

Paint and Railing Options

Based on your feedback and that of many of our neighbors, the Vista Visions Committee has selected two railing options and three wood trim paint options. These options are now available for you to view and to select the options you favor. Please plan on attending the Turtle Rock Vista Town Meeting on Tuesday, February 20 to express your preferences and to get answers to your burning questions about this project.

Wood Trim Paint Options

After visiting many new or up dated communities, The Vista Visions Committee found that most communities have gone to a lighter updated color for the trim. Most dark trims are considered outdated. At this time, we are only looking at the paint trim. In 5 years the stucco paint will be due for painting, and a new color can be addressed at that time. The three colors are available for viewing, with the Light Color Trim at 55 & 57 Rocky Knoll, and the Medium Color Trim at 51 & 53 Rocky Knoll. The Dark Color Trim is the existing trim color visible on all other units.

Balcony Railing Options

As we replace balcony railings due to dry rot and weathering damage, we must bring them up to city code, with the vertical pickets closer together than existing railings and alter design for better weathering. Again based on your feedback, the Committee has selected two types of railings that will complement the existing building design: a redesigned wood railing and a metal with a Trex like cap railing. The entire process could take up to 4 years to complete or sooner depending on building damage. Critical features of the two are listed in the Paint and Railing Options comparison matrix.