

**SOUTH BROADWAY FENCE
ASSESSMENT NOTICE**

Following the passage of the Covenant Amendment in April, the Board solicited bids for removal, replacement and staining, decided on contractors and is ready to start construction in early to mid-September.

To that end, the Board is issuing the following assessment notices:

**Filing One homeowners: \$1073 each
All other homeowners: \$187 each
Payments are due by September 5th, 2025**

Taylor Fence is the primary contractor. Their bid was the lowest of the three we received. The fence design is exactly the same as the existing fence: 6" x 6" posts, 4" x 6" routed top and bottom rails and cedar pickets.

Vivex Painting's bid was close to one other and lower than the third. We accepted their bid based on reputation. The Filing One homeowners will submit their color choices for solid stains to the Design Review Committee for final approval.

Separately, the Filing One homeowners have paid for the cost of the fence survey and will pay the legal costs involved in drafting the Covenant Amendment and the easements.

The budget includes a 10% contingency fee. Unspent dollars, if any, will be placed in a reserve fund to be used exclusively for future South Broadway fence repairs and repainting.

Budget

Taylor Fence	\$23,285.00	
Vivex Painting	\$5,220.00	
Easement Prep (estimate)	<u>\$750.00</u>	
	\$29,255.00	
10% contingency	\$2,925.50	
Total	\$32,180.50	
Filing One Homeowners 20%	\$6,436.10	\$1,072.68 ea.
138 HOA Members	\$25,744.40	\$186.55 ea.

Should you have any questions or comments, please direct them to bod@seasonshoa.com.