

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

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Fence Committee Summary Project Overview & Status

Introduction: The Fence Committee ("FC") was ratified by the Deerfield Village Community Association ("DVCA") Board of Directors ("BOD") on September 24, 2018 and has operated in a manner consistent with its Charter.

Primary objective: Present to the Board a plan to replace the unattractive wood perimeter fence in a manner that is affordable to its residents and execute that plan if approved by the Board. Plan should include maintenance and insurance of fence, along with an easement agreement that is agreeable to perimeter owners and the HOA.

Approach: Project should be planned in multiple phases due to size and risk, with goals at each phase to determine if the Committee continues to next phase or terminates the project. Committee will communicate progress to the Board and make recommendations along the way. Committee may require funds for legal fees and mail supplies for communication.

Primary Phases:

Phase I Formation of Committee – Request the Board to create a Fence Committee (FC), and for the FC to create a Charter and approach for the Committee and each member on the committee, with objective to understand feasibility of project.

Completed on September 24th, 2018

Phase II Feasibility Effort – Objective was to determine if the DVCA could legally and financially build and maintain a perimeter fence and what instruments were needed for this to happen. DVCA's lawyer and 3rd party lawyers were brought in to help us review our governing documents and the creation of an Easement Agreement. Nine different fence materials types were reviewed by the committee and 3 recommendations were selected. Contractors were interviewed and a group of contractors were selected based on our **requirements, experience, references** and insurance needs. Finally, banks were visited to discuss financing options, so we can calculate the impact for each solution to the Association and its members. A final recommendation was presented to the Board by the Committee and ultimately the Board decided Trex would be the best option, although higher cost. Committee can continue.

Completed on September 11, 2019

Phase III Develop implementation plan & Communicate – In this phase, it was time to share everything we had learned with all residents. As part of the effort to disseminate the information 1) create a specific Perimeter Fence Webpage, 2) discuss in the newsletter and 3) reach out to the perimeter homeowners via a mailout campaign as well as scheduling multiple Fence meetings in November, December & a town hall in January. We needed to know that the Easement Agreement would be acceptable to the 120 residents in the defined perimeter, or there is no point in moving to the next step. In the initial September Perimeter Fence Board meeting, over 80% signed in as being in favor, with 18% undecided (wanted to hear about the plan), and less than 2% were against. At the Town Hall in January, 1% were against, 1 person was undecided and 99% were in favor, based on our sign in sheets. Additionally, the Board was asked to weigh in on the perimeter fence map definition and confirmed that a Trex Fence at 8-foot height is their recommendation.

Completed on March 30, 2020.

Phase IV Approvals – In this phase, we are seeking a community wide consensus vote. The results will be presented to the Board as part of its Final Approval process. Board and FC desire to get confirmation that most Deerfield residents are in favor of the decision to proceed. Also included in the consensus survey is a poll question for the residents to choose their color preference of the Trex fence. Lastly, the FC needs the Board to approve the exaction phase, so we can proceed with financing and selecting a contractor, hiring an architect and finalizing the project schedule.

Completed 2/22/2021

Phase V Execution of the project – In this phase, we have received all the approvals and are beginning construction of the fence. There may be many sub-phases in this phase, and daily/weekly checks with contractor. A multiple phase execution of the project may entail additional total cost over and above a single-phase execution of the project, and to be determined following Board approval. Homeowners will be notified in advance, and we will not take any fence down until we are ready to replace. If needed, temporary fence will be used.

Completed on 7/6/2022

Phase VI Sign-off and Maintenance – In this phase, the fence construction is complete, and we are in the 25-year warranty period. We will verify that everything is built as planned, go through final punch list and release a final payment to the fence contractor. Total expenditures will be reported to the Board. Thanks to our MUD, they have unofficially said we can store extra fence on their facility, in the eventsome fencing needs to be replaced in the future. We will ask the MUD for official approval, after the project is officially approved in phase IV.

In process