

DAYLESFORD LAKE CONDOMINIUM ASSOCIATION

NEWSLETTER

May 2014

Neighbor versus neighbor complaints at condominiums are always extremely difficult issues for everyone involved. At the heart of the matter is who or what can be done to get everyone back to living in a happy neighborhood again?

The Property Manager can only do what the rules allow. The Board of Directors can only enforce what is in the condo documents. It becomes a situation where the ideal solution is for the neighbors/friends to work it out and a figure a way to peacefully coexist.

The bottom line is that it takes patience and understanding on everyone's part to straighten out certain

situations. Unless this conduct and behavior can be independently verified to establish a violation of the Declaration or the Rules and Regulations, the Association cannot be



brought into a neighbor to neighbor issue. Neighbors must understand that

Daylesford Lake is a diverse community. We have a won-

derful mix of young families, families with teenagers, retired people and single people. All of us want to be able to live in a community, a neighborhood where we take our neighbor's trash can from the curb, kids play, neighbors talk to each other, friends meet for coffee and the kind of place that when you think back, they are all happy memories.

Please keep garage doors closed unless garage access is necessary. Page 42 Rules and Regula-

DOGGIE CORNER



Cleaning up after your dog can be a stinky job, but someone's gotta do it. Constant clean up is necessary for a healthy environment for you and your family. Young children may also put dirty hands or toys in

their mouth, further increasing the chance for infectious material consumption.

People are tossing poop bags in the trees at the entrance to Swedesford Road and along the nature path

in the community. Please keep our community free of poop bags and toss them in your trashcan.

ALL dogs must be on a leash. Please clean up after your pet.



Declaration of Condominium -

Section 8.07 Use of Common Elements. Except as their use may otherwise be limited by this Declaration, the Master Declaration or the By-Laws or otherwise by the Executive Board pursuant its powers, each Unit Owner, tenant and occupant of a Unit and the family members, guests, customers, clients, agents and employees of such Unit Owner, tenant and occupancy, may use the Common Elements in common with all other Unit Owners and tenants or occupants of other Units, and their respective family members, guests, customers, clients, agents and employees, in accordance with and only as is necessary for the purposes for which they are intended without hindering or encroaching upon the lawful rights of the other Unit Owners.

(e) No Owner or occupant of any Unit shall carry on, or permit to be carried or, any practice which unreasonably interferes with the quiet enjoyment and proper use of another Unit or the Common Elements by the Owner or occupant of any other Unit, or which creates or results in a hazard or nuisance on the Property.

CURB APPEAL

Now that the buildings are being totally updated and redone, it is time that each unit owner looks at the outside of their unit with regard to the adornments. The Rules and Regulations state that; "One birdbath, lawn ornament or bench may be placed in the unit bed attached to the home. It may not be on the lawn area or any bed not attached to the home. The item may be subject to review by the Managing Agent and the Board of Directors. If it is not in



keeping with the decorum of the community, you shall be required to remove the item. If you have any question as to the suitability of your addition contact the managing agent before adding it to your flower bed. By placing it in your flower bed, without approval, you are agreeing to remove it if so requested.

Bird feeders are considered a lawn ornament as stated in Rules Regarding General Use Restrictions. While the sight of a few

birds may be beautiful to look at from the breakfast table in the morning, a flock of birds and what they leave behind on your neighbors' deck or patio may not be as appealing. Bird feeders may not be permanently attached to any common element tree or any part of your building. If you have done so it must be removed immediately. Try to keep the bird feeder no further than 3 feet from the end of your deck.



LANDSCAPING FOR THE MONTH OF MAY

Mulching IS 99% complete. We have completed the first mowing of the season. The first lawn treatment will be May.



**IT'S SPRING
COULD YOUR
UNIT USE A
SPLASH OF**

FLOWER POWER



Approved Deck Stain Colors

Behr Exterior Wood Stain in – Cedar DP-391 Semi Transparent

Cedar DP-391 Solid

Cedar Naturaltone DP-533 Semi Transparent

Cedar Naturaltone DP-533 Solid

Sherwin Williams Deck Scapes – Cider Mill 3512 Semi Transparent (can also be found in MAB Stores)

Unit Deck Replacement

Whether replacing your deck with wood or a composite material, it is essential that you comply with Board approved specifications established for your safety and to maintain continuity throughout the community.

Approved Wood

Any pressure treated lumber with Board approved stain.

Approved Composite Material/Color

TimberTech – ReliaBoard Plank in Cedar

TimberTech – Solid Plank in Mountain Cedar

Veranda – Tuscan Walnut
Azek Deck in Morando

Information to know about Composite Materials

All products are special order.

Decking is available in 12' and 16' lengths.

Prices vary on the approved options above.

Warrantees vary and are very specific with regard to installation requirements.

All materials fade/weather variations may be seen between sunny and shaded areas.

Only hidden fasteners can be used. Grooved planking is required if hidden fasteners are being utilized.

Only use stainless steel fasteners/screws required/recommended by manufacturer to comply with warrantee.

Installation

Prior to installation, a construction permit from Tredyffrin Township must be obtained.

Note new Township code requirements regarding footers and spacing of balusters.

Decking, railing, balusters, trim and caps shall all be of the same material and in the same color. No exceptions shall be permitted.

Caps shall be traditional or high point design in same composite material only.

Any wood framing shall be stained the same color as composite material. Decking may have picture frame edge around perimeter.

Railing/balusters shall be constructed in same design manner as currently exists.

Please be sure that the deck is properly attached to the unit.

Contractor/owner shall remove/dispose of all old deck materials immediately upon dismantling.

PLEASE COMPLETE AN ARCHITECTURAL AND LANDSCAPING CHANGE FORM BEFORE ANY WORK CAN BEGIN. ALSO INCLUDE THE CERTIFICATE OF INSURANCE FOR YOUR CONTRACTOR.

Rules Regarding General Use Restrictions –Page 23

Each Unit Owner or resident shall keep his/her patio or deck in a state of neatness and cleanliness.

Tires, construction materials, including old wood from deck renovations, tools, (including ladders), garbage bags, lawn ornaments (bird feeders, etc.) shall not be stored on patios or on or under decks. Outdoor tables and chairs and grills may remain set up on decks and patios, provided that they are in good repair.

Bicycles and children's toys)including sand boxes, plastic pools, not to exceed an aggregate of four (4) such items, may remain on a patio or deck during the months of April through October; thereafter, such items must be stored in the interior of the Unit.

Swing sets, play structures, sliding boards, or other play or exercise equipment are not permitted to remain on any Lot or in the Common Area.



A letter was sent with the new season's pool tags, the date and time the pool will be open and the rules and regulations of the pool. There are two pool tags for each household. Each household is permitted 4 guests. IM Pools Management, Inc. has been awarded the contract again for the upcoming season. We are looking forward to fun in the

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"Appreciation is a wonderful thing: It makes what is excellent in others belong to us as well." – Voltaire

Rosemarie's Corner



I would like to thank the homeowners who have e-mailed their appreciation of my newsletters. It's one thing to thank an employee and quite another to appreciate them. Appreciation is definitely much more meaningful.

Welcome to the neighborhood:

John Edward Orner & Jane Fahey Orner

Please secure your recyclables so that the wind does not blow the trash all over the community.

