

# Volente Hills Perimeter Fence Study

## Status

**FINAL** – 3/31/2023

## Executive Summary

This document's intention is to inform the Volente Hills HOA Fence Committee about their options, potential costs, and other factors pertaining to the perimeter fence for the subdivision.

The conclusion of this study is that each homeowner is responsible for maintaining the fence surrounding their property with the exception of MUD and HOA walls as indicated in this document.

The following is a high-level summary of consultations with several fencing companies, a home builder, the architectural modification committee, and a tree removal company. The full details are presented towards the end of the document.

- Replacing concrete fencing with the same material is expensive:
  - One concrete panel and post costs approximately \$445.
  - Removing a tree and stump grinding it costs approximately \$433. This is required due to concrete fencing being brittle.
  - There are approximately 80 concrete panels and posts that need replacement and approximately 10 trees that need removal.
  - Estimated repair cost is no less than  $\$39,930 = 80 \times \$445 + 10 \times \$433$
  - **These prices are indicative and require a bulk purchase agreement to ensure low rates.**
  - **These prices are subject to change.**
- The architectural modification committee *does not* require concrete fencing for home-owner fencing. This may allow for more cost-effective replacement options, e.g. wood.
- Tree root “uplift” is the predominant reason for concrete fence failure. We provide photographic and consultation evidence in this document.
- The Dies Ranch entrance to the subdivision needs immediate attention to the electrical and irrigation system attached to the failing concrete fence.
- Other non-fence failures were observed during the survey, e.g. retaining walls failures and MUD/HOA stone walls cracks.

### Conclusion:

- Cheaper and more resilient fencing materials are available. The subdivision entrances cannot have trees removed without affecting the look of the subdivision. Therefore, concrete fencing is not suitable for the Dies Ranch entrance.

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# Perimeter Fence Map and Inventory

This inventory was conducted on August 28<sup>th</sup> 2021. There may be additional damage and repairs since these images were taken. The following map identifies the different segments. Each section is the responsibility of the homeowner except MUD-N, MUD-S, HOA-AMR, and Not-in-Scope.



# Cashell Wood Cove (CWC)







# Cashell Wood Dr North (CWD-N)













# Cashell Wood Dr S (CWD-S)







# Vestavia Ridge Lane (VRL)







## Consultations and Estimates

The following consultations are intended to provide a greater understanding of the constraints and complexities of each specific domain. The information provided is not a contract, all prices are subject to change, and no legal review has been performed. Use the information below to inform a decision-making process.

### Architectural Modification Committee

**Contact:** Celia [Celia@connectmanage.com](mailto:Celia@connectmanage.com) / [AMR@connectmanage.com](mailto:AMR@connectmanage.com)

The CCRs indicate the following:

2.17 Fences. Fences shall be required on each Lot. Fences shall be of wood, masonry, wrought iron, or decorative metal construction, or a combination thereof, and shall not exceed six feet (6') in height. No fence (other than structural retaining walls) shall be maintained in front of the front wall line of the main residential structure on the Lot. Chain link fences shall not be permitted. All Lots shall be fenced so that with respect to any portion of the fence, which faces any existing or proposed street, the slats shall face the street. All other portions of such wood fencing shall be fenced with the slats alternated by section of the fence (a section being each portion of the fence between support poles), with the slats in one section facing into the Lot and the slats in the next section facing outward from the Lot. With respect to those corner Lots with a 15' side setback line adjacent to a street right-of-way, the face shall not allow the side yard fence adjacent to the right-of-way to be placed along the side property line, but instead shall require such side yard fence to be placed on the 15' side setback line. If applicable, a fencing plan for each Lot shall be submitted as part of the Plans and Specifications. Upon written request, the ACC may waive the requirement of a fencing plan for any Lot if the builder uses plans previously approved by the ACC for another similarly located Lot. Notwithstanding the "foregoing, the ACC may in its discretion prohibit the construction of any proposed fence, modify the requirements as to how slats of a wood fence shall face, specify the materials of which any proposed fence must be constructed, or require that any proposed fence be screened by vegetation or otherwise so as not to be visible from other portions of the Property.

After consulting with Celia from Connect Manage she indicated:

I have not found any other documentation concerning builder plans. This seems to indicate that the ACC can modify requirements, even those which may have been set by the builder, at its discretion.

This implies that we may not need to replace the concrete fencing with similar materials.

## Home Builder Consultation

**Company:** Blackburn Homes / <https://www.blackburnhomes.com>  
**Contact:** Ron Vorndran  
**Estimate:** n/a

### Summary:

- How old is the fence?
- Have the homeowners done anything to the fence?
- You may require a civil geo-tech analysis.
- The fence is a responsibility of the home owner, this is standard practice in the homebuilding industry.
- Homeowners should account for the fence repair costs when selling their home.
- Subdivision entrances typically required a line of trees either side of the road. This causes uplift that damages concrete fencing. This makes concrete fencing the least suitable material for tree lined subdivision entrance.

## Tree Removal Consultation

**Company:** Green Leaf Arbor Care <https://greenleafarborcare.com>  
**Contact:** Colby Green - 512-720-2733  
**Estimate:** Tree removal 6-8 per day is \$1800. Stump grinding 6 per day is \$800.

### Summary:

- Accessible trees are easy.
- Uplift trees require the removal of fence segments.
- Depending on canopy about 6-8 per day at \$1800/day.
- Stump grinding 6/day is about \$800/day.
- No permits are required for working along dies ranch due ETJ.
- Entrance tree uplift cannot be solved without removing the trees.
- Steel and wood panels for entrance are more resilient and cheaper to repair for continued tree growth. e.g. you can cut panels to accommodate the tree.

## Fence Company Estimates

**Company:** CONCRETEx <https://concretex.com>  
**Contact:** Jim Bohart - [jim@teboholdings.com](mailto:jim@teboholdings.com) / [info@concretex.net](mailto:info@concretex.net)  
**Estimate:** \$445 for one post + one panel

We have done a lot of HOA projects, so I'm concerned that without solid details about giving you a bid. However, off the cuff, my guys can do about 4 to 6 posts a day, which translates into about \$2,000 / day. Panels are \$45, but the real labor comes from the removal and reinstallation of the posts.

**Company:** Fencecrete America <http://fencecrete.com>  
**Contact:** Yvonne Garcia - [yvonne@fencecrete.com](mailto:yvonne@fencecrete.com)  
**Estimate:** They require a paid inspection to provide a quote

In order for us to do a walk thru of the perimeter precast concrete wall in the different areas as you are requesting, certain items will need to be addressed before we can proceed.

1. A designated person who will be required to walk with my manager and be prepared to allow us to mark with paint (dots or X) the areas of concern and together determine what areas are critical, intermediate, and least critical as the walk thru is being performed.
2. Cost of service to do the walk thru which is \$1,200.00 is required to be paid prior to scheduling of the walk thru.
3. Upon approval of bid to proceed with repairs the \$1,200.00 will be deducted from total cost.

Additional companies were contacted but they do not provide concrete fence repair or installation:

- Hilltop Conrete <https://www.hilltopconcreteco.com/>
- Hilmerson Safety <https://hilmersonsafety.com>
- RhinoRock <https://rhinorock.com>
- Sam The Concrete Man <https://austin.samtheconcreteman.com>
- StackWall <https://stackwall.com/>
- Superior Concrete Products <https://www.concretefence.com>
- Viking Fence <https://www.vikingfence.com/>