

# Valencia Home Owners Association

1320 North Porter Avenue

Norman, Oklahoma 73071

February 15<sup>th</sup>, 2017

Dear Valencia Homeowner,

I would like to visit with you regarding a common area fence project that was first introduced at the 2016 HOA Annual Gathering. Within the 2016 meeting minutes, it was illustrated that the HOA was going to commence replacing common area fencing that has been installed as early as 2004.

What defines this type of HOA common area fencing? It is the 6' wood fencing along major collector streets, fencing between brick columns, and areas backing to open spaces that the HOA maintains. It is written within the Governing Documents of Valencia that the HOA has the responsibility to adhere to the maintenance and improvements of any and all common areas within Valencia.

Upon the original audit in 2016, the following items were considered - the age of the fence, the frequency of repairs in the past several years, and the current condition of the fence.

Enclosed are the following exhibits:

**Exhibit A** reflects the 2016 fence audit with total linear foot measurement and the old look versus the new.

**Exhibit B** reflects the portion that will be replaced as phase I.

**Information Regarding Cost** - Once the audit was completed, the HOA requested an estimate for the total job, which came back much higher than what the HOA could allocate funds for at this time. Furthermore, if the entire portion of the audited fence was replaced now, it would be too much of a financial burden to do all again in the future.

In preparation for the 2017 Association's Budget Overview, what the HOA plans to spend in 2017, the HOA budgeted up to \$10,000 for the first year's portion of the common area fence replacement project. This amount was still bringing us short to reach our goal of replacing a 1,000 linear feet per year for the upcoming years. However, the Developer has agreed to jump start the project by contributing \$30,000 for phase I.

The fence improvement project is scheduled to start in early March of 2017. It will be an ongoing project that will be phased in on an annual basis. Homeowners who share common area fencing within the first phase will receive further information as time gets closer to start the project.

This project will help the aesthetics of Valencia as well as impact the value of the community as a whole. Please note, you may find additional information on the project at [valenciahoa.net](http://valenciahoa.net). If you have any questions related, please don't hesitate to contact me at [rgreen@ideal-homes.com](mailto:rgreen@ideal-homes.com).

Sincerely,  
Rob Green | **Director of Community Operations**

**Exhibit A** - reflects the 2016 fence audit with total linear foot measurement and the old fencing versus the new style fence.



**Exhibit B** - red line reflects the portion that will be replaced as phase I

