

Harmony Painting Releases 2027 HOA Repainting Checklist for Denver Communities

Planning guidance covers condition assessments, color approvals, written scopes, project sequencing and resident communication.

DENVER, CO, UNITED STATES, September 11, 2026 /EINPresswire.com/ -- [Harmony Painting](#), a

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Spencer Melfi, CEO, Harmony Painting

Denver-based residential and commercial painting company, has released a planning checklist for homeowners association boards and property managers preparing for community repainting projects in 2027.

Exterior painting across an HOA community can involve advance budgeting, architectural or design-review approvals, preparation standards, weather planning and communication with residents. Harmony Painting

developed the checklist based on its experience working with associations, property managers and occupied residential communities in the Denver metropolitan area.

1. Start with a condition assessment

Harmony Painting recommends evaluating painted surfaces before establishing a project budget. Fading, peeling paint, failed caulk, exposed wood and other signs of deterioration can affect the preparation and repair work required. The company advises giving particular attention to elevations and building components that receive prolonged sun or weather exposure.

2. Complete color decisions before comparing proposals

When maintaining an existing color scheme, boards should confirm the original paint formulas rather than relying only on weathered surfaces for a match. Communities considering a new palette should complete applicable architectural or design-review procedures before setting the project schedule. Large-format samples or test areas can help decision-makers evaluate colors under actual outdoor lighting conditions.

3. Define preparation requirements in writing

Painting proposals may use different descriptions of surface preparation. A written scope should

identify which areas require washing, scraping, sanding, caulking, priming or repair. Consistent preparation standards help boards compare proposals based on equivalent work rather than price alone.

4. Request a project-sequencing plan

A multi-building proposal should explain the anticipated building order, work schedule, crew and equipment staging, resident-notification process and procedures for weather delays. Communities may also need to address parking, landscaping, patios, balconies and daily access to individual residences.

5. Consider phased work when appropriate

Some associations may benefit from completing repainting work in stages rather than addressing every structure during one budget year. A phased plan can prioritize the areas with the greatest deterioration while establishing a schedule for the remaining buildings and common spaces.

6. Establish a resident-communication process

Advance notices should explain when crews are expected, what residents need to move or secure and whom they should contact with questions. Consistent communication can help reduce confusion while work is taking place throughout an occupied community.

“Community-wide repainting projects are shaped by decisions made long before a crew arrives,” said Spencer Melfi, CEO of Harmony Painting. “Clear specifications, early color approval, realistic sequencing and resident communication give boards a stronger foundation for comparing proposals and managing the work.”

Harmony Painting recommends beginning the planning process well ahead of the desired project season, particularly when a community requires design approval, reserve planning or work across multiple buildings.

Additional HOA repainting guidance is available in Harmony Painting’s [HOA repaint planning resource](#).

About Harmony Painting

Harmony Painting is a locally owned residential and commercial painting company serving Denver and surrounding Colorado communities. The company works with homeowners, businesses, property managers and associations on interior, exterior, common-area, multi-building and phased painting projects. Harmony Painting is located at 2008 S. Corona St., Denver, CO 80210. For more information, visit the company’s website.

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