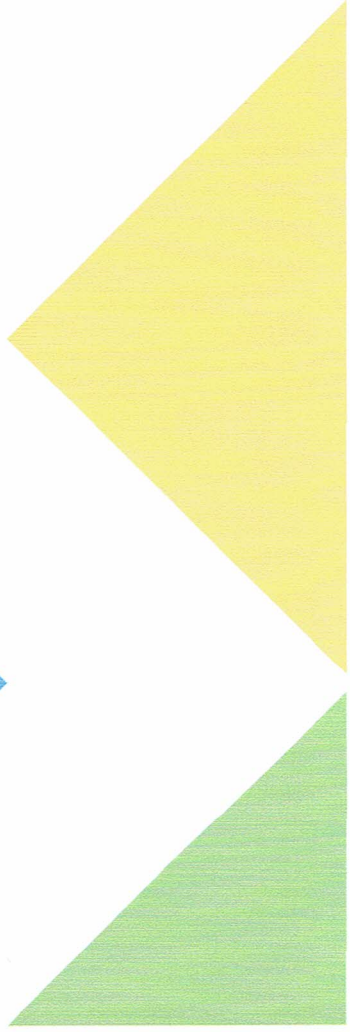
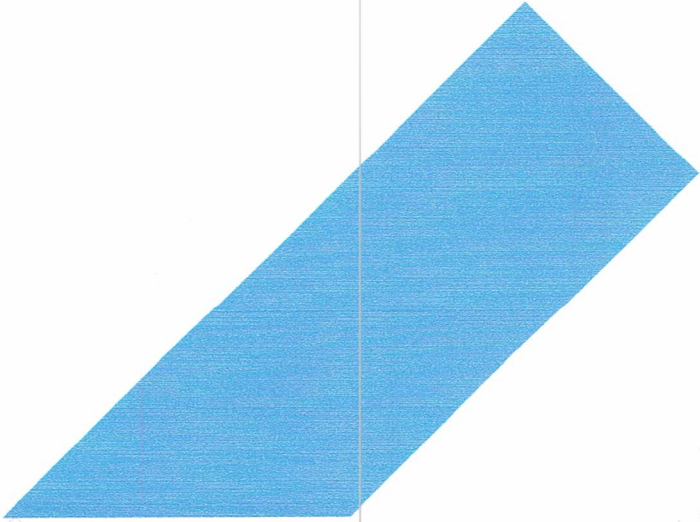
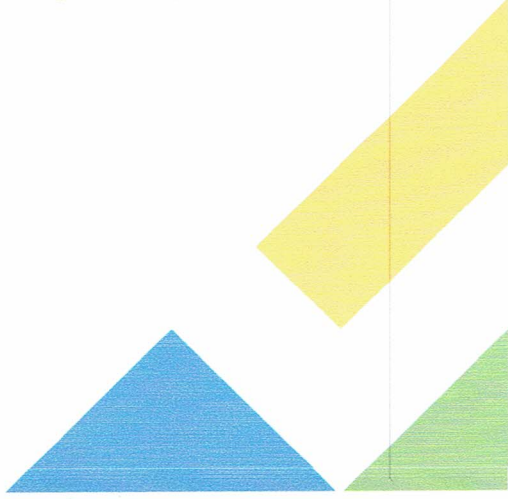


Color Refresh Project Update



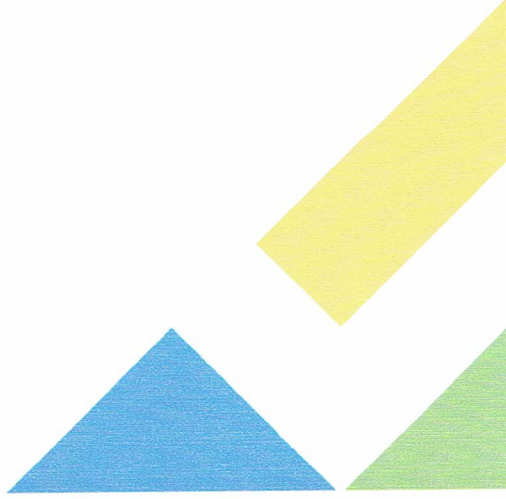
Why update exterior building colors?

- Exterior home color schemes go out of style, becoming “dated” .
- Research shows some colors generate, sustain higher market values.
- Work with designers & paint specialists to identify color palette to update Autumn Lakes from its 1980’s original color scheme.
- Goal: replace old, tired colors with new ones to REFRESH and RENEW look of Autumn Lakes community – uplift spirits; increase values as repairs are made.
- Team Members: Lauren Bergholdt, Julie Haynes & Laura Fisher
 - 2 other volunteers were unable to join due to schedule conflicts: Greg Richards and Krisiti Mox, who plan to help in future.



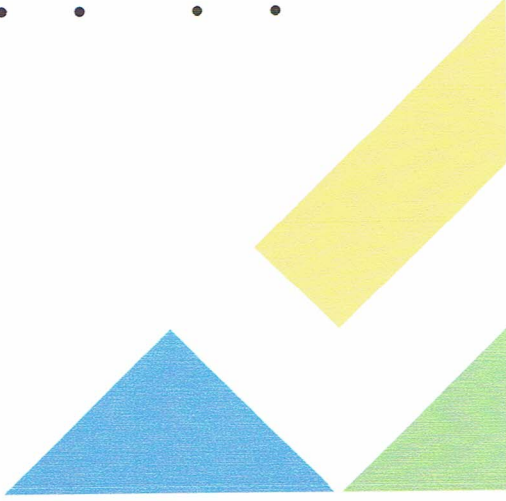
Process:

- Met with trustees and Board of Managers for input. Informally surveyed 10% of condo owners on desire for change / updated color palette to refresh & renew
- Benjamin Moore & Sherwin Williams asked for designer help, at no charge.
 - Initial SW said yes, but ultimately were not forthcoming.
 - Benjamin Moore, through Flanagan Paint, provided Designer expertise & Product Specialist to tour Autumn Lakes, recommend improvements.
- Colors were chosen by entire team from hundreds of samples, looked at in variety of indoor and outdoor lighting, sun and shade, times of day, compared to existing vinyl siding colors that will remain, compared to painted exteriors in Autumn Lakes.
- Previewed with trustees, Board of Managers, and sample of condo owners.

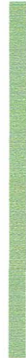


Guidelines:

- No drastic changes – classic and tasteful
- Timeless & enduring palette -- “on trend” but not “trendy”
- Colors that complement vinyl siding colors which will remain
- Avoid same colors next to each other – diagonal or across street ok, or vinyls
- No “Candyland” of colors, recognizing we will have more colors until all condos are repainted.
- Condo owner input on change, recommendations; decision made by trustees
- Condo owners may choose own door color from large selection to complement building base colors; all doors in building do not need to be same color.



Approved Recommendations:



- Three-color complementary palette: light grey Sterling, mid-tone Greystone & Autumn Lakes Blue (custom);
- All trim to be same UNIFYING pure white "Chantilly Lace" (most pigment = long wearing), includes vinyls. Instant UPDATE & REFRESH. Cost savings: trims include soffit, fascia, soft metals (gutters, downspouts, garage doors), corbels & eyebrow windows or vents, decorative windows etc. White trim includes paintable and vinyl buildings.
- Accent charcoal color for shutters and for use on Clubhouse (where currently dark brown); Maintenance Garage may remain unique as non-residential
- Colors for each building based on whole-community best view. Default color replacements with some exceptions where too many same color buildings already exist next to each other or vinyl sidings (unchanged).
- Prioritize painting based on worst building condition first – repaired & then repaint entire bldg.
- Utilize 4 year time schedule as recommended in reserve study: then gap before cyclical schedule resumes.
- Doors: new & existing; paint with building in owner's color choice; or owner may paint sooner at own expense. All doors on building do NOT need to be same color – owner choice from expanded colors.
- Roofs: transition to mid-tone grey as replaced or if coated to extend life – not too dark, nor too light
- Mailbox posts: no longer to be painted; as replaced, use cedar-stained treated lumber (like new replacements) for unifying look. Weathered posts may have 'Nantucket grey' look over time; or if needed in future can be all painted unifying Greystone color.
- Consider color change for vinyl sidings when / if they need to be replaced for entire building.

Next Steps:

- Debut Base Building colors (now)
- Reprise both Base colors and Door colors at Fall social event September 28 & online (recognizing color view may vary depending on your computer)
- Answer Your Questions & Inputs (now & until confirmed at end of October)
- Identify priority of buildings based on current condition, last painted, repairs
- Bids for cost comparison and budget / planning of scheduled priorities
- Large-scale building painting to begin next year (2025); repairs as needed may require painting current color until building's priority number if active.

