



March 21, 2023

To All Charing Cross Homeowners

RE: Staining Requirements for New Decks

Dear Charing Cross Homeowners,

As stated in the Charing Cross Rules and Regulations, owners are responsible for the maintenance and care of the portion of their deck consisting of the deck boards, fascia board, and railing system. Part of your deck maintenance consists of staining/sealing the deck boards and deck fascia boards, which is recommended no less than every 3 years. There is no need to stain/seal the 6 x 6 posts or the underside of any portion of the deck boards.

Since our new decks are being installed over several years, the Association is no longer requiring owners to stain their decks on a set schedule. Instead, all owners are simply required to keep their decks properly maintained, and must clean and stain them as needed, regardless of age or when last stained.

The Board has obtained specific instructions from Beacon Building Products, the supplier of the wood used on our new decks, who recommended READY SEAL, which works well with the chemical makeup used to treat the pressure treated wood. The Board has studied the color options and has chosen READY SEAL's Natural Light Oak as the only approved stain and color to be used, which can be purchased at Ace Hardware in Plumsteadville. **IMPORTANT:** No other product may be used, since it will void the company's warranty and may not react properly to the chemical makeup in the wood.

Things to know when staining/sealing your deck:

1. The weather should be dry for at least 2 days during staining/sealing to allow for proper drying.
2. The temperature should be between 50 degrees and 90 degrees when applying product.
3. Sweep and clean any dirt/debris off decking prior to staining/sealing. Pressure washing is not necessary unless the decking has become oxidized and dirty beyond sweeping. If pressure washing the deck, use a light powered, electrical power washer with minimum pressure to avoid damaging and/or splintering the surface.
4. **IMPORTANT:** For those owners who live in a second-floor unit where the first-floor is occupied by another owner, PLEASE use caution when staining/sealing as the product has the consistency of water and will drip through the gaps in the decking. Use extreme care so that the first-floor decks do not collect excessive amounts stain on the surface of another homeowner's deck, or consider contacting your neighbor to coordinate, or cover the lower deck.

For any questions, please feel free to contact the Association through our property manager, Michael Klein at: m.klein@cpm975.com.

Thank you to everyone for your cooperation.

Sincerely,

Board of Directors
CHARING CROSS CONDOMINIUM ASSOCIATION

MK/aw