

Perimeter Fence Repair

The following pictures are of panels that are in need of repair, and posts that need to be replaced.

We hope this information provides an insight to the job of maintaining the fence to keep our neighborhood safe, attractive and provide some continuity to the perimeter. The fence is the responsibility of the Home Owners Association according to the covenants/by-laws, even though Cherry Hills has been annexed by the city. As everyone knows the by-laws and covenants stay with the neighborhood even though the city has annexed Cherry Hills.



The perimeter fence is checked twice a year, spring and fall. The parts are marked with a colored tape. Usually the 6 x 6 and 4 x 4 posts rot off at ground level and then break. We now use specially made steel brackets to attach the panels to the posts instead of the toe nail method in the past. This is stronger and more cost effective. A map is prepared of the location and repair needed and supplied to the fence contractor. The contractor then comes out to review the repairs and provide an estimate of the costs. They then do the repairs. Upon completion, the repairs are verified. This process is time consuming and so far 2 board members have been willing to oversee this repair effort. This may be an expense that the association will have to absorb if no volunteers come forward to do this should these volunteers move on.

If you see a part of the fence flagged, please do not remove the colored tape. If the contractor misses a repair, it may be awhile for them to come back. If a panel falls down between repairs, it usually takes 2 to 3 volunteers to raise it back and make a temporary fix.

Entrance Sign repair



Here are two pictures of the entrance sign on 107th and Redick where one of the four top caps is starting to deteriorate. This appears to be the only case of this happening in Cherry Hills. Upon investigating the cost of this repair, it was discovered that these caps are specially made. The cost estimates to repair this one cap was in the neighborhood of \$800.00. There are roughly 14 of this size caps and roughly 60 larger caps at the other 5 entrances.

This cap needs to be repaired because if it is not, with the freezing and thawing, the cap/brick will eventually start to break down the entire brick sign. This will then be a more costly repair. The old saying pay me now or pay me later, holds true here.

After further inspection of the other 5 brick entrance signs. It has been discovered that there are cracks in the bricks at various locations. This will over time start to deteriorate the 6 brick entrance signs due to freezing and thawing. These cracks will need to be sealed in order to prevent costly repairs in the future.



Your board in it's efforts to cut costs and keep your dues low is looking for volunteers to help with these efforts. The board believes there are a few volunteers that are willing to tackle the repair of the cap. This will be a great savings to the association. These same volunteers may take on the task of sealing the cracks, but, these volunteers already help maintain the entrance flowers, trees, shrubs, mulch and do the watering. They can not always be asked to help with the task of maintaining the area. Anyone willing to help, can call the phone line and have their name added to the list of volunteers willing to assist, when available, to be called when needed and enjoy the camaraderie and fun they have working together keeping your neighborhood attractive, safe and the dues low.