



Daylesford Lake

September 29, 2005

Dear Daylesford Homeowner,

The Maintenance & Repair Committee recently completed an inspection of all unit decks within the community and has found your deck in need of immediate cleaning and staining. In case you weren't aware, homeowners are responsible for the upkeep and maintenance of their decks according to the Association Guidelines. Therefore please take the necessary steps to have your deck stained/treated by the end of November 2005 to keep our community in Premier condition.

There is good news however. The deck staining requirements have been updated to provide more flexibility for homeowners while still maintaining a quality and consistent look for our community. Please refer to the chart below for approved brands, finishes and color selection. These products were chosen for best local availability, overall UV protection, mildew resistance, color fading and appearance. If the deck is weathered gray or stained with mildew and algae it will be essential to power wash and pre-treat before staining.

Daylesford Lake Deck Staining Guidelines			
Brands:	CABOT® MAB Paoli	FLOOD Home Depot	BEHR® Home Depot
Product/Finish:	Decking Stain	CWF-UV5 Premium Penetrating Wood Finish	Premium Weatherproofing Wood Sealer & Finish
Color Choices:	New Cedar (Semi-transparent)	Natural	Natural Cedar (Semi-transparent)

Please contact Ann DiGiacomo should you have any questions, concerns or for recommendations on available contractors in the area who specialize in deck power washing and staining. To reduce homeowner costs caused by the need for re-treatment every two years we recommend that contractors use one of the longer-lasting products above.

Respectfully,

Daylesford Homeowner Association
Board of Directors

Managed by:

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