

2017 Proposal to Replacement of Vance Road Common Ground Fencing

Contractor: Fence & Deck Depot

Trustee, Paul Panus, contacted several deck companies. Fence & Deck Depot provided the lowest cost bid. While vinyl was slightly higher in cost than wood, maintenance of the overall fence will be very minimal (occasional power-washing).

Details of proposal:

We, the trustees, propose replacing the existing privacy fence located along Vance Road with a white, vinyl privacy fence. Cost will be approximately \$20,400. The written quote we received last year is about \$600 less, due to an increase in the cost of vinyl this year. The new fence would be 6 feet tall, and approximately 648 feet long. This will cover the existing fence line. Labor includes removal and disposal of the existing fence as well as the installation of new, low-maintenance vinyl.

The existing wooden fence is in dire shape. The fence has reached the end of its natural life and is becoming a danger. One section of the fence collapsed during a recent storm. Tom Campbell and Paul Panus temporarily repaired that section as a stop gap measure. The fence is more than 30 years old, rotting, holes in panels, nails missing and becoming an eye sore. Replacing the existing fence will not only continue to provide privacy to the subdivision but also improve aesthetics and protect our property values.

Our subdivision has ongoing expenses for common ground maintenance that include grass cutting (5 cul-de-sacs and common ground areas) and electricity for our streetlights as well as common ground liability insurance. These expenses are paid directly out of the yearly homeowner dues. The trustees are asking for a yes vote for a special assessment of \$200 per homeowner to cover the cost of the new fence. This assessment will bring in \$18,400. The remaining cost will be taken from the general subdivision assessment. Financing is unavailable to our subdivision entity.

At the April 19 HOA meeting, the fence replacement proposal will be presented. All homeowner attendees will have the opportunity to vote for this much needed special assessment. If passed, City and Village will bill all homeowners for the special assessment. The fence replacement will begin after collection of this assessment.

If you have any questions, please feel to contact any trustee. We are happy to talk with you regarding this important project.

Trustees:

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