

North Fence Issue

The north fence along Glass Rd is turning into rubble. It's nearing 35 years old, which is about 105 in fence years.

The north fence benefits all owners to some extent. Along with the west fence, it discourages foot traffic through the grounds, enhancing safety and privacy. It delineates Association property and reduces noise and headlight glare. It sets this small community apart and enhances home values.

The Board proposes to replace the fence in the summer of 2024. The plan is to match the more modern design of the west fence. The new fence generally will follow the same line as the old. Homeowners may experience some damage of their landscaping.

The Board will try to control costs, but, in round numbers the new fence will cost \$30,000. The order should be placed this winter in order to obtain the fence in the summer of 2024. A down payment of at least 50% is required.

The board proposes an assessment of \$1000 per unit, effective March 1, 2024. This will permit the fence order to be placed at that time. The balance will be paid by some combination of cash reserves or a future assessment.