

Hello all.

We had a good meeting last night – a bit disappointed that more homeowners did not show up. We do this for all of you too, not just for us all to discuss items and enjoy the great cookies Wanda brought! (thanks Wanda).

Updates & help needed.

- Minutes will follow in a separate email.
- Linda did ask for help from anyone in Candle Court – to keep watering the junipers and keep an eye on that garden – if interested let us know.
 - Trying to haul water is very cumbersome and back breaking. Maybe someone living close could use their hose and water for us.
- Gunther reported that last year we collected from 75% of all households, which is up from around 70%. Looks like more people are appreciating the value we bring with the \$125 dues
 - Last year we only had 21 households that did not contribute, so we are aiming this year to bring that down further.
 - Come on folks, \$125 to help keep YOUR neighbourhood looking good!! A small price to pay.
- Overall the CCEHOA is doing well, adding more paying members, getting emails from those that were missing (we are down to 6 people that have not provided an email) – not that they will see this, but I am working on it!
 - On the note of email, if you have more than one email address in the household, that you would like all correspondence to go to, let us know.
 - Send an email to info@ccehoa.ca – give us your name, address and additional email. You will be added to the list.

Matt – from House to Home was in attendance to show us samples of the vinyl fence option and answered a number of questions.

A few notes on the vinyl fencing:

- Each property would be exposed (without fencing) for approximately 3 days
 - They would be working in sections and closing up each section as they go
- What happens to fencing butting up to our new vinyl fence – no posts there currently
 - They would attach either wood or vinyl to connect the old with the new
 - Maybe a good time to look at changing your current fences – Matt will offer good pricing if done when the big project is completed.
 - His email is: info@h2hgc.ca
 - Web: www.h2hgc.ca
 - Cell: 587-899-7777
- How is vinyl fence attached to the brick posts.
 - A galvanized metal rod is inserted 4 feet into the ground beside the brick pillars.
 - Then a half piece of the vinyl “fence post” is put over the rod and attached to a cleat on the brick post
 - For each post – within the span of fencing, a galvanized post will be put in the same manor
 - When we are crossing large spans (20-23 feet between brick posts), they would put 3 posts into the ground, thereby cutting down the span to approximately 8 feet each.
 - Currently the wood fences span 10-12 feet between posts, which results in sagging and more movement
- Durability of the vinyl material
 - The US suppliers offers a 50 year warranty for colour fade
 - Spacing on each end and at the tops and bottoms, allow for expansion and contraction during hot and cold weather

- Each vertical piece is joined to the other with a tongue and groove tab, so no visible spaces between slats
 - Very little maintenance is needed, other than the occasion wash down with water
- What happens if people have dirt butting up to the current fence.
 - They would add a retainment board between the dirt and the new fence – additional cost would apply to the homeowner
- Does the fence look the same from both sides?
 - Yes, there is no good side or difference, so looking from the outside or inside affords a nice clean look.

Discussions around who is supporting the new fences and who is not.

We have 16 fence owners

Currently 10 our fully supporting, 2 possibly and 4 either flat out not supporting or we have not received a definitive answer from them.

We had discussions around the following:

- If we don't get their buy in, how can we replace the fences on their property?
- Could we buy the fences from the holdouts and then have authority to replace them?
- Should we do a test batch of fence and see where that goes?
- Should we do a cash call from everyone and see what amount of money we can generate?
- Could we do a special assessment with the city and have a set amount added to our taxes to cover the entire cost?
- We will be sending out a survey to take the pulse of the entire community.
 - Is the fence initiative something the majority even want or are we spinning our tires for no reason?
 - Personally I think the majority will see this as a good thing and to paraphrase what Jim has said on a number of occasions:
 - “we collectively have over \$100 million in real estate here, so to invest \$100,000 for fences to help maintain that value, is nothing. = .1% - which is not a lot to keep your Asset value!!”

John Kittell
President - CCEHOA