



June 10, 2011

To: Powder Mill Village Unit Owners and Tenants

Subject: Mandatory Deck Power Washing & Staining  
Mandatory Outside Water Spigot Activation

Dear Powder Mill Village Residents,

It's that time of the year and we need your cooperation in turning on your outside water spigots. This is mandatory for every homeowner as it is required for the deck power washing and staining program which will take place this summer, beginning on Wednesday July 2<sup>nd</sup> weather permitting. They will be power washing and staining 1 building per day if your unit is power washed it will be stained the following day. The approximate weather permitting service schedule is included.

\*Please be patient with Village Painters to properly stain your deck 48 consecutive hours without rain is necessary. If it rained, or is going to rain within the 48 hour window, they will not be able to stain any decks, which will push back the staining several days each time it rains. The deck must be completely dry when stained, and remain dry for at least 24 hours for the stain to cure properly.

If you have replaced your deck in the last year and would like to abstain from this service because the wood has not yet cured/weathered, or you have replaced your deck with a composite material which requires no maintenance, please contact/email the management office to be added to the no service list. Village Painters will be performing the deck power washing and staining this year, as in many years past. They will first power wash your deck then return approximately one week later to stain/seal the deck. Please cooperate with Village Painters, and be patient with them, it is a very difficult job and they will appreciate your cooperation and understanding.

We would like to remind you it is the owner/resident's responsibility remove all furnishings, decorations, grills, etc. from their deck prior to being power washed and stained. Village Painters will not be responsible for removing or replacing any items not removed from your deck. Powder Mill Village Association and Village Painters will not be responsible for any damage which might occur to your furnishings and belongings left on or near the deck.

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If you have any questions or concerns regarding the above material, please contact me in the office at (973) 228-5477 ext. 12.

Regards,

Thomas Chilenski, CMCA  
Senior Property Director  
Powder Mill Village Townhome  
Association

**\*\*\*Weather Permitting\*\*\***

**Below is an approximate date when your deck will be  
Power Washed and Stained**

2 – 98 Patriots Road between	July 2 <sup>nd</sup> and July 18 <sup>th</sup>
2 – 25 Heritage Court between	July 18 <sup>th</sup> and July 21 <sup>st</sup>
99 – 209 Patriots Road between	July 22 <sup>nd</sup> and August 8 <sup>th</sup>
1 – 25 Valley Forge Lane between	August 8 <sup>th</sup> and August 12 <sup>th</sup>
57 – 67 Continental Road between	August 12 <sup>th</sup> and August 19 <sup>th</sup>
4 – 26 Guilford Court between	August 19 <sup>th</sup> and August 23 <sup>rd</sup>
2 – 108 Stockton Court between	August 23 <sup>rd</sup> and September 14 <sup>th</sup>