



Phase 1 & Phase 2 Perimeter Fencing Update

April 1, 2025

Construction of the Phase 1 perimeter fence project, which consists primarily of areas along Crossover Road and West Firethorne, started on March 26, 2024, and is approximately 76% complete. Upon completion, which is expected to occur in July 2025, Phase 1 will contain 13,631 linear feet, or approximately 2.6 miles, of new painted concrete fencing. As the project has proceeded, as recommended by our construction manager, Jason Rainosek, and in coordination with the Chairs of the Fence Committee, the Board of Fort Bend County MUD No. 151, and adjacent commercial property owners, Phase 1 expanded to include the area on the east side of West Firethorne north of South Firethorne behind Monarch Terrace, and the area at the northwest corner of FM 1463 and South Firethorne adjacent to the Timewise gas station. The Board also is prepared to add the areas at the southwest corner of FM 1463 and South Firethorne, and at the northeast corner of FM 1463 and Crossover to Phase 1, but has encountered complications not anticipated by the Fence Committee's original plan.

In particular, when the perimeter fence project first was brought to the Board, it was discussed that the HOA owned the property adjacent to homeowner property and, accordingly, the new concrete fencing could be placed entirely on HOA property. That meant the HOA could proceed with Phase 1 even if all affected homeowners did not sign an authorization and, instead, chose to leave their existing wooden fencing intact. With the two areas added to Phase 1 and the proposed additional two areas, the HOA does not own any adjacent property and, accordingly, the new concrete fencing must be placed on the property line and the existing wooden fencing must be removed. That means that all affected homeowners and adjacent property owners must sign an authorization for us to be able to proceed.

We have received all necessary signatures for the area on the east side of West Firethorne behind Monarch Terrace and the area adjacent to Timewise, which is why those sections have been incorporated into Phase 1. However, not all affected property owners have signed an authorization for the areas at the southwest corner of FM 1463 and South Firethorne, and at the northeast corner of FM 1463 and Crossover. That is why those areas have not been added into Phase 1.

Unfortunately, the HOA is facing a similar situation as we begin to plan for Phase 2. Phase 2 consists of 20,725 linear feet, or nearly 4 miles, of new concrete fencing, primarily along South Firethorne and North Firethorne. Of that, the HOA owns adjacent property for only 7,045 linear feet, or approximately one-third of the total Phase 2 project. The remaining 13,680 linear feet of fencing is adjacent to Fort Bend County right of way,

commercial property, private homeowner property, or Fort Bend County MUD No. 151 property. For those areas that are not adjacent to HOA property, like the areas added into Phase 1, all affected homeowners and property owners will need to sign an authorization for us to proceed.

There are 170 homeowners and property owners that will be adjacent to the new concrete fencing in Phase 2. The HOA attorney sent the attached letter via certified and first-class mail to all affected property owners, together with the attached Agreement Regarding Perimeter Fence that the owners must sign before a notary to allow our contractor, Aber Fence and Supply Company (Aber), to remove their existing wooden fencing and to close any gaps left after the new fencing is installed. Our construction manager has preliminarily divided the Phase 2 project into 7 sections, listed as Scope Area 11 through Scope Area 17 in the attached phasing plan. If you are an affected homeowner or property owner and wish to see the Phase 2 project proceed, please return the signed, notarized Agreement to the HOA's office as soon as possible, but no later than May 4 2025. If you have decided NOT to sign the Agreement, please contact the HOA office as soon as possible, at (281) 693-0003, so that we can update our records.

Once the May 4th deadline has passed, the Board will work with the Fence Committee and our construction manager to determine which, if any, of the proposed sections for Phase 2 can proceed. Although we understand the urgency for the project to move forward as quickly as possible, we have to look at the perimeter fence project as a whole to determine where it makes sense to install the new concrete fencing if some homeowners or adjacent property owners choose not to sign an authorization. We have had holdouts in nearly every section within Phase 1, so we want to caution the community that if that pattern continues, some sections may not be able to be built at all.

Please also be advised that, although the prior Board dedicated funds to construct the Phase 1 project, at this time, the Board has not determined funding for Phase 2. Our construction manager's cost estimate for the installation of the Phase 2 fencing is approximately \$3 million (using the same cost per linear foot as Phase 1). Through no fault of the Fence Committee, the funding plan presented by the former Board at the beginning of the project included an approximate cost of \$2.175 million for Phase 2, representing an \$825,000 shortfall. The cost estimate also did not include any funds for survey work, geotechnical engineering, construction management, attorney's fees and title work associated with the authorizations, or site restoration. Accordingly, once the deadline to receive Phase 2 fence authorizations has passed, the Board will work with the Fence Committee, our construction manager, and our management team to determine next steps. In addition, we understand that the Fence Committee is working with our construction manager to schedule an open house to provide more information to affected

residents and other interested members of the community. We will share additional information as soon as it becomes available.

Please contact the HOA office, at (281) 693-0003, if you have any questions or need additional information. We look forward to completing Phase 1 and kicking off Phase 2 as quickly as possible thereafter.