



## University Park Patio Homes Owners Association

C/O Houston Community Management Services

17049 El Camino Real, Suite 100

Houston, Texas 77058

832-864-1200 281-218-6973 Fax

[www.ourparkbench.com](http://www.ourparkbench.com)

November 4, 2009

Dear Home Owner,

Here's a quick Update on the fence replacement. We expect work to begin in the next 2 weeks or so, depending on weather.

We will be starting the fence along Middlebrook, from the utility easement down to Park Shadows, then along Park Shadows from Middlebrook up to University Park. From that point, construction will move up to Bay Area Blvd., starting at the Park Shadows end, moving back toward the utility easement (See the attached map). The work may affect your property from 2-4 weeks, again depending on the weather. They will be working behind 6-8 homes at a time, in a kind of "rolling wave". You will be notified 4-5 days in advance of when they will be working behind your home. A flyer will be placed on your front door with the specific dates. Please be sure that the gate to your yard is unlocked while they are working.

The contractor (Fencecrete Inc.) will install temporary chain link fencing in your back yard, 6-10 feet inside the wall. Please be aware that we cannot guarantee that this temporary fencing will be sufficient to contain unattended pets, so be prepared to secure your pets during construction.

Once the temporary fence is installed, the contractor will remove the old concrete fence and build the new brick wall. This will involve significant digging along your property line. The contractor will make every effort to minimize potential damage that this may cause. Please be aware of the following:

- Any landscaping that is currently within 3 feet of the concrete fence may be at risk. While they will do their best to minimize damage, the contractor will need to have free access to the inside of the new fence. Any plants on or near the fence that impedes access will be removed. Neither the Association nor the contractor will reimburse you for the landscaping that is removed. It is recommended that if you want to save these plants, you should trim or relocate them prior to the start of work. Please note that if they do have to remove plants, they will cut them low, but will not remove the roots.
- Please make sure any other personal property, such as lawn furniture, ornaments, tools, etc. are move back 10 feet from the fence before work begins
- Please turn off your sprinkler systems during construction. They cannot work when the ground is saturated. If we get a lot of rain, watering your lawn could increase the delays in construction.
- If any of your sprinkler heads or utility lines are accidentally cut (e.g., telephone, cable TV), **please contact Fencecrete for repairs** (their phone number will be listed on the flyer attached to your door), and then call Debbie Newnam, our association manager, at the above phone number as soon as possible. If they can, Fencecrete will make the repairs faster than the utilities would (they keep repair kits on hand), and if for some reason they cannot make the repairs, they will coordinate with the utility companies for you.

If you have any questions or concerns, please contact Debbie Newnam, our association manager, at the above phone number.

Sincerely,

*Dave Reinhardt*

Dave Reinhardt

Treasurer,

University Park Patio Homes