**Fence Replacement versus Fence Refurbishment**

By Martha Riley

Do these fences *need* to be replaced?

September's survey preliminary results, printed below, indicate yes. However, part way through September, Pete Stauch, structural engineer, Foxridge resident, and Fence Committee member, completed a complimentary fence study and has determined that the Foxridge GID fences could last a while longer, if a substantial amount of repair work is done. The report states, “No need was seen for wholesale replacement of the fences unless residents desire to upgrade the type of fence.” Some of the recommended work includes replacement of rotted posts and damaged pickets, trimming the bottom of all existing GID fences for a clearance of 1½ to 2 inches from the ground, removing all top caps, and repositioning the top fascia board to give the top of the fences a straight edge. Additional considerations include adding a 2x4 horizontal fascia board on the public side of the fence near the bottom to hold the pickets in place and prevent them from curling due to moisture; adding a 2x4 vertical fascia board at each fence post on the public side to add architectural interest, and staining all fences.

So it might be possible to resurrect our existing fences to preserve them a while longer. Because this study was done after the survey was released, people responded to the survey questions without the information from this assessment.

As yet unanswered questions from the fence study are:

* + how much would it cost to refurbish the fences?
  + how long would they last?
  + what would they look like?

We are in the process of trying to answer these questions. In order to determine a clear direction, comprehensive information about both plans – replacement and refurbishment - will be provided and a short follow-up survey will be conducted in December.

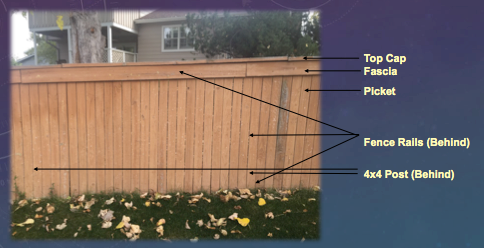
As mentioned above, information will be gathered on refurbishment cost, longevity, and aesthetics. As far as fence replacement goes, based on the September survey results, the Fence Committee will narrow fence replacement costs using a composite material, such as Trex, with a mill levy increase as the funding mechanism. In addition, we will research style and color options to present in the December survey.

Ultimately, it comes down to three things - cost, aesthetics, and fence life. Level of maintenance/staining needed is also a factor because it affects the overall cost in terms of time and money. Our goal is to provide information in these areas for both plans so that there is a clear and fair choice.

In the event we decide to move forward with fence replacement, we will form a design committee to discuss design, color and height of fences. Please let me know if you are interested in serving on this short-term committee by contacting me at [foxridge.gid.reps@gmail.com](mailto:foxridge.gid.reps@gmail.com).

Thanks for your patience as we work through this process. Fence Committee members recognize the awkwardness of the timing of this study, but we want to honor the work that was done by Pete and make sure the community has this information before we determine our final direction. I would like to thank the following members of the Committee for countless hours of work to research, provide information, and solicit feedback from our neighbors so we have a firm direction in keeping our neighborhood attractive. We appreciate the positive comments from the survey thanking us for our work!

Active Fence Committee Members:



Dan Anthone

Ed Bain

Tim David

Jim Hargis

Carolyn Melphy

Martha Riley

Pete Stauch

Elliott Sutta

Sue Townsend

**GID Fence Survey Preliminary Results**

There were 330 electronic and 26 paper responses for a total of 356 survey responses. Sixteen duplicate and four unverifiable responses were found by THK, our consultants, so the final results reflect 336 responses. (Most recent responses were counted for duplicates, so those responders did have a voice in the survey.)

Final results will be released after addresses have been validated and non-resident homeowners’ responses have been added.

**Results from 334 Responses**

1. Do you think the GID fences need replacing? Yes 75.83% 251

# No 24.17% 80

# 2. Are you willing to pay more through your property Yes 77.95% 258

# taxes or an assessment to replace the fences? No 22.05% 73

# 3. If this project moves forward, what payment Mill Levy 63.75% 211

# method do you prefer? Assessment 9.06% 30

# Undecided 27.19% 90

4. Results for Fence Option Ranking Question – Top ranking only:

Option 1 – No replacement 23.90% 76

Option 2 – Replace same style 5.81% 18

Option 3 – Replace new style cedar 18.06% 56

Option 4 – Replace with composite 46.47% 145

Option 5 – Undecided between 3 and 4 9.09% 28

5. In favor of exploring clubhouse? Yes 26.32% 85

No 73.66% 238

6. Are you willing to work on clubhouse research? Yes 8.05% 26

No 91.95% 297