

## **FENCE REPLACEMENT PRE-CONSTRUCTION MEETING NOTICE**

Please review the attached notice and description of the common fence replacement scheduled for late May or early June 2016.

Owners affected are 3000-3034 (South side), 3036-3060 (East side), and 3061-3076 (North side) of Brittany Place. Other common fencing will not be affected.

A Pre-Construction Meeting will be held for the affected owners at the RV Parking Lot on April 23 at 1 PM rain or shine. The contractor's representative, Roger Channing, will be on hand along with Fence Committee members to discuss the construction phasing, timing, dumpsters and details of the project.

On-site reviews will be held for various non-standard concerns by Owners at their lots. The priority of the meeting will be the common fencing and private fencing under contract. If you have additional questions about private fencing being considered, please meet with the contractor's representative afterwards.

Please review the attached notice, the third of this series, to note the preparations that an owner or occupant must take to prepare for the construction. Most particularly will be the removal of private connections to the common fence such as decks, planter boxes, benches, drain pipes, bird houses, chimes, or plants. You are requested to trim back foliage 12 inches from the common fence. If the contractor is forced to remove these private items, they may be damaged and will not be re-installed.

Thank you for your cooperation.

The Fence Committee

## **PRIVATE FENCING IN 2016**

**The following are pre-approved private fence construction options for owners:**

1. Do nothing. Existing private fence will be separated from the common fence if necessary and reattached to a stand-alone private fence support post at no cost to the homeowner.
2. Fence re-built to existing condition (one side slatted, the other side frame as currently exists). Either one or both unit owners share cost of fence installation by a contract with the fence contractor.
3. Fence re-built with both sides slatted. Cost to be shared by either one or both owners. Either one or both unit owners share cost of fence installation by a contract with the fence contractor.

**If an owner desires a different option or design they must first, before construction, submit a Brittany Place Homeowners Association Exterior/Structural Alteration Application to the Board for review and approval.**

**Materials:** The materials for the private fence will be the same as common fence or owners may choose unstained slats allowing for individual painting or staining. Contracts signed after March 1, 2016 will not be supplied with materials that match the common fence and may be subject to construction at a different time than the common fencing

In summary, a new private fence will be construction only after certain requirements are met:

- Each or both owners must coordinate and decide which option they desire.
- One or both owners must contact the fence contractor to request an individual estimate.
- All expenses incurred are the responsibility of the individual owners.

**Important Reminder:** The contract for individual private fence installation is between the contractor and the individual owners. All expenses incurred will be the responsibility of the individual owners.

A large number of private fences are under contract and will be installed during this common fence replacement project and that is good for home values. Thank you.

Fence Committee

## FENCE REPLACEMENT NOTICE 2016

Revised 3/29/16

The Board of Directors sought a proposal for the replacement of common fencing along the rear of townhomes with high quality fencing during 2016. The contract was awarded to AAA Fencing. This contract does not cover private fencing between backyard areas. However, the contractor provided pricing to the homeowners for the replacement of private fencing as a separate contract upon request. The following is a summary of the 2016 contract and fence replacement operation.

**Terminology: Common fence:** That fence along the rear of the units; construction and cost to be borne by BPHOA.

**Private Fence:** That portion of fence that separates one unit from another. Construction and cost will be at homeowners' expense. See the later discussion about private fences.

**Construction Areas:** South 3000-3034, East 3036-3060, North 3061-3076 Brittany Place

**Starting Date:** Approximately June 1, 2016; however, work may begin as early as May 23 depending on weather.

**Demolition:** Demolition may occur in phases for South, East and North building areas. The contractor will make this decision at the April Pre-Construction meeting on-site.

**Dumpsters:** Dumpsters will be located for short periods to receive removed posts and fences, and then removed. Dumpster locations will be at end of road turn-around areas west of 3000, south of 3036 and in the RV parking area. Dumpsters will not be needed for construction.

**Owner Preparation:** All private attachments such as plants, ornaments, personal fence knobs, plant hangers, plaques, signs, decks, lights, etc. must be removed from the common fence prior to construction beginning. All roof drain piping through the common fence must be removed prior to construction or it will be disconnected by the contractor. Plants must be trimmed back a minimum of 12 inches from the existing fencing. All gates must be unlocked; locks will be removed if not unlocked.

**Roof Drainage Systems:** Some owners have installed roof drains through private fencing and common fencing. These systems must be removed through the common fencing prior to construction of the common fencing. The Fence contractor will not be responsible for

any damage to existing drain piping if removal is required by the contractor. Contractor will not re-install any drain piping removed by the contractor.

**Gate Locations:** The gates will be approximately 3 feet from the edge of the property line except in cases where the deck structure will not permit the location. Custom accommodations will be considered in these cases. Some gates may not be placed where gate currently exists. Gates will have new hardware installed. Special cases will be reviewed at the Pre-Construction Meeting on April 23.

**Inspections:** One of more board members will be available for inspections daily and will handle specific contract issues and changes due to unexpected locations of utilities or private facilities.

**Landscape Issues:** Contractor will strive to do minimal damage to the grass and common green belt areas. Contractor will fill in holes where existing posts are removed. Re-seeding, leveling of greenbelt, and landscape work in these areas may be required after fence work is complete by the HOA provided landscape maintenance contractor. Berry patches, shrubs and trees should be trimmed at least 12 inches away from the new fencing or may be subject to trimming by the contractor.

**Common Fence Materials:** 6 inch Flat top #1 Clear Cedar Boards with Behr Log Cabin Cedar stain. This material is being produced and stained in Washington. Materials and equipment will be brought to the site daily and minimal materials will be on-site overnight.

**Pre-Construction Meeting:** The board representatives and the contractor representative will hold a pre-construction meeting on site on a weekend with all owners invited. The construction standards and operational issues will be discussed. This meeting will be April 23 at 1 PM at the RV Parking Lot rain or shine.

## **PRIVATE FENCING**

**Private Fences:** An unknown number of private fences are physically independent of the common fence but some are connected to the common fence. To assure the warranty and extend the lifetime of the new common fence, private fences will be disconnected from the common fence and not re-attached. The private fence may not stand on its own after being disconnected from the existing common fence. A new post will be installed at the end of the private fence to support the private fence, if necessary, at no cost to the homeowner. The HOA will pay the \$ 119.60 per post required for this required post. There will be no replacements of the private fencing by the homeowner association. All owners wishing to contract for the replacement of their private fence must contact the

fence contractor to arrange for pricing and the timing of their replacement. The association's contractor will install replacement private fences under contract with one or both owners with cost to be shared accordingly. One owner may request and pay for the entire cost if the other owner does not wish to pay their share. The type of private fence material and construction could be the same as the common fence if the contract for the private fencing was completed prior to March 1, 2016.

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4. Do nothing. Existing private fence will be separated from the common fence if necessary and reattached to a stand-alone private fence support post at no cost to the homeowner.
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**RV Storage Area:** The RV storage will be affected to a degree by the dumpster location and construction. The Board and the fence contractor are aware of potential conflicts and will work to minimize the normal operation of the RV storage operations.

**Underground Sprinkler System:** The sprinkler system will be marked by the landscape maintenance contractor. The fence contractor will avoid damage to this system to the extent possible. Repairs may be required to the sprinkler system after the fence is completed at the cost of the association.

**Split Rail Fencing:** The split rail fencing at the entry to the Baxter Bog Park will be replaced with this contract with similar fencing. The split rail fencing at the Southeast corner of the property is not part of this contract.

**Contractor:** AAA Fencing 1701 E. 82<sup>nd</sup> Avenue Anchorage 99507  
Attn: Roger Channing 907-244-1412 and roger@aaafenceak.com

Committee Representative: John Nabors 2936 Brittany Place 202-6107  
Tim Brady 2960 Brittany Place 529-9113 & Ted Duell 2956 Brittany Place 227-9485

