

**BROOKVIEW HOMEOWNERS ASSOCIATION LTD (BHOA)**

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## **Brookview Homeowners Association Fence Line Initiative Program (BHOA FLIP)**

The BHOA may approve cost sharing for expenses required for repairs to certain fences owned by homeowners in Brookview in accordance with the following:

1. Prior to any repair work taking place, the homeowner shall apply in writing (email accepted) to BHOA for cost sharing;
2. The application shall provide details of where the fence is located, what the homeowner proposes doing to repair it and the estimated cost for repair. Cost sharing will only be considered if the fence is repaired in accordance with the standard Brookview wood fence design as presented on the Brookview Community website or for iron fences that maintain the original appearance of equivalent adjoining fences on bordering properties;
3. One or more BHOA board members or the BHOA Fencing Subcommittee shall attend at the homeowner's residence to assess the state of the fence and take pictures;
4. The BHOA Fencing Subcommittee shall then assess the application as per the policy;
5. The BHOA board may then approve the application in accordance with the following criteria:
  - a. Applications will be processed in the order they are received;
  - b. There must be sufficient funds available in BHOA's budget to fund the cost share, with the amount of said funds determined annually by the BHOA board and at the sole discretion of the BHOA board;
  - c. Applications whose cost exceeds the available funds in a given year will be processed for approval in priority for the following year budget;
  - d. BHOA will cost share for repairs to fences located in the Brookview community and erected on the property line as follows:
    - Fences adjoining walkways owned by BHOA or the City of Edmonton or bordering Frank Victor Burton Field (dry pond);
    - Perimeter fences along Rabbit Hill Road, Terwillegar Drive, and Whitemud Drive;
    - Long fences with high visibility that run along major roadways within the community and for which there is no adjoining property with which costs would be shared. This would include Bulyea Road, Burton Road, Butterworth Way/Wynd/Drive, Butchart Drive, Burley Drive and Buchanan Road;
    - BHOA will not reimburse repairs to fences between private properties;

- If unsure of qualification, contact BHOA and enquire. It is the intention to be reasonable in the evaluation.
- e. BHOA will cost share 25% of all material/contractor costs to a limit of \$10 per lineal foot per homeowner property per approved request dependent on the scope of completed repairs;
  - f. BHOA shall only share costs associated with the repair as needed, as determined by the BHOA Fence Subcommittee with approval from the BHOA board;
  - g. BHOA fees for the calendar year in which the cost share will be paid out must have been paid in full with no arrears from previous years.
6. The BHOA board shall communicate its decision on the application to the applicant homeowner in writing/email;
  7. BHOA shall only reimburse shared cost after the fence has been appropriately repaired and painted in the colours BHOA has approved at the time of the application. At present, the existing colours for wood fences are light brown for the vertical fence boards (Fawn) and darker brown for the stringers and posts (New Bark). There is a discount available on Brookview colors available at the Sherwin Williams Paint Store, 4114 Calgary Trail NW;
  8. BHOA shall only reimburse shared cost upon presentation of receipts showing the purchase of materials and payment for commercial repair services, and after inspection by one or more members of the BHOA board of the finished repairs, and confirmation that said repairs have occurred in accordance with this policy;
  9. The BHOA board may refuse any cost share application in the event any otherwise eligible repair work has been completed prior to the board communicating its acceptance of the application, or in the event the BHOA board determines, in its sole discretion, that any of the otherwise applicable deterioration in the fence is as a result of neglect by the homeowner;
  10. The BHOA board may amend, postpone, cancel, or re-instate this policy at any time at its sole discretion.