



# Firethorne Perimeter Open House

HOA Sub-Committee

August 22, 2022





# Agenda

- Ad-Hoc Committee
  - History/Timeline
  - Members
  - TXDOT Sound Wall (NOT part of our project)
- Neighboring Communities
  - Perimeter Fencing Comparison
  - Pine Mill Ranch Perimeter Construction Example
- Firethorne Perimeter Improvement Proposal
  - Primary Barrier
  - Secondary Barrier
  - Financing
  - Firethorne vs Neighboring Communities - HOA Dues Comparison



# Perimeter Ad-Hoc Committee – History/Timeline

2018

- MUD #151 creates a Parks/Beautification Master Plan for Firethorne
- Perimeter Fencing Improvement included as a part of this Master Plan
- HOA Board still under Developer control

2021

- HOA Board moves from Developer control to Homeowner control with the sale of final home lots
- HOA Board and MUD Board meet to discuss Parks/Beautification Master Plan
- HOA takes ownership of the Perimeter Fencing Improvement project
- HOA creates the Perimeter Ad-Hoc Committee
- Committee researches wall types, costs, and legalities associated with project implementation

2022

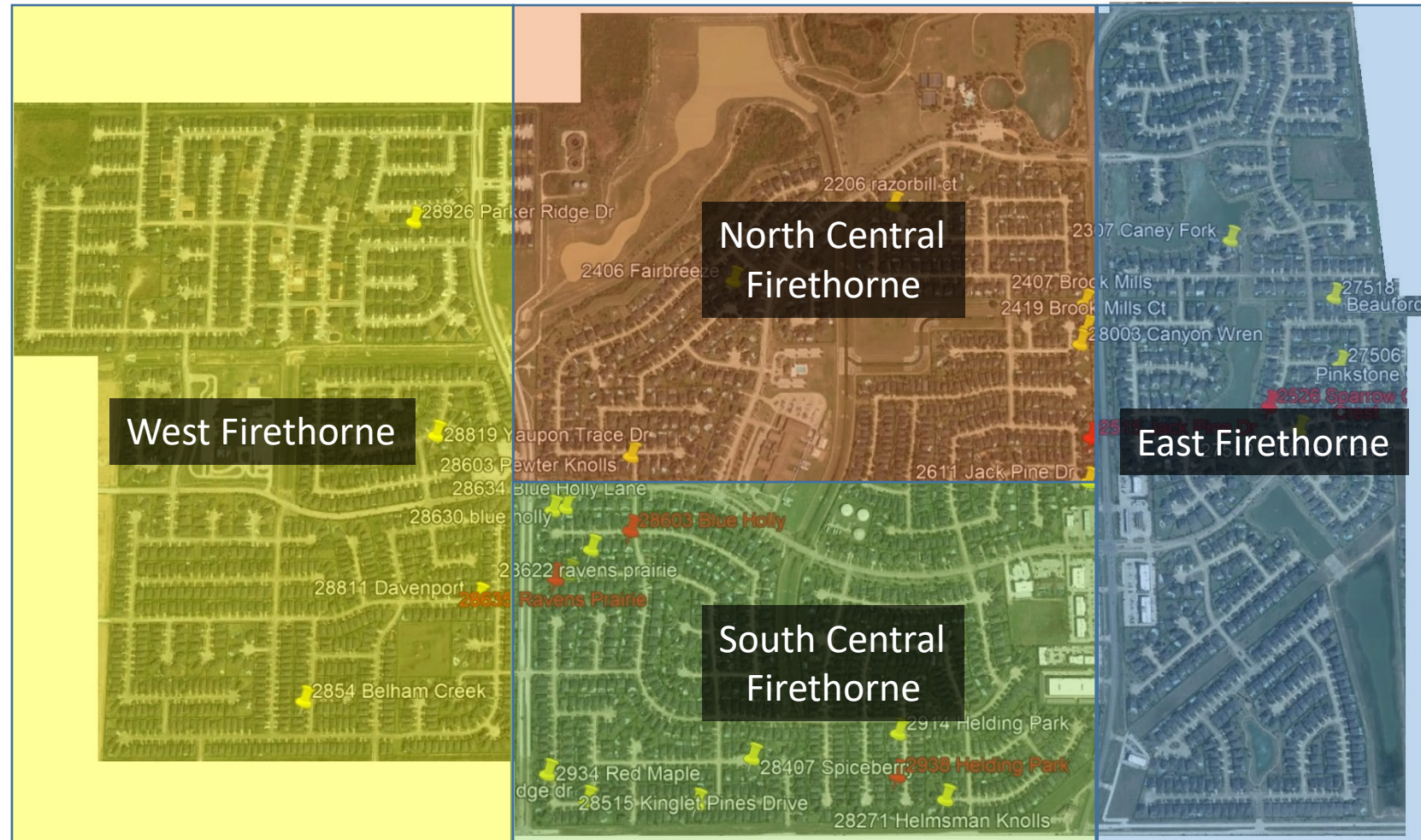
- Committee creates a proposal and confirms readiness to present to the community
- [Current Time] Presentation to the Firethorne Community



# Perimeter Ad-Hoc Committee - Members

## Sub-committee Members

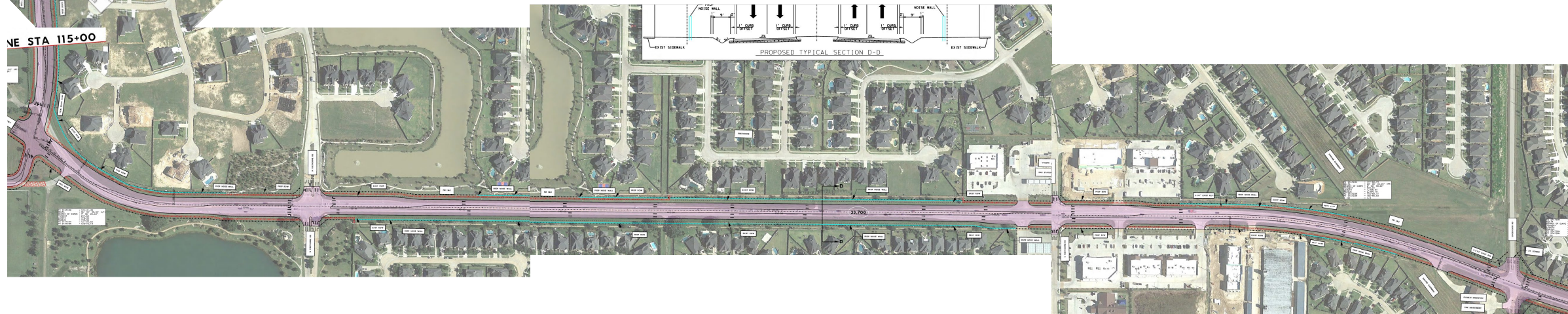
Bonnie Breen – Co-chair	Maura LaPori
Jonathan Breen – Co-chair	Patrick Malone
Shannon Bijowski	Natalie Mazzola
Michelle Blackstock	Gail Redmond
Austin Brown	Nathan Shipley
Julie Bye	Brittany Seabury
Kellye Casey	Robert Taliaferro
Kelly Goerig	Cole Walsh
Scott Hopewell	Lisa Williams
Duke Keller	Sherry Yarbrough
Lori Kowalski	Joseph Zelenski
Christy Lester	Robin Short
Angela Gonzales	Amy McElhaney
Melanie Freeman	





# TXDOT Sound Wall

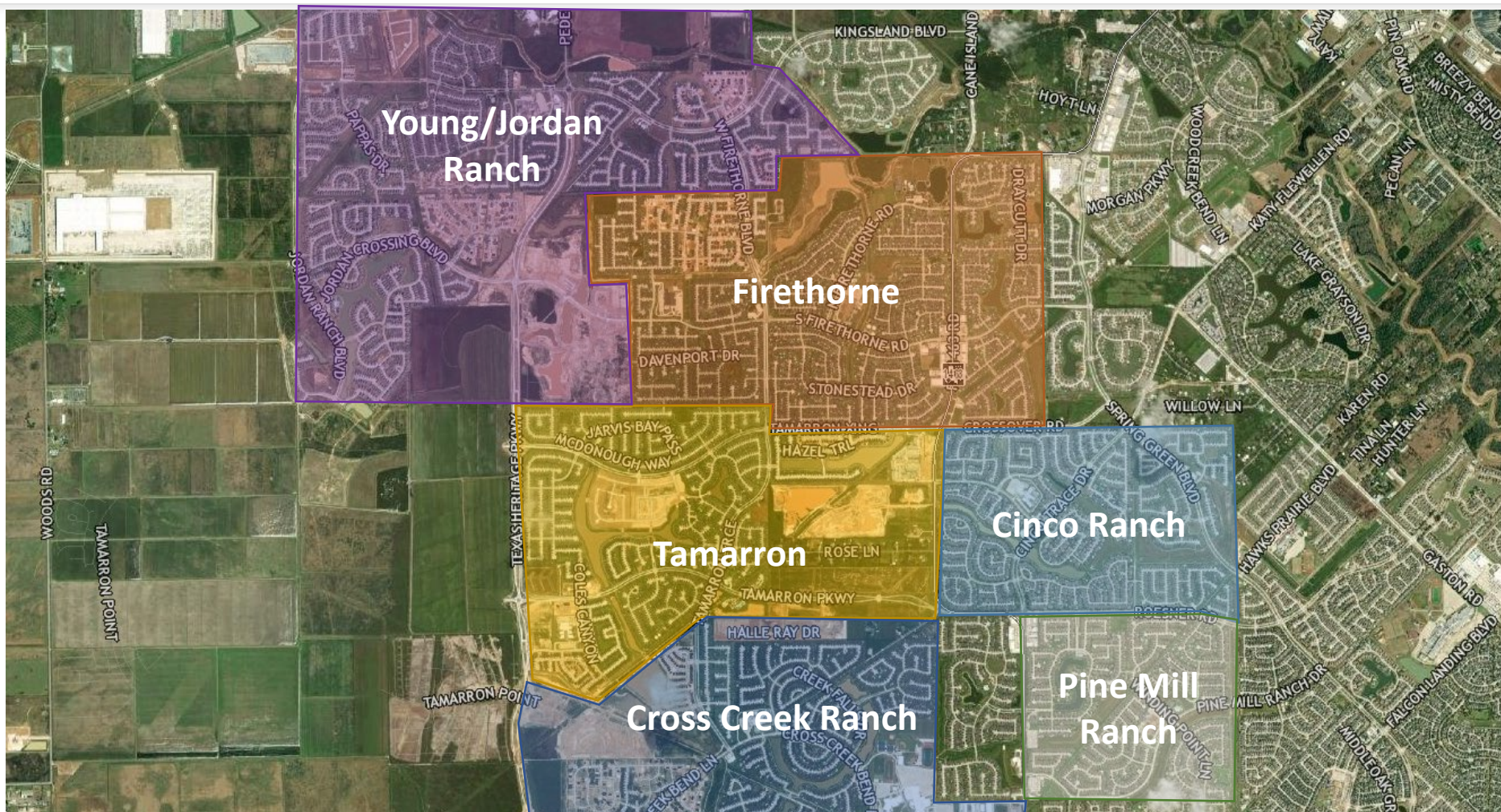
- **NOT PART OF OUR PROJECT**
- The sound wall that is coming along 1463 is TXDOT funded.
- We have been in contact with the project manager, Kurt, and the plan is to ensure that our perimeter style complements the adjacent sound wall.











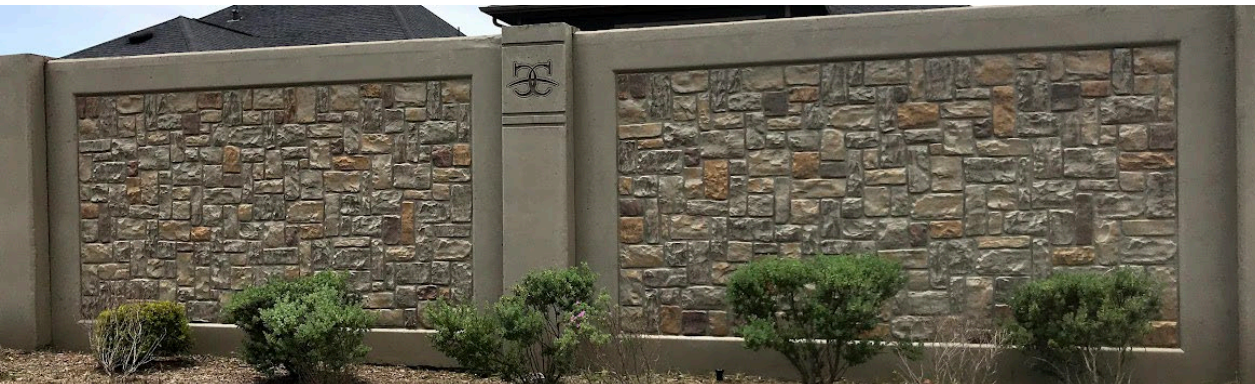


# Neighboring Communities – Perimeters



← Cinco Ranch

Young Ranch →



← Cross Creek Ranch



# Firethorne Images Along Crossover Road





# Firethorne Images Along W. Firethorne Road





# Materials Discontinuity on W. Firethorne Rd.



**MUD 151**

**Barrier Around Industrial Equipment**

**Firethorne Fencing**

**Typical Present-day**



# Direct Comparison: Tamarron vs. Firethorne Along W. Firethorne Rd.





# Pine Mill Ranch – Stats for Current Wall Construction

Pine Mill Ranch began construction of a brick wall for their exterior perimeter in 2020:

- 1,650 homes in community
- Took out a loan for the full project construction costs
  - Cost only raised HOA member dues by \$100 annually.
- Completion time was estimated ~1.5 years, going slightly longer due to COVID
- Pine Mill Ranch adopted a primary/secondary perimeter system.
- Cinco Ranch and Cross Creek Ranch follow the same primary/secondary perimeter system.



# Firethorne Perimeter Improvement Proposal

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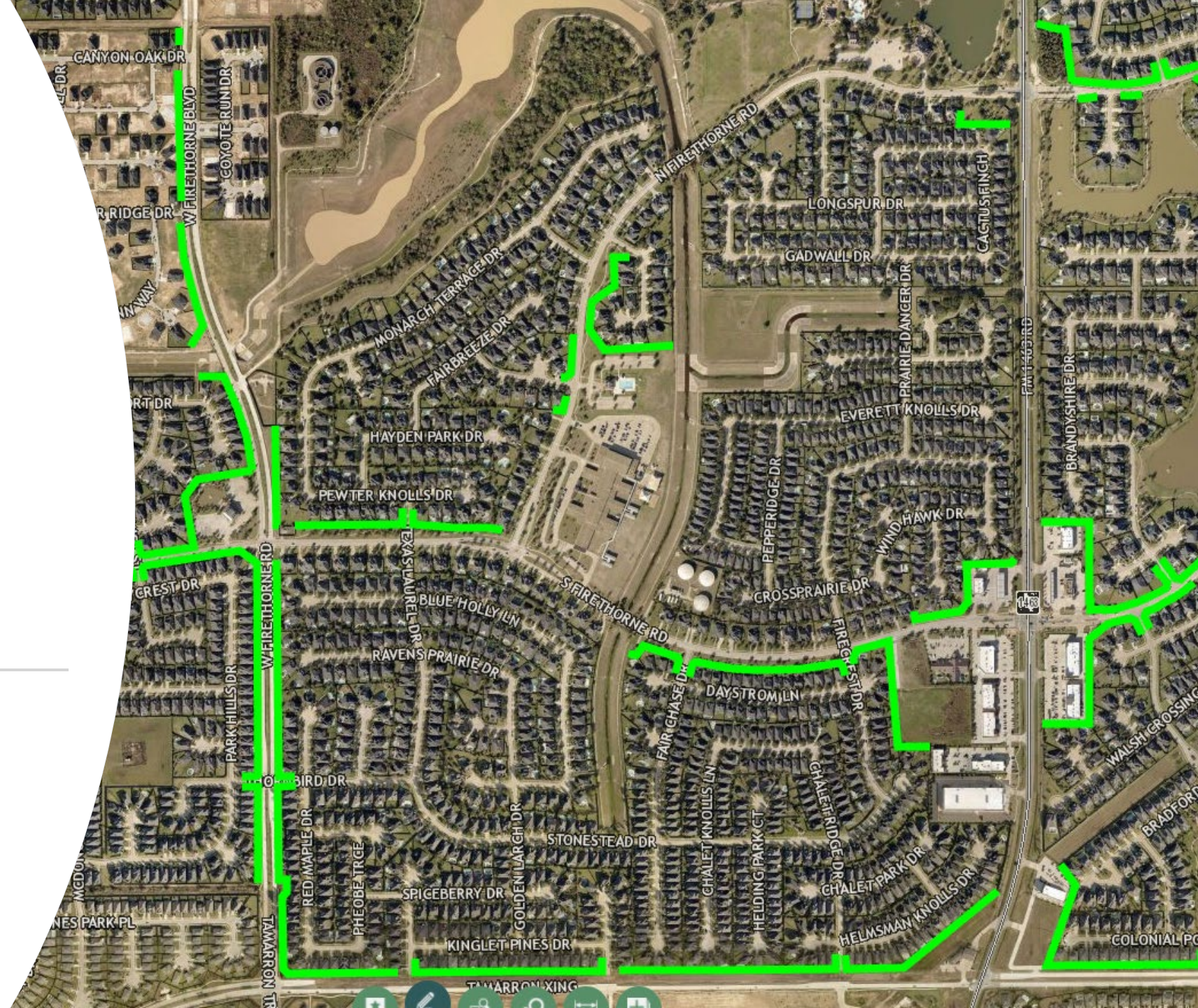
## Primary Barrier Type

- AFTEC Pre-cast Concrete Wall
- 8' high x 1' thick structure
- 15' long sections mounted to square columns built on 2' diameter foundational pylons



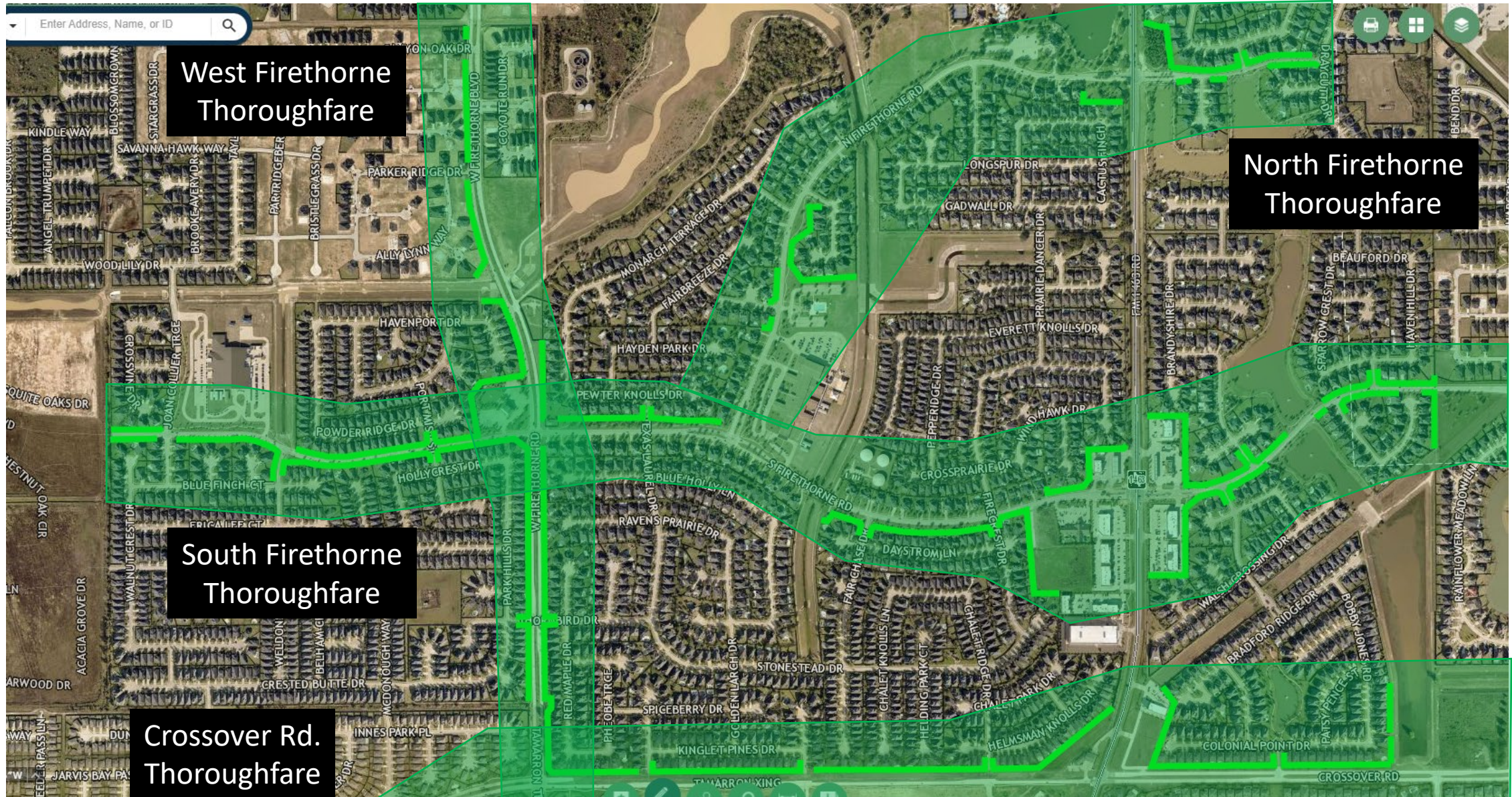


# Primary Barrier Location





# Primary Barrier – Location





# Primary Barrier – Budget & Costs

- Total length estimate = 33,800 linear feet
- AFTEC barrier cost = \$160/linear foot and includes the following:
  - Tear down and haul away of existing fencing (if applicable)
  - Temporary fencing to secure homeowner's property (if applicable)
  - Installation of AFTEC pylons and barrier panels
  - Texturing and painting of the newly installed barrier wall on both sides
  - Tie-ins for the homeowner's side fencing to the new barrier wall (if applicable)
  - A 5-year warranty on materials and labor
- Total Primary Barrier Cost = \$5,408,000.
- HOA would assume ownership and maintenance of the new barrier.



# Secondary Barrier Type

- Concrete Wall Boards
- 6' high section structure
- Similar to already installed MUD industrial area fencing
- Meant for less visible, but still prominent areas of the neighborhood (e.g. Bayou, sight-lines, etc..)





# Secondary Barrier Location





## Secondary Barrier – Budget & Costs

- Total length estimate = 8,000 linear feet
- Fencecrete America barrier cost = \$85/linear foot and includes the following:
  - Tear down and haul away of existing fencing (if applicable)
  - Temporary fencing to secure homeowner's property (if applicable)
  - Installation of new barrier posts and panels
  - Texturing and painting of the newly installed barrier wall
  - Tie-ins for the homeowner's side fencing to the new barrier wall (if applicable)
- Total Secondary Barrier Cost = \$680,000.
- HOA would assume ownership and maintenance of the new barrier.





# Financing

- Total project cost is \$6,088,000.
- With 3,300 homes in Firethorne, this amounts to \$1,845/home.
- Multiple financing options are being explored; amount between \$100–150 per home, annually.
- MUD has signaled a willingness to work with the HOA on this project. Specific funding and participation details still require further discussion between both groups.
- MUD contribution could result in lessened cost impact on HOA annual dues.



# Firethorne vs. Neighboring Areas – HOA Dues

## Quick History of Firethorne Dues

- ~\$800 / year since 2006
- Re-funded \$200 of dues (\$600 for 2020) during COVID

Community	Yearly HOA Dues
Firethorne	\$800
Tamarron	\$1250
Cinco Ranch	\$1150
Cross Creek Ranch	\$1300
Young Ranch	\$1090
Pine Mill Ranch	\$750



# Questions?

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