

## **Required Specifications**

### **3rd Avenue and Pace Street Border Fence**

#### **1. Why do we need new border fencing?**

The current fencing structure that runs along the 14 homes on 3<sup>rd</sup> Avenue and Pace Street is deteriorating rapidly. It is no longer feasible to repair it. Parts of it are leaning over significantly. It detracts from the overall great impression of Fox Hill and might not make it through the next couple of years. This presents a problem for the homeowners and filing at large.

#### **2. Who is responsible for paying for the replacement?**

Each homeowner is ultimately responsible for replacing their own fence. When possible the HOA pitches in based on available funds in relation to cost. In this case, the HOA is offering direct assistance of \$500 to each of the 14 homeowners along 3<sup>rd</sup> Avenue and Pace Street if they replace their fence by October 31, 2020. A common wooden fence specification is required so the filing achieves uniformity across all 14 fences.

#### **3. Do I have to use a specific fencing contractor?**

No. The board will provide a specification to use with your contractor of choice. It may benefit neighbors to group their requests with various contractors to receive more competitive bids and enable the contractor to work more efficiently but the board is not dictating contractor selection.

#### **4. Do I have to submit an External Modification Request Form?**

Yes. The board will expedite requests. Make sure to use the common wooden fence specification (see question 8) with your contractor and attach resulting quotation and specification with your request.

<http://www.foxhillhoa.com/hoa-legal-documents/>

#### **5. When will I get the \$500?**

You will be given a check for \$500 once the work is complete.

## **6. What if I can't afford to replace my fence or I don't want to?**

The board is hopeful the 14 Filing I homeowners impacted by the deteriorating border fencing will pull together as a community to resolve the challenge. The board wants to help resolve the challenge and has put together the \$500 contribution plan for that purpose.

## **7. Why do I have to use the common wooden fence specification?**

It is to the entire neighborhood's advantage to have a classic and consistent look and feel to the fencing to help maintain and grow our home values. First impressions are made quickly by potential home buyers and we are a neighborhood proud of how we present and maintain our properties and homes.

## **8. What is the common wooden fence specification I must use?**

A 8-foot privacy fence (6-foot for homes backing 3rd avenue):

- Cedar (#1 Grade)
- 4 Rail (3 for homes along 3rd avenue)
- Finished Side Out (rails facing in)
- Metal Posts w/ wood shroud
- 6" Pickets, no gaps (Privacy Fence)
- 4x2 cap
- Clear stain (Thompson's WaterSeal Signature Series Clear)

Note: The existing brick pillars vary in size based on ground line and landscape dipping. The maximum height of the existing pillars is 6 feet. In cases where pillars are less than fence height the specification calls for a wooden "topper" on the brick pillar to prevent "windows" and interruptions in the privacy line.

All City of Longmont fencing regulations must be followed.

<https://www.longmontcolorado.gov/departments/departments-a-d/building-inspection/residential/fences>

For information purposes only (you are not required to use this contractor) - the contractor that was used by those putting in the fence initially was

Earth Green Landscape & Fence

1333 Coffman St.

Longmont CO 80501

phone: 720-936-4442