

MEMORANDUM

TO: Owners and Tenants Residing at The Garrison Condominiums

FROM: S.S. Maguire Management

DATE: August 19, 2016

RE: Power Washing of Vinyl Siding and Staining of Decks on units 1-35 at The Garrison

To All Owners and Tenants:

Please be advised that beginning on Thursday, September 8th through the week of September 19th, Marston Painting out of North Hampton, NH will be onsite to perform the following services at The Garrison Condos:

- Power Washing vinyl siding on units 1-35 which includes the front, back, gable ends of buildings and rear decks will begin on Thursday, September 8th and be completed on Friday, September 9th
- Power washing of rear decks on units 1-35 which also includes the sanding of any peeling deck boards and staining of the deck, handrails, and deck stairs (it is crucial that the unit owner remove all patio furniture prior to work commencing) will begin on Monday, September 12th and run through the week of September 19th (weather permitting)

It will take approximately 24-36 hours to begin the sanding, scraping, and staining of the decks after the decks are power washed to allow them to dry properly. We will sand, scrape, and apply two coats of stain to the decks. Once your deck has been stained after the second coat has been applied, you will not be able to use your deck for at least 48-72 hours.

We will begin at unit 1 and move numerically upwards to complete the work with the power washing beginning on Thursday and try to get as much of units completed within those two days. Please note that we will be using two coats of exterior stain so there will be a time period between coats which you will not be allowed to step on the deck.

It will be critical that all windows are closed during the power washing process to avoid any water from entering the unit. This is the unit owner's responsibility. For those units having the decks stained, you will be notified by the painters one day in advance when they will be at your deck (typically the day before) so you are aware of their arrival. In addition, the unit owners having their decks stained will be responsible for removing all deck items prior to painters arriving. If you plan to go away during this time, please let your neighbor(s) or management aware but remove your items from the deck before work commences.

If weather plays a role in delaying any of the above mentioned projects it will roll into the next day but our goal is to complete the entire project no later than September 26th.

If there are any questions regarding these projects, please feel free to call the Management Office at 603.868.1262. Thank you!