

PERIMETER FENCE QUESTIONS

Question	Answers	Date Answered
What is the difference in cost for the fence options?	Please see the file called "Fence Option Summary" on the Fence page, which includes pricing for project and per foot.	10/2/2019
In case of damage (i.e. windstorm, car hitting it etc.), how easy/costly is it to replace a section and have it match the remaining fence?	It depends entirely on which fence is selected and how many linear feet of repair or replacement is required to be done. We carry insurance for any major disaster or if someone causing damage is uninsured. Repairs should be easy, but could take more time in a natural disaster situation.	10/2/2019
Is it feasible to request Harris County reconsider doing work the Windsong Trail ditch based on inverse condemnation? The erosion due to repeated grading and lack of proactive stabilizing efforts appears to be threatening personal property.	We have addressed with the County, but not with this specific perspective, so we will investigate if this can be applicable.	10/2/2019
If there is not 100% participation by perimeter residents, and the BOD chooses to proceed, has anyone considered the effect of such action (i.e., the use of HOA funds for the benefit of a private individual's property) on the tax exempt status of the HOA? If such action does jeopardize that tax exempt status, and the HOA becomes a taxable entity, our dues would need to increase by about 27% each year on the total amount to generate the same budget amount (in addition to the back taxes from the point of loss of tax exemption).	Yes, this has been vented by our attorney, and we would not do anything to jepordize our tax situation. Regarding if the BOD would proceed with less than 100% participation, that has not been voted on. We are considering what we should do, as you could have a few properties that would not have the new fence, as we would not have an easment agreement to build.	10/2/2019
Is it feasible to adopt an approach similar to that used by School Boards to handle Q and A at future meetings, and publicize it in advance so residents will be aware? This might facilitate timely progression of the meetings. Links to CFISD, Katy, Klein procedures: https://www.cfishd.net/en/board-trustees/board-meetings-agendas/addressing-board/ https://kleinisd.net/district/board_of_trustees/board_meeting_procedures http://www.katyisd.org/dept/sb/Pages/AddressingTheBoard.aspx	The Fence Committee will review that process for School Boards and see if this is an option for our first Town Hall meeting.	10/2/2019
Is it possible to add a "subscribe" feature to this page to allow residents to add their names/email addresses to a distribution list for periodic updates? Perhaps that would help disseminate official information more reliably than counting on NextDoor or Facebook, which are more subject to varied interpretation in comments.	Curently this feature is not available, so we are using email blasts to let residents know when the webpage is updated with new information. It is not updated frequently right now, but may be an option for the future, as we begin with Town Hall meeting on the subject.	10/2/2019
Why would the board ever be AGAINST a resident vote on such a large project like the perimeter fence?	The Board is not against a resident vote. It merely clarified that a vote is not required. As we get further into the project where the Board is required to approve the execution of the project, I would expect some community consensus or voting.	10/2/2019
Have you investigated prorating the assessment increase according to how much perimeter fence we each have? Those with none maybe a \$20 increase and those of us with the typical amount \$70 or \$2.50/yard of fence? Just thinking that could appease the ones who feel we are getting a free fence.	Since the perimeter fence will benefit all homeowners (similar to other amenities), then the assessment will also be applied equally to all. This is how other communities and HOA lawyers we've talked to say the assessment has been handled.	10/2/2019
Where can I find a list of the questions already asked, with subsequent answers? I do not think it is helpful for people to send in similar questions repeatedly. Why is the proposed fence only 7 feet tall on Kieth Harrow and Windsong while it's 8 feet tall on Barker Cypress and Clay. The fence should be the same height all around the subdivision, i.e., a uniform fence.	1. Currently this is the "master list" of questions. I'm sure the Committee will produce a FAQ from this list and publish. 2. The proposed height of the fence was based on traffic on each major road and expenses associated with doing 8' all around. We also wanted to increase the 6' to 7' height for better privacy and sound abaitment. It has been requested the Board ask the Committee to consider 8' on all sides.	9/11/2019

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<p>Under Findings: Legal Issues</p> <p>"Further, Mr Butler read nothing in the HOA documents that would prevent the HOA Board from proceeding forward with replacing and maintaining a community perimeter fence with BOD approval."</p> <p>Does this mean the DVCA Board does not resident approval via a residential vote ?</p>	<p>If the apparent typo in the question "resident" is meant to be "require", the answer is yes. The Board is elected to make fiduciary decisions, but the Board is interested in getting Community consensus before making a decision, that may be in the form of a vote of the residents</p>	<p style="text-align: right;">9/11/2019</p>
<p>How would this affect the brick walls which need to be straightened and cracks repaired?</p>	<p>The present plan is that the perimeter fence will cover the 119 homeowners on the perimeter with wood fences as indicated in the map in the Fence Committee's Report. These are the homeowners who will be approached to sign the easement agreement unless the Board revises this plan.</p>	<p style="text-align: right;">9/11/2019</p>
<p>What happens when a Perimeter Home Owner refuses to sign an Easement Agreement?</p>	<p>Depending on the number of homeowners that refuse to sign, the project may not move to the next step. The Board will make that decision when the Fence Committee delivers the results of that effort.</p>	<p style="text-align: right;">9/11/2019</p>
<p>An easement is a serious property right, it is the legal right to use someone else's land for a particular purpose. Easements must be recorded at the County Clerk's office and they encumber your property's title or deed. Easements will be written into the property's survey which is filed with the County Clerk. Will the Fence Committee be filing the property easement with the County Clerk? If not, does the Fence Committee understand that they will effectively be using HOA funds to improve private property (which is in violation of Texas state law)?</p> <p>Note that any mortgaged property will already have a first priority lien on the title or deed of the property filed with the County Clerk. To have a legal easement, permission must be granted by both the owner and the first priority lien holder – also known as a mortgager bank.</p> <p>If a perimeter homeowner attempts to give easement to property on which a mortgager bank holds a first priority lien without approval from that mortgager bank, in most cases the perimeter homeowner will be found in violation of their mortgage agreement. From the bank's perspective, the perimeter homeowner would be giving away and / or altering the collateral the bank holds for the loan without consulting the bank. Meaning, their bank may choose to rescind the loan. Is the Fence Committee ensuring all perimeter homeowners are aware of this fact and will speak with their mortgager bank before (potentially illegally) giving an easement on their property to the HOA?</p> <p>Following, there are legal risks and issues with granting easement on pre-existing mortgaged properties. Most of these issues arise if a mortgage holder defaults and forecloses on the property. If in the future the perimeter homeowner defaults on mortgage payments (or otherwise fails to comply with the mortgage terms), the mortgage holder may foreclose and the easement may be extinguished. This would happen because the mortgager bank would have the first-filed encumbrance on the property and would thus maintain all rights to the</p>	<p>Yes we intend to record the easements with the County Clerks office. We have been advised there are no legal issues regarding the existing lien holders. If your mortgage company expresses a concern to you please let us know and we will take that specific concern back to the attorney for advice and then proceed accordingly.</p>	<p style="text-align: right;">9/11/2019</p>

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<p>For your consideration: Cost of DVCA perimeter fence</p> <p>"An estimated, assessment increase of" \$100/ "per year works out to about" \$8.33 "per month". Any homeowner in DV should be able to financially handle that figure ALSO, without complaint.</p> <p>The Deerfield Village would get a lower cost overall and better quality, longer lasting fence if we looked at a longer lasting fence.</p> <p>About 10 years ago Hurricane Ike knocked down many fences in Deerfield Village. Today, most if not all, of those fences need to be replaced.</p> <p>Replacing the Deerfield Village perimeter fence with a lower cost wooden fence would require replacing the fence Two(2) to three(3) times before replacing the longer lasting fence.</p> <p>Therefore, replacing the Deerfield Village perimeter fence 2 or 3 times as opposed to going with the 25 year option would cost Deerfield Village residents more. so in 25yrs:</p> <p>WOOD: 10yr fence= 3x initial cost = 3x\$425K = 1,275,000.00 USD (1) initial (2) yr 10 (3) yr 20</p> <p>ENHANCE WOOD: 15yr fence = 2x initial cost = 2x\$ 600K = 1,200,000.00 USD (1) initial (2) yr 15</p> <p>TREX COMPOSITE: 25 yr fence = 1x initial cost = 1 x \$1,100K = 1,100,000.00 USD (1) initial (2) NA (3) NA</p>	<p>It is understood that, over 25 years, the Trex fence appears to be slightly less expensive than the enhanced wood fence. But, the initial capital cost of Trex is about 80% higher than the capital cost of the enhanced wood option. Remember the Executive Summary in the Fence Committee (FC) Report states that Trex "would've been the committee's First Choice but for the higher capital cost compared to the Enhanced Wood Fence option". The notably higher capital cost had to be considered in the context of the entire community and of all of the HOA's obligations and expenses, and now it's up to the Board to carefully evaluate and make a decision.</p>	<p style="text-align: right;">9/11/2019</p>
<p>It appears there are gaps in the proposed plan at Southwest corner and the northeast corner ?</p> <p>Will this be resolved with an equable solution for all the residents in the rest of Deerfield Village Sec. 4 ? (Southwest corner) and the Northeast corner ?</p> <p>The Southwest corner(Deerfield Village Sec 4) is about 1020 Feet.</p> <p>http://deerfieldvillageonline.com/fence-committee-page/</p> <p>Per DVCA policy, I am required to state that the comments made on this post does not reflect the opinions of DVCA, and I am posting with my personal opinion only.</p> <p>Attachment with no description</p>	<p>In an effort to achieve clarity, transparency, and the biggest impact for the dollar, the FC took a rather strict interpretation of what the perimeter fence consists of. Accordingly, it did not deviate from the existing outside perimeter wood fence line directly bordering the perimeter roads. The Board can change this, if they choose to do so.</p>	<p style="text-align: right;">9/11/2019</p>

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<p>The Deerfield Village Perimeter Fence Proposal appears to have different heights.</p> <p>Recommendation</p> <p>3.Enhanced Wood Fence</p> <p>a. 8' Height, play & Barker Cypress</p> <p>b. 7' Windsong & Keith Harrow</p> <p>Is item 3. an error ?</p> <p>The new Deerfield Village Perimeter Fence is to be uniform. Plus we have heard that the Windsong residents have the same issues with cars/trucks/lights privacy etc...</p> <p>Will this be corrected ?</p>	<p>The FC determined that Barker-Cypress and Clay Road have greater traffic flows than either Keith-Harrow or Windsong Trail. In addition, Clay Road already has a perimeter wood fence that is slightly greater than 8 ft. tall (constructed that way by the original developer). So, in an effort to achieve the biggest impact for the dollar, the FC recommended an 8' fence along Clay Road and Barker-Cypress and a 7' fence along the other two sides of the subdivision. It's noted that the 7' fence height is 1 ft. taller than the existing 6' high fence along Keith-Harrow and Windsong Trail.</p> <p>*Note - After the board meeting, the Board is considering going 8' all around the perimeter for consistency.</p>	9/11/2019
<p>With all this effort expended just on certain sections of the perimeter fence ... why have we not pursued a "bulk purchase" program were all neighbors (perimeter and interior) can opt to have standard fence replacements done on an a hall basis (similar to having the garage sale, or to the concrete work many had done a few years ago by our sidewalk contractor)?</p> <p>Many of these perimeter neighbors have (intentional or not) allowed their fences to become worse than most interior homes would ever be allowed. If we allowed our homes to be unkept we get letters and threats to do work at our cost plus legal fees? Why?</p>	<p>1. I don't think the FC would be apposed to partnering up with a Fence Vendor to allow residents to participate in a lower cost replacement or repair of the fence. Past experience has shown low participation, and what one resident feels is acceptable is not necessarily the opinion of the HOA.</p> <p>2. Residents of the perimeter will receive a letter, just like an interior fence owner, with the same conditions. Our inspections include the outer perimeter of the subdivision, as well as interior. Each owner responds to our letters differently. The association is limited to what it can do.</p>	9/11/2019
<p>Please provide written fact based documentation (other than real estate agent opinions) that installing standard perimeter fences around existing neighborhoods has directly increased property values.</p> <p>Locales throughout Houston such as River Oaks, Meyerland, Memorial, the Heights, Spring Branch, Tanglewild, Old Katy, Hunters Creek, Hilshire Village, and more have all seemed to appreciate nicely with varying fence types kept in good order by each property owner.</p>	<p>We are not aware of any documentation which quantifies the implicit impact of an attractive perimeter fence on property values. This is an amenity that would add intrinsic value to all property owners just as our clubhouse, pool, tennis court, greenbelt, and playground do. It adds value by attracting potential buyers to even consider driving into DV and perhaps the length of time your home may be on the market versus neighborhoods with less to offer. It could also be argued that, upon completion, homeowners will take added pride in maintaining and improving their residence.</p>	9/11/2019
<p>Will excess funds now and in the future revert back to the general fund that has been used so far to support this effort?</p>	<p>There are currently no funds allocated in 2019 for this effort, which is why the Committee is asking to proceed to the next step. However, if a budget is set and the project cannot move to the execution step, it will revert funds back.</p>	9/11/2019
<p>Please post full transcript of written questions and answers for all homeowners to evaluate for themselves.</p>	<p>Questions and answers will be posted. However, resident login may be required, so it is available to our Members and not to everyone on the internet.</p>	9/11/2019
<p>Not only is the Windsong ditch a problem ... many trees are right on the property / fence line. We should not be expected to pay for a new fence that is all chopped up cutting around tree branches and root balls. What is plan to provide uniform fence along Windsong.</p>	<p>Having some trees or bushes along the fence line is not unique to Deerfield. The contractors have reported that they will work with the perimeter homeowners and the Board/HOA, as needed, to either clear the affected vegetation or work around it. This will be done on a case-by-case basis, as it has apparently been done in many other subdivisions around Houston. Of course, running as straight a fence line as we can is always the goal.</p>	9/11/2019

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<p>What are anticipated warranty details (material coverage, installation coverage, terms)?</p> <p>Can we obtain 1, 2, 5 year maintenance proposals from installer at time of bids?</p>	<p>The warranties are listed in the detailed spreadsheet where it's shown that the wood type fences have a 1-year warranty, the precast fences have about a 5- 10 year warranty, and the composite type fences have 15 - 30 year warranties. The most common approach to maintenance is for the HOA to take on that responsibility and that's why you'll see estimated maintenance costs accounted for in the fence financials in the FC report.</p>	<p style="text-align: right;">9/11/2019</p>
<p>What is the course of action should a perimeter homeowner refuse to give easement?</p> <p>Likewise what is play if any homeowner refuses to pay for increase in dues?</p>	<p>The HOA will not pressure an owner into signing the agreement. Once the FC reports back the participation to the Board, the Board will need to decide the next steps. If an owner refuses to pay their annual dues or a portion of the dues, the same action that is in effect will apply, which includes legal action and lien to recover fees. Same as owners refusing to pay for Security increase of \$100 per year for SEAL/Constable.</p>	<p style="text-align: right;">9/11/2019</p>
<p>Windsong Trail should not be done until after County project to reconfigure roadway and drainage.</p> <p>A phased project is always more costly. Has phasing cost been included?</p>	<p>We agree to postpone the Windsong Trail side, but it is possible that the County may never complete that effort. The County has addressed the grade of the drainage ditch along Windsong over the last two weeks in August. It is unlikely they will do anymore when the road is lowered to become the drainage system to the Clay road system. Phased approach has been included, but details have yet to be confirmed. Contractor has indicated he is willing to hold the price for a two year period.</p>	<p style="text-align: right;">9/11/2019</p>
<p>Unit and total cost pricing appears to be basic new installation cost. Have the following implied costs been included or otherwise provided for by contingency?</p> <ol style="list-style-type: none"> 1) Survey 2) Utility Marking Services 3) Utility Repairs 4) Layout 5) Demolition & Disposal 6) Foundation Removal, Backfill, Compaction 7) Landscape Removal, Regrading 8) Temporary Fencing 9) Traffic Control & Permits 10) Road Cleaning & Public Sod Repair <p>These are all costs your low bidder will exclude or neglect to include ... the burden to pay these costs reverts to the HOA.</p>	<p>The short answer to this question is "yes". However, landscape removal or trimming is something that the HOA/Board, perimeter homeowner, and contractor will have to work out. It is not in the contractor's bid to remove a tree or major bush. Otherwise, the contractor will follow the existing fence line and will be responsible for demolition and removal of the old fence, for utility marking services, for temporary fencing, and for traffic control.</p>	<p style="text-align: right;">9/11/2019</p>
<p>What qualified entity will produce bid documents, contractor evaluation standards, scope comparisons, and present in public to HOA? What is that cost?</p>	<p>More than likely we will use an AIA (American Institute of Architects) Short Form. These can be obtained at no cost.</p>	<p style="text-align: right;">9/11/2019</p>
<p>When and where will written lawyers legal opinions be posted or provided that HOA has obtained?</p>	<p>There hasn't been a request to the HOA to provide that information, and it is unlikely we will post on the internet. Documents are normally considered client privileged, but if a request is made, we would consider sharing that with the requesting Member.</p>	<p style="text-align: right;">9/11/2019</p>
<p>Have we pursued any funding from Harris County Pcts for noise pollution control?</p>	<p>No.</p>	<p style="text-align: right;">9/11/2019</p>
<p>What will be the protocol for inevitable damage (traffic accident, limbs down, homeowner damage)? File against insureds? Homeowners policies? Are we going to carry or add to BOA insurance (what's that cost)?</p>	<p>We have obtained a bid for carrying insurance on the fence, with a 1% deductible. I'm sure the exact procedure will be created if we proceed to the execution step.</p>	<p style="text-align: right;">9/11/2019</p>
<p>Will community be allowed to be part of choosing fence materials, finishes, configuration? Or will a few untrained tasteless individuals ignore the will of the homeowners? Again, by experience, it's happened. Sometimes no fence standard can actually be better than what some might choose.</p>	<p>The Fence Committee was tasked with gathering the data and making recommendations relative to a perimeter fence. The community is being invited to a Special Board Meeting on this topic, and it is anticipated that a subsequent town hall will be held. In the end, the Board has the authority to take a final vote on the matter. Also, please know that the individuals involved thus far, on the Fence Committee and on the Board are quite trained and have exhibited relatively good taste.</p>	<p style="text-align: right;">9/11/2019</p>

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What is HOA's intent should legal challenge be made? (Not a threat on my part, but I don't want us eating our reserves in court on dreams of others. I've lived in a neighborhood that was supposed to have a dock and didn't get it when HOA President ignored deeded responsibilities and tried to use funds on other projects)	Understood. If a legal challenge is made because of a decision made by majority of the Board members, our attorney would likely make a statement. If a lawsuit arises from the challenge to a board member or multiple members, then our D&O insurance would apply to limit our liability of Homeowners.	9/11/2019
How much funding has been expended to date on this subject? What is the source of those funds (i.e. which line item was utilized to taken from)? What is budget outside of actual construction costs for future expenditures?	Since project start in 2018, about \$1,800 has been expended on this project, directly from legal fees. This is coming our of legal fee budget line. A limit of \$2k was voted on in 2018 for phase 1. Phase 2 has not incurred any expenses. Phase 3 will require a vote by the Board to provide a budget for acquiring PHO agreements. Based on the success of phase 3 in 2020, phase 4 (the execution phase) will comprise of the cost of the final bid, plus maintenance.	9/11/2019
If the fence is deemed possible, will this be put to a neighborhood vote as part of the next appropriate board elections as originally mentioned?	The Fence Committee was tasked with gathering the data and making recommendations relative to a perimeter fence. The community is being invited to a Special Board Meeting on this topic, and it is anticipated that a subsequent town hall will be held. In the end, the Board has the authority to take a final vote on the matter.	9/11/2019
Who will be responsible for keeping signs (including the fence company's, postings, graffiti off the fence?	The HOA will take on the responsibility of maintaining the new perimeter fence going forward.	9/11/2019
How will we keep homeowners from damaging our new perimeter fence by attaching things to it, planting earth shifting trees /plants against it, painting the inside of it, piling up mulch / stones against it, filling it below it with bricks, etc?	The HOA/Board will take on the responsibility of maintaining a new perimeter fence and will utilize tools at their disposal, including the Deeds Committee, to educate the perimeter homeowners and take any necessary actions to protect the perimeter fence.	9/11/2019
What is the plan for other common area fences along the green belt, parks, school, pool?	The scope of the Fence Committee was for the perimeter of Deerfield only. Adding some interior fences would result in an unworkable debate on which to include. Recommendation would be to work with Deeds on this issue.	9/11/2019
Why has our HOA failed to enact a fence standard and failed to enforce that standard for the perimeter fence for nearly a decade? Same as the standard and enforcement that has applied to interior residents.	The HOA has always operated by enforcing the Protective Covenants, which is silent on fence standards. Additionally, over the past 40 years, the Deeds committee went for periods of time not observing home owners improvements that were not submitted for approval, and then created several different fence styles. As a result, you have on the interior many exceptions that is now tough to enforce. Not as bad on the exterior. As a result, we have created a standard and filed it with the County for enforcement.	9/11/2019
Will the easements stipulate that the perimeter homeowner is still responsible for keeping landscaping, ivy, tree limbs, etc. off of the new fence? And that the HOA reserves the right to perform such clearing after proper notice should the homeowner fail to do so in a proper time frame?	The easements will not contain such language and are not the place to do this. The HOA/Board will take on the responsibility of maintaining a new perimeter fence and will utilize tools at their disposal, including the Deeds Committee, to educate the perimeter homeowners and take any necessary actions to protect the perimeter fence.	9/11/2019
Why is the fence along Keith Harrow 1 foot shorter than along Barker-Cypress? Those homes are impacted just as much by traffic, even more by noisy and bright commercial businesses, and ithe fence would not look uniform on the prominent corner of Barker-Cypress and Keith Harrow.	Recommendations from the Fence Committee were based upon current and future anticipated traffic flows. The 1st recommendation is for a fence along Keith Harrow which is 1' higher than the current fence. The Board is sensitive to the conditions that Kieth Harrow residents adjacent to the gas station endure and may consider design improvement there. The Board is considering going 8' all around.	9/11/2019
Will perimeter homeowners make any additional contribution to offset the cost savings they will enjoy by being relieved of their responsibilities?	No. We hope this action will strengthen the perimeter so that those home owners don't see a lessened appreciation, or perhaps even a depreciation of home value. Further, it is intended for all Home Owners to share this cost equally, much like the neighborhood amenities such as the pool whereby an individuals assessment amount does not vary based on their amount of pool usage.	9/11/2019
No question, just a comment. My husband and I support this new perimeter fence 100%. Thanks to the committee and everyone involved for working on this project for our neighborhood!	Thanks for posting your support. At the Sept. 11 meeting, there will be a sign up sheet for volunteers to offer their help as it may become needed.	9/11/2019

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<p>In regard to the fence that runs east / west behind the tennis courts, playground and pool, is that fence owned / maintained by the HOA or is it the responsibility of the property owner? Regardless of ownership, why is it allowed to look and remain in such poor condition for such a long time?</p>	<p>That fence is the responsibility of each homeowner. Homeowners where their fences are missing pickets or worn past their lives are often sent a letter. I know that the resident on the corner did a complete fence replacement. Several residents outright refused to replace their fence until they are ready. All the association can do is sue each homeowner who refuses to perform proper maintenance.</p>	<p>9/11/2019</p>
<p>"1. Is there a significant weight difference between enhanced wood and TREX? Concern about the instability of embankments on Windsong, in particular. 2. Is the primary reason for initial enhanced wood recommendation based on the lower capital outlay? Presumably labor is a large component of either installation, so it seems a larger initial outlay might for the longer warranty might be the safer bet. 3. Would the stone pillars specified for the enhanced wood be usable with the 2nd generation TREX fence proposed? 4. Will there be a means to assign responsibility for replacement to the homeowner if damage is done by them intentionally or accidentally- e.g. sections removed for pool installation, hit by a vehicle from the driveway side? 5. Are there potential stability or other installation issues involved with tying other types of fence on the sides of the property into the perimeter fence? Thank you in advance for all of your hard work to research this thorny issue."</p>	<p>1) We don't have specific numbers, but, based on site visits, the weights of the Trex and enhanced wood fences seem to be in the same ballpark. The enhanced wood fence is anchored by robust 6" x 6" wood posts (in concrete) while the Trex fence is anchored by about 5" x 5" composite posts (in concrete) comprised of a mix of wood chips and plastic resin (roughly similar to fiberglass). (2) The recommendations were made based on the best balance of attractiveness, durability, and cost. The Fence Committee stated in its Executive Summary that Trex "would've been the committee's first choice but for the higher capital cost compared to the Enhanced Wood Fence option". (3) Yes, the stone pillars would be usable with a 2nd generation Trex fence. (4) The HOA/Board will have responsibility for the new fence maintenance and will have to interact with the community in such matters via the DEEDS Committee and other such entities. The HOA will carry insurance on the new fence with a 1% deductible. (5) Usually the sides of the fence are (or can be) anchored independently of the back, and this should generally not be an issue.</p>	<p>9/11/2019</p>