

FENCE SURVEY RESULTS

Monday, October 08, 2007
Number of Respondents 39
(57.35%)

QUESTION #	YES	NO
1. I am satisfied with the current fence and support the HOA continuing to pay for fence maintenance/repair.	11 (28%)	21 (54%)
2. I am in favor of replacing all or a portion of the existing fence with a different type fence (aluminum, stone, brick) at HOA expense.	12 (31%)	11 (28%)
3. I am in favor of removing the existing fence and replacing with trees or other landscaping at HOA expense.	12 (31%)	13 (33%)
4. I am in favor of removing the existing fence and allowing individual property owners to erect their own fence or landscaping (per ARB guidelines).	13 (33%)	10 (26%)
5. I am in favor of removing the fence along the south side of the property and leaving only the existing trees.	13 (33%)	10 (26%)
6. I am in favor of only replacing fence up to the cemetery line and allowing the individual property owners beyond the cemetery to continue to maintain the fence or remove it.	6 (15%)	15 (38%)

COMMENTS:

"There is not enough information to make a decision on the fence. This decision needs a financial analysis to be presented to all the homeowners. Cost of existing maintenance-verses-cost of replacing the fence, impact on homeowner dues. I think this survey was premature."

"I would like to see something uniform, not 8 individual options. I prefer a fence. However what option I prefer depends on cost. If dues have to go up substantially, then I am not in favor of HOA paying for a new fence. I probably most support removing the fence south of Meadowrun & not worrying about fence after the cemetery."

"We need to keep a solid barrier between the community and HV Road."

"Based on the information we feel that is the sole responsibility of the homeowners that back up to the fence to pay for any removal/repair. It seems that when the homes were built this became (the fence) part of the property."

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"Ideally I think the most bang for our buck would be to remove the fence, replace with trees, and redo our entrance to look upscale. Eg. brick/stone on both sides w/nice curbe to it, permanent lanterns affixed to top, landscaping that is full and at varying heights, changed throughout the year, like "Bridges at Southpoint. If we replace (fence) with trees should consider buying strip from landowners. Whatever we do, would like it uniform to either side, up to cemetery. Thanks for putting this together."

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"We would prefer to remove the entire fence and would support a 1 time planting/landscaping. This should be uniform across all properties & become homeowner's responsibility to maintain since it is on their property. They could decline landscape if they want."

"I do not believe that we should leave the decision of the fence to 8 homeowners. I believe the HOA is responsible and if we want to replace it (fence) with other options then it will take more than 1 meeting."

"I am in favor of removing the existing fence and allowing if individual homeowners want a fence, then they pay for it."

"Trees or shrubs are more environmentally friendly."

"For aesthetic reasons, the same fence needs to run the length of the property. How much will the HOA dues increase to pay for this?"

"We find the fence unattractive and believe it is in the best interest of the neighborhood to remove it."

"Regardless as to whose property the fence resides on, it was built to provide containment for the community and as such shall continue to be the responsibility of the HOA. I'm in favor of making the necessary repairs/maint of current fence; however, I'm open to knowing more about the cost of a new, more permanent fence and the expected burden to homeowners. Removing the fence totally should be removed as an option. It provides noise barrier as well as security from all-points access to the neighborhood. One of the biggest complaints from potential buyer is noise concerns, so removing also has potential to decrease property values of homes bordering the road, and a subsequent trickle affect on other homes in neighborhood."

"I would support just about any option other than HOA funds supporting the current fence which I consider unappealing."

"Whatever is done needs to be of high quality to help maintain & increase individual property values."

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If it truly belongs on homeowner's land, then we think #4 is the "correct" option or #5. We would need to hear what the attorney comes back with. This is obviously complicated. What land is the HOA responsible for, then? Did these homeowners realize this land has been theirs? Sorry we aren't more definite in our response. This isn't an easy call. We trust the judgment of the committee."

"The only way that I would support the HOA paying any part of maintaining the current fence is if a time period is specified and if the homeowners bordering the fence grant an easement to the HOA."

"Thanks for sending out this survey. While I'm satisfied with the current fence on my property, there are some other options that could be considered. One is cost sharing with the HOA bearing part of the cost and homeowners the balance. Also vinyl fencing is a less expensive "maintenance free" option that could resemble existing fence quite closely."

"I believe that the fence offers benefit to HVG. While other local developments have a variety of options re: fencing or lack of fencing, Hope Valley Rd. is heavily traveled and the fence offers safety & privacy to residents of the community. In local areas w/o fencing, homeowners have a variety of materials (e.g. old cars, junk, etc.) in their yard and have opted to erect a variety of fences (e.g. chain link, split rail, etc.) which may not reflect the image that HVG wishes to project. If the fence is found to be the property of owners that border Hope Valley Rd., then if the HOA wishes to continue to maintain the existing fence or erect a new one (which would benefit HVG) then the solution must be reasonable and financially viable to all parties involved."

"HVG members should only be responsible for entrance repair/maintenance. Individual homeowners should be responsible for their own section of the fence on their property."

"I think replacing the fence with cypress trees, but on HVGHOA property, would represent the best long term option. It would require the least maintenance, and provide the best value for all homeowners in the neighborhood. Placing the cypress trees on HVGHOA property (if feasible) would allow homeowners that desire a fence to install one without any encroachment on their lots. It would also clarify who is responsible for the care of the "buffer".

FYI:

I spoke with Rob Downing on 9/25. He was the realtor on-site when the neighborhood was begun. He said that the developer DID NOT create a greenway easement for the fence.

I spoke with Sherry Sloan on 10/5. She is the agent at The Sorgi Insurance Agency. She stated that the policy covering HVG DOES NOT cover liability on the fence. The policy only covers the common areas at the entrance to the neighborhood.

Submitted at HOA Quarterly Meeting on Monday, October 8, 2007 to All Homeowners present, on behalf of the Fence Committee. Elizabeth Richani