

Fifth Addition Fence Updates by Bob Harris

The fence contractor has commenced installing the fence around the Fifth Addition. There are two phases of this project; both were directed by the City of Spokane Valley. Mr. Heitman had to apply for a new plat and permit for the Fifth Addition, since his previous one had expired. This meant that the City was treating the Fifth Addition as a separate development and the separate development was required to have a fence completely enclose it - that is where there was no existing fence.

Where there was existing 6' fencing, Mr. Heitman was not required to double fence or replace it even where the existing fence was on adjoining property (i.e. home in the Fourth addition with existing fencing in their rear yards abutting the Fifth Addition; also the wood fence on the east side of the Fifth Addition which belongs to the Lexington Hills homeowners.

Subsequent to plat approval, Mr. Heitman used his authority in the CC&R's to annex the Fifth Addition into Shelley Lake Estates.

The two phases of the fencing are:

1. Perimeter fencing, meaning where Shelley Lakes Estates property line divides us from other property not within our development. This fence, once constructed, will be owned by and the responsibility of the HOA to maintain and repair.

2. Fence to be added to form a complete fence line between the Fourth & Fifth Addition lots that adjoin each other. Two portions of this fence line are along common areas and will belong to and be the responsibility of the HOA. The fence between individual homeowner lots will belong to the homeowners individually and will not belong to or be the responsibility of the HOA.

The developer, within the requirements laid down by the City, planned to install a 6' wooden fence; this fence would have been of somewhat lesser quality than the existing perimeter. In addition, he was neither required to nor planning on staining the wood fence.

Due to the significant expense to stain the fence, re-stain it periodically, and the limited lifetime of the fence posts (we have already had to replace a number of the existing fence posts), the Board entered into negotiations with Mr. Heitman when his plans became fully known. As a result, we were able to upgrade the perimeter fence to vinyl for a very reasonable cost of \$7.50 plus tax per foot. As a comparison, this was less expensive than having the fence stained and then re-stained again in a few years.

This is the first step in the planned replacement of the entire perimeter fence with vinyl, as the fence continues to deteriorate and as finances allow. For cost comparison, it would cost us about \$25 plus tax per foot to replace the existing fence. So, we have a significant cost savings by upgrading the Fifth Addition now when most of the expense will be borne by the developer.

For those homeowner's on the Fourth/Fifth Addition border, as the fence to be installed will belong to them, those without an existing fence were given the option of having the wood fence installed or upgrading to vinyl at the \$7.50 plus tax per foot cost. This was the result of the negotiations conducted by the Board with the developer, as an accommodation for our homeowners. In effect, the Board acted as a middleman to secure the best deal possible for our homeowners. Four homeowners opted to upgrade vinyl, 3 chose to stay with wood.

Homeowner's on the Fourth/Fifth border with existing wood fences were further given the option of having vinyl installed at the current contract price of \$22.75 plus tax per foot; however, none of these homeowners elected to replace their existing wood fences.

Bob Harris
Director, Fifth Zone/Chairman, Maintenance Committee