



August 10, 2020

Dear Neighbors,

It's been over 3 years since the Brookwood Board of Directors began laying the groundwork to replace the deteriorating cedar fence along Floating Feather. If you have lived in Brookwood during this time, you may be aware of the efforts that have been made by the Board, as well as homeowners, to find an acceptable resolution to this necessary fence replacement.

Those of you who attended our annual homeowner meeting in February 2020, learned about the process used by the Board to determine proper ownership of the fence and to select a fencing contractor. A survey was commissioned to determine if the fence is on common area or homeowner property. That survey showed that the fence is located within common area. In addition, the Board asked our Association attorney to do an in-depth review of our CCRs to ensure the Board and Association are abiding by the rules spelled out in these documents. The legal opinion following this review was that the Association is responsible for maintenance of *both* sides of the fence.

Following that determination, the Board requested five bids and conducted in person interviews resulting in the selection of a contractor. In March of 2020, the Board voted to finance removal of the existing fence along with installation and staining of the new fence according to this plan:

- Use of Brookwood reserves, our savings account for capital improvements and emergencies, to cover staining *both* sides of the fence for a cost of approximately \$12,000.
- Special assessment to each Brookwood homeowner to cover the cost of materials and installation labor for 1870' of cedar fence. The total amount for labor and materials is \$66,385.
 - Assessment of \$179.42 to all 370 homeowners in Brookwood.
 - Homeowners may choose to pay the entire amount at once, or make payment arrangements for a maximum of six months.
 - Assessments will be billed with the fourth quarter dues invoicing in October 2020. If you request payment arrangements, the final payment will be due by March, 2021.

The Board had originally voted to start the project in the Spring of 2020, but due to the uncertainty surrounding the COVID-19 pandemic during that time, the Board voted to put off installation of the fence until we had time to understand how this pandemic has affected our community and our neighbors. As of this writing, the Board is planning to move ahead with installation of the fence in the fall of 2020. Because the original bids were from the fall of 2019, we have re-evaluated our selection of contractor, confirmed pricing and timing, and as of July 2020, the Board has selected a new contractor.

To review all previous correspondence, meeting minutes and relevant Association documents on the subject of the fence replacement please go to www.OurBrookwood.org/Floating-Feather-Fence

If you have questions or comments, please send them to Leann at BrookwoodSub@msn.com.

In closing, our hope is that you and your families remain safe and healthy during this difficult period. We appreciate your support and will be in communication with more details in the fall.

Sincerely,

The Brookwood Board of Directors