

**Report to the Erin Ridge Active Adult Living Homeowners' Association Board of Directors  
Prepared by the Fence Committee Daryl D'Amico and Florin Bergh**

**Background**

Daryl D'Amico and Florin Bergh repaired the pathway wooden fences between #26 and #28 Enderby Crescent and while they were working several people stopped to talk because they did not know that some of the wooden fences surrounding the Association are "good neighbor" fences. Daryl and Florin prepared a July 15, 2013 report to the Erin Ridge Homeowners' Association Board of Directors recommending that the Erin Ridge Association contact the adjacent neighbors to inform them that any "good neighbor" fence repairs would be a shared cost with the Association. The Erin Ridge Board of Directors requested that Daryl and Florin be on the Fence Committee and to initiate this process. This report outlines the process.

**Summary of Erin Ridge Active Adult Living Homeowners' Association Fences**

The Erin Ridge Active Adult Living Homeowners' Association is bounded by fences. Please refer to the attached map.

The Association is bounded by "good neighbor" wooden fences. These include:

- the wooden fence along the south boundary behind #2 to #18 Enderby Crescent.
- the wooden fence along the north boundary behind #46 to #68 Enderby Crescent
- the wooden fence along the eastern boundary that is both alongside and partially behind #19 Edward Way

The "good neighbor" fences are a shared responsibility. Fence maintenance, repair and replacement are a "shared cost" between the Association and the adjacent neighbors. Many of the adjacent Homeowners may not be aware that the "good neighbor" fences are shared costs with the Association. Erin Ridge homeowners' are encouraged to communicate and coordinate any fence repair with their adjacent neighbors. The fences are currently 13 years old and the 4 x 6 inch fence posts are treated and still solid. With proper repair and maintenance the expected life of the fence should be 25 + years.

The fences that are entirely the responsibility of the Association include the following. The Association is responsible for the total cost of the maintenance, repair and replacement of these fences.

- the wrought iron fence that forms the west boundary and part of the south boundary, and
- the wooden fence between #26 and #28 Enderby Crescent along the walk way to the St. Albert trail system.

**The Fence Committee**

The Fence Committee will contact both the Erin Ridge Homeowners' and the adjacent Homeowners in person to inform them that any "good neighbor" fence repairs or replacement would be a shared cost with the Association. The fence committee will be prepared to answer any questions that the Homeowners may have. A total of 41 Homeowners will be contacted as per the attached list of house numbers. A complete list of names, addresses and phone numbers will be made when Homeowners are contacted.

A letter will also be hand delivered which outlines the procedure for the submission of costs for any repairs to the good neighbor fence. A draft copy of the letter is attached.

## House Numbers of “Good Neighbor Fence Homeowners”

<b>Good Neighbor Wooden Fence</b>	<b>Erin Ridge Association Homeowners</b>	<b>Adjoining Neighbors</b>
South Boundary	2, 4, 6, 8, 10, 12, 14, 16, 18 Enderby Crescent	22, 24, 26, 28, 30, 32 Edward Way
North Boundary	46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, Enderby Crescent	26, 28, 36, 38, 40, 42, 44, 46, 48, 50, 52 Eastcott Dr.
East Boundary	19 Edward Way	17 Edward Way and 4 Eastcott Dr.
<b>Homeowners to Contact</b>	<b>22</b>	<b>19</b>

June 11, 2014

**From: Erin Ridge Active Adult Living Homeowners' Association  
Board of Directors**

**To: "Good Neighbor Fence Homeowners"**

The Erin Ridge Active Adult Living Homeowners' Association (ERAALHA) is partially bounded by wooden "good neighbor fences" along the north and south and eastern boundaries. Many of the adjacent Homeowners (those whose property abuts the ERAALHA) may not be aware that the "good neighbor fences" are a shared responsibility with the Association. The Erin Ridge Board of Directors has therefore established a Fence Committee to personally contact those homeowners that are involved.

The purpose of this letter is to inform those homeowners that fence maintenance, repair and replacement are a "shared cost" between the Association and the adjacent Homeowners. Erin Ridge Association Homeowners' are encouraged to communicate, coordinate and to assist with any fence repair with their adjacent neighbors. The fences are currently 13 years old and the 6 x 6 inch fence posts are treated and still very solid. With proper repair and maintenance the expected life of the fence are expected to be extended to 25 + years.

**Procedure for Repairing "Good Neighbor Fences" and Submitting Costs for Reimbursement**

Repairs or replacement costs to the "good neighbor fence" can either be made by the adjacent Homeowner or the Association Homeowner (i.e. both parties). Larger repair jobs can be conducted by a contractor with prior arrangements with the Association.

Example 1 – The cost of repairs (less than \$150 for materials and paint only) are made entirely by the adjacent Homeowner. The adjacent Homeowner is encouraged to coordinate and communicate any repair costs with the Association Homeowner prior to any work being performed on the fence. The Association will pay for one half of the cost of the repairs with an original bill submitted to the Property Manager of the Association. (See Attachment 2). The Association will pay for the cost of materials not including labor.

Example 2 – The cost of repairs (less than \$150 for materials only) are made entirely by the Association Homeowner. The Association expects the adjacent Homeowner to pay for one half of the cost of the repairs with an original bill submitted to the adjacent Homeowner. The Association will only invoice for the cost of materials and paint not including labor. The Association Homeowners are encouraged to coordinate and communicate any repair costs with the adjacent Homeowner prior to any work being performed on the fence.

Example 3 – With prior approval by the Association, the cost of repairs can be completed by a contractor. When the repairs involves a contractor to do the work a written application or request is to be prepared jointly by both the Association Homeowner and the adjacent Homeowner and submitted to the Property Manager for approval by the Association Board of Directors. The cost of the repair by the contractor will be shared equally by the Association and the adjacent Homeowner. A request form for approval by the Association Board of Directors has been designed for this purpose. See Attachment 1.

Example 4 - Homeowners (both parties) that have identified fence repair but are unable to do the work are requested to report the problem to the Association Property Manager so that the repairs can be arranged for by a contractor. The cost of the repairs will be a shared cost between the Association and the adjacent Homeowner.

If you have any questions or concerns regarding this information please contact the Fence Committee or the Association Property Manager. The Board of Directors welcomes all Homeowner comments and suggestions. Please refer to Attachment 2 for contact information for the Association Property Manager, Fence Committee and paint color for the fence.

Yours truly,

Mr. Lorne Howell,  
President  
Erin Ridge Active Adult Living Homeowners' Association

Attachment 1

Erin Ridge Homeowners' Association and  
Adjacent Homeowners

Request for Fence Repair Approval

Submit to Property Manager

Submission Date: \_\_\_\_\_

Association Homeowner Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Work to be done by: Self \_\_\_ or Contractor \_\_\_

Expected Completion Date: \_\_\_\_\_

Adjacent Homeowner Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Summary: Project Description

(Attach Project information as necessary )

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For office use only.

Date received \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Completion Date: \_\_\_\_\_

Permits required: Yes \_\_\_ No \_\_\_

Inspection by: \_\_\_\_\_

## **Attachment 2**

### **The Erin Ridge Association Property Manager**

Condominium Consultants Canada Inc.

#10, 44 St Thomas Street, St. Albert, AB T8N 6N8

Office Hours: 8:30 a.m. to 4:30 p.m. Monday – Thursday; 8:30 a.m. to 3:00 p.m. Friday

Telephone: 780-460-5800

Emergency: 780-459-1388

Fax: 780-460-5420

[contact@condominiumconsultants.ab.ca](mailto:contact@condominiumconsultants.ab.ca)

### **The Erin Ridge Association Fence Committee 2013 - 2014**

Florin Bergh           780- 458- 2368

Daryl D'Amico       780 - 418-0102

### **Wooden Fence Paint can be bought at Dulux Paints**

#### **13 Inglewood Drive, St. Albert 780-460-2723**

- Color **Rodin Grey** Wood Pride Oil Solid Hide Stain Exterior White 7500 3.7 L
- Color Formula
  - BLK 3P 49+
  - YOX OP 26
  - OXR OP11+

# MAP OF FENCES

## Erin Ridge Active Adult Living Homeowners' Association

Yellow = Good Neighbor Fences (Wooden)  
= Shared Responsibility

Red = ERAALHA Fence (Wrought Iron and Wooden between #26 and #28 Enderby Cres.)  
= ERAALHA Responsibility

