,

*Shey Manafian*

Shey Manafian, CMA, AMS  
Director of Community Management