



Daylesford Lake Condominium Association
183 Daylesford Blvd
Berwyn, Pa 19312
(610) 407-4347

May 1, 2015

Dear Homeowner,

Re: Daylesford Lake 2015 Snow Removal Special Assessment of \$150 Due on June 30 2015

The very tight 2015 operating budget, which provided for a snow removal cost of \$16,000, was intended to avoid increases in monthly assessments. The unexpected, record breaking winter which we experienced caused the snow removal cost to balloon to \$48,383 and was the most expensive season in the history of Daylesford Lake.

It is now necessary to recover the excess cost of snow removal to replenish our funds. There will be a \$150.00 per unit special assessment for snow removal which will be payable on June 30, 2015. A copy of the signed special assessment resolution as well as the Association's collection policy is attached, together with payment instructions and a payment coupon.

If you have any questions, please contact Rosemarie Weiss at 610- 407-4347 or rosemarie@daylesford-lake.com.

Thank you in advance for your support.

Sincerely,

Rosemarie Weiss on behalf of

Daylesford Lake Board of Directors

Special Assessment Payment Instructions & Frequently Asked Questions

Q. How can I pay the special assessment?

A. You can pay the special assessment by check or direct debit (ACH) or online using an e-check or credit card.

Q. If I already pay by direct debit (ACH) do I need to do anything?

A. No. If you already pay your monthly fee by direct debit (ACH) you do not need to do anything. Pinnacle will deduct the additional \$150 on June 30.

Q. What if I do not want the additional \$150 special assessment to come out of my direct debit (ACH) account?

A. If you do not want the additional \$150 to come out of your direct debit bank account you will need to send an email to manager@daylesford-lake.com to let Rosemarie know that you do not want the additional \$150 to be automatically deducted from your bank account.

Q. What will happen if I decide not to have the additional \$150 deducted from my bank account?

A. You will need to pay your monthly fees and the special assessment by check or online by e-check or credit card.

Q. Where do I send my check for the monthly fee and the special assessment payment?

A. Daylesford Lake Condominium Association.
c/o Pinnacle Realty Services,
P.O. Box 64894
Phoenix AZ 8502-4894

Q. Can I pay my monthly fee and special assessment online?

A. Yes. You can pay your monthly fee and special assessment by credit card or e-check by going to the www.cabanc.com website.

Q. Is there a fee for paying my fees by credit card?

A. Yes. There is a \$10 fee per transaction for paying your monthly fees or special assessment online using a credit card

Q. If I have any questions concerning the special assessment and how to pay it who should I contact?

A. You should email Rosemarie at manager@daylesford-lake.com or call her at 610- 407-4347.