

FENCE FACTS

February, 2023

Materials/Labor (cost per foot to remove and replace @ 2023 prices)

Cedar (unfinished)	\$77
Cedar (stained/painted)	\$83-\$89
Wood Composite (Trex)	\$94
Molded Vinyl	\$94
Stucco over wood	\$170

Current longevity estimates: South Broadway: 5 to 7 years; Seasons Drive: 4 to 5 years
Cedar requires repainting/staining every 3 to 5 years @ \$6 to \$12 per foot

The HOA currently has \$11,950 available and allocated towards fence repair and replacement.

In 2018 both South Broadway and the Seasons Drive fences were repainted on both sides for \$11,980 (roughly \$11.50 per foot). The interior wing fences were painted at that time and paid for by the individual lot owners.

Replacement estimates @ 2023 prices & 2028 @ 5% inflation per year:

South Broadway: 321 feet	2023	2028
Cedar (unfinished)	\$24,717	\$31,546
Cedar (stained/painted)	\$26,643-\$28,569	\$34,004-\$34,462
Wood Composite/Vinyl	\$30,174	\$38,511

Seasons Drive: 592 feet (added \$2 per foot for slope)

Cedar	\$46,768	\$59,689
Cedar (stained/painted)	\$50,320-\$53,872	\$64,222-\$68,756
Wood Composite/Vinyl	\$56,832	\$68,756

Jack Acuff Lot: 133 feet

Cedar	\$10,241	\$13,070
Cedar (stained/painted)	\$11,039-\$11,837	\$14,089-\$15,107
Wood Composite/Vinyl	\$12,502	\$15,956

Pros & Cons:

Cedar: Easy to repair, replace, most attractive. Requires periodic staining, painting.

Molded vinyl: Low maintenance. Style might be discontinued. Whole panel replacement, graffiti can't be removed. Quality matters.

Trex Composite: Same cost as molded vinyl. Slightly more difficult to install, replace.
Good neighbor — same both sides, With no gaps, better soundproofing.

Fence Committee Members:

Jeanne Crouch, Carolyn Jayne, David MacAlpine, John McCarney, Heidi Schoenstein
David Siemsen, Linda Spinner, Roger Williams