



MEMO

To: Aviara Premier Collection Association Homeowners

From: Serina Washington – Keystone

Date: Monday, July 27, 2020

Re: Wrought Iron Fence Preparation

Dear Aviara Premier Collection Association Homeowners,

Some members of the Association have requested a suspension of painting the wrought iron fence for those properties that have items affixed to the fence that they prefer not to remove.

As a reminder, the maintenance of the fence is the Association's responsibility. The measures undertaken by a specific homeowner may actually interfere with the Association's maintenance efforts. With respect to conformity, the HOA does not want to be in the position of monitoring work possibly performed by contractors, unlicensed workers, or DIY homeowners. The concern would be uniformity of design, maintenance, standard of work, etc. The HOA would want a single contractor to be held accountable with a warranty in place. Since the maintenance of the wrought iron fence painting does not occur with significant frequency, the homeowners who have modified the fencing might need to incur the expense of re-erecting modifications made to the fence. If not, that is a risk the homeowner took impacting an Association maintained component. From a cost-benefit analysis, the Association should not abdicate responsibility for the fencing. The mesh or barriers that were installed could be erected inside the property line and not affixed to the wrought iron. That would also be consistent with the provisions of the CC&Rs which does not condone these unilateral measures undertaken by individual homeowners (although we certainly understand why measures preventing rabbits, coyotes, etc. from entering yards is understandable). This is a large project that we will all need to work together to ensure it will be completed in a timely manner, so we are again requesting that all materials and landscaping items be removed so the fence can be repaired (if applicable) and/or painted. We appreciate your cooperation as we begin to enhance