

Perimeter Fence Issues - 7/3/2014

Existing Fence - Design and Quality

- The existing fence is not repairable by most homeowners due to poor design
- Cost to professionally repair is excessive. \$11,300 spent three years ago and we still have the same fence.
- The lattice is falling apart and needs continual maintenance.
- The wood posts are rotting and are needing replaced, especially in the areas where there is standing water.

Requirements of a New Fence

- Reasonable replacement cost.
- Easy and inexpensive to fix using standard, readily available materials.
- Long life as possible.
- Increased Privacy for exterior owners with a taller, solid fence design
- Enhanced look to RLH

Vinyl vs Wood

Vinyl was rejected for the following reasons:

- No insurance that the style, pattern or color would be available for repair and replacement over the life of the fence.
- Due to the berm slope it would be subject to being broken by lawn equipment.
- Main reason – the CC&Rs specify wood, specifically picture frame style for homeowner fences.

Chosen Fence Design

Three bids were obtained. Information and suggestions were taken from each company bidding and also from the experience of several homeowners and a fence painting company. Suggestions from the Special Fence meeting were included.

The decision for the fence was:

- Standard 6' 1x6 cedar dog-eared pickets. (They are readily available from Home Depot or Lowes). The dog ears will not show due to the picture frame style.
- 3 2x4 cedar rails. The top rail will provide a picture frame look and conceal the dog ears on the inside. Three rails will keep the pickets from warping.
- A 1x4 or 2x4 cap on the top was rejected due to the extra cost and would require more maintenance.
- 4x4 pressure treated wood posts. Metal posts were originally planned but pressure treated wood posts were chosen because they look better from the inside and would not need to be boxed in like the metal. Longevity would not be quite as long as metal but the pressure treating would increase it considerably over just cedar posts.
- Solid face on the outside with 1x4 cedar trim at top and bottom (picture frame). Leaving off the bottom was considered but rejected since it would protect the pickets from damage from trimming equipment.
- Bracket and screw construction will allow easy replacement.

Staining

It was decided to have a different company do the staining. We have a quote from PCA Fence and plans are to use them to do the outside staining which will be done after a couple of months to let the wood dry out. They will use a moisture gauge to tell when it's time to stain. They offer a 5% discount to any of the homeowners to stain their interior fence, his price is \$1.65 a linear foot before discount. His cell # 378 4787

Complete Replacement

The CC&Rs specifically states in Section 4.10.1. *“it shall be the responsibility of the Owner of that Lot to maintain, repair and/or replace as needed that portion of the perimeter fence on that Owner's Lot. The maintenance, repairs and/or replacement shall be performed so as to keep the perimeter fencing uniform, attractive and harmonious. The Association may, in it's sole discretion, maintain some or all of the perimeter fencing as a Common Area expense.”*

While some homeowners would like to and might be capable of replacing their section of the fence, timing and logistics would be unacceptable. The new design will help address this issue in the future.

The board feels that to be “uniform, attractive and harmonious” the fence would have to be replaced all at one time and by one contractor.

Use of HOA funds

The obvious logistical challenge of getting 25 individual households to pay a charge of this type at one time would be prohibitive to getting the project ever completed. At no time in the future regardless of the state of the fence does the board contend that all 25 would agree to or be able to front the money for this project.

The board recognized the need to do an entire replacement of the fence several years ago and set aside a reserve to do that.

The board has decided to use HOA funds to fund the project but it has never been the intention of the board to charge the HOA for the perimeter homeowners fence.

As far as community contribution to the fence several issues are involved

- The entire neighborhood has a significant interest in the appearance of the perimeter fence.
- Some perimeter homeowners have kept their fence in good repair, in fact some have recently spent money doing so. A few others have not for various reasons.
- The perimeter homeowners do not have a neighbor to share costs of maintenance or replacement as most of the interior owners do.

The board has, at it's discretion, has decided for the HOA to contribute the following to the project:

- Use \$10,000 of the budget that was set aside but not used for 2013 community projects.
- Pay for the staining of the outside of the fence.
- Pay for the fence that is specifically designated as HOA responsibility in the CC&Rs. This consists of the fences at the end of Kite and the fence on both sides of the play area containing the basketball court.

The authority to fund the fence in this manner is clearly stated in Section 4.10.1. *“The Association may, in it’s sole discretion, maintain some or all of the perimeter fencing as a Common Area expense.”*

Reimbursement by perimeter homeowners

Each perimeter owner will pay for their fence based on the number of linear feet of fencing their yard contains.

The 25 perimeter owners will be billed quarterly for the money on a term of 120 months (unless they pay in full) beginning in the quarter immediately following the completion of the fence.

A \$25 yearly service fee will be charged until paid in full.

The 25 exterior owners are not being given a free loan. We are not a bank or finance company and we don't expect our administrator to calculate amortization schedules for each of the 25 households so we have decided (as outlined in the letter and in the Special Fence meeting) that each year the fourth quarter dues would contain a \$25 service fee for any household paying the fence off on term. The fee would bring in slightly more money than we are receiving in interest in our bank account.

Depleting the HOA funds

The HOA has done reserve calculations for all depreciable assets within the HOA. Also as previously stated the HOA is not paying for the fence so while the money will be outstanding in some amount for 10 years the HOA is not acting in a manner that would deplete the reserves beyond reasonable financial requirements for our subdivision.

Summary

Hopefully from issues discussed above the board feels we have been prudent, thoughtful and fiscally responsible. The fence is a benefit to all and while a much bigger benefit to those with the fencing on their property it is not reasonable to let it fall into an even more dilapidated state.

We are a volunteer board that is acting on what we believe, after much deliberation, to be a project in the best interest of the neighborhood. As we offer each year at the meeting, anyone is welcome to join us in the election and we've gone out of our way to insure that new members join.