



Phase 1 Perimeter Fencing Update

February 29, 2024

The Phase 1 contract with Aber Fence and Supply Company (Aber) for installation of six-foot precast concrete perimeter fencing on Firethorne Community Association (HOA) property along West Firethorne Road and Crossover Road was finalized in late December 2023. Our construction manager, Jason Rainosek with Paseo Development Solutions, and the chair of the fence committee met with Aber in late January for the pre-construction meeting to go over the phasing plan and other details for the project. Construction is expected to begin by April 1, 2024 and to last approximately 15 months.

Because of upcoming construction expected near the eastern portion of Crossover Road east of FM 1463, Aber will begin construction in that area and then will proceed west along Crossover Road and then north along West Firethorne Road. The work will be divided into six sections, which can be seen in the attached phasing plan. On average, Aber expects to be able to install approximately 1,000 linear feet of new concrete fencing per week.

There are 174 homes with back or side lot wooden fencing that will be adjacent to the new concrete fencing. Because the new fencing will be placed entirely on HOA property, affected homeowners may choose to keep their wooden fencing in place. However, in order to enhance the uniformity and appearance of the community, the HOA has offered to have Aber remove the portion of the existing wooden fencing adjacent to the new concrete fencing, install temporary chain link fencing during construction, and to close any gaps between the remaining wooden fencing and the new fencing after construction.

Within each of the sections, Aber will first demolish and remove wooden fencing on all properties that have given their permission and install temporary chain link fencing. Aber then will proceed with installation of the new concrete fencing in that section. Aber expects it to take approximately 4-6 weeks from installation of the temporary fencing on each property to completion of the new concrete fencing.

The HOA attorney sent the attached letter via certified and first-class mail to all 174 affected property owners, together with the attached Agreement Regarding Perimeter Fence that the owners must sign before a notary to allow Aber to remove their existing wooden fencing and to close any gaps left after the new fencing is installed. To date, we have received signed, notarized Agreements back from 48 property owners.

If you would like Aber to remove your existing fencing as part of the Phase 1 fence project, please return the signed, notarized Agreement to the HOA's office as soon as possible, but no later than March 31, 2024. If you have decided not to sign the Agreement, please let Margaret or Kathleen know so that we can update our records. Please note that Margaret is a notary, so you may bring the unsigned Agreement to the HOA office to sign it in her presence and have it notarized. Each owner will need to bring a photo ID in order for Margaret to be able to notarize their signatures.

If you have any questions, please contact the HOA's office at 281-693-0003. We look forward to breaking ground on this long-awaited project.