

Excerpts from the 2016 Fence Focus group discussion on NextDoor

Message 1:

At the HOA meeting held on 07/21/2016, I volunteered to put together a focus group to discuss this topic that many homeowners feel passionately for or against.

This group is not designed to be a complaint session, but rather a place to discuss the issues surrounding this issue in a reasonable and collaborative manner.

A few of the issues are:

- 1) What is the purpose of this change after 10+ years of the community?
- 2) What will the ramifications be of "grandfathering" in the solid-stained fences?
- 3) What does it take to stain these aging fences?
- 4) What are the impacts to water usage, chemicals, property values, costs, etc?
- 5) What options do we as homeowners have with this issue?
- 6) Others?

If you are interested in joining, please message me here on the Nextdoor App and we will get a meeting setup for the week of the 28th.

We do need a place to meet, so I am open to suggestions.

Thank you,

David Reinecke

Message 2:

Thanks folks for contributing to this topic. I will let the upcoming and official BRC/HOA notifications provide you the final resolution verbiage since I have not read it personally, but our BRC representative read it to those in attendance.

I would like to set something straight: the board did utilize some of the language I had provided to them when I was interested in collaborating on the resolution. However, they did not accept all of it, nor option #1 of my proposal as you will see.

I want to post my original recommendation here in the event that it is somehow misconstrued that I worked with them on the "final" resolution. I can assure you that I did NOT do so as I heard nothing back until I was notified on 08/07/16 that the board had prepared a resolution and voted unanimously to accept it. (FYI - they ratified it this evening).

This is my version as was mailed to Lyn Jacobs, a member of the HOA board, on 07/29/2016:

"New Resolution Regarding Fence Staining to read:

"The Association hereby adopts the following policy:

1. Fences are not required to be stained unless the owner desires to do so.
2. Fences that owners desire to stain shall follow the appropriate paint guidelines for color selection: Sherwin Williams SW 3511 Cedar Bark, or another brand that matches that color. Additionally, the owner shall follow proper manufacturer recommendations for cleaning and treating the fence prior to staining to

ensure proper color coverage and durability.

3. Fences currently stained with a color different than Sherwin Williams SW 3511 Cedar Bark, or another brand that matches that color, are not required to change color until such time as the fence in question requires refinishing, keeping to the principles in the Resolution Regarding Fence Ownership that states: "...maintain and replace the fence as needed or required."

4. In the event an owner with a currently stained fence replaces the fence due for any reason, they may choose to not stain the new fence or they may stain the new fence with Sherwin Williams SW 3511 Cedar Bark, or another brand that matches that color."

Thanks,

David