

MANDERLEY
Northern Boundary Wall Proposal

Revised 11/28/00

Funds:

- Received \$50,000 from Lennar Homes
- City to waive permit and inspection fees

Impact:

1. The greatest impact is on the northwestern portion of Manderley - starting at lot 117 heading east to lot 107 and further, if possible. This is where Manderley and Woodbridge residents are back-to-back. The area heading further east beyond lot 107 toward the Manderley Run cul-de-sac has no landscape - trespassing has been a problem.

LOT 117 to LOT 107: 771 lineal feet
LOT 107 to TREE LINE: 200 lineal feet
LOT 117 to TREE LINE: 971 lineal feet

This is the cluster of lots where most home owners were promised a permanent structure from Lennar Homes to separate the communities. Completing this portion of the Northern boundary is top priority.

2. There are other areas exposed along the Northern boundary which can be corrected with landscape and irrigation. A majority of the property line is heavily landscaped. Completing these areas will be secondary behind the area noted above and completed with any additional monies not used or at a later date. Per our records, no resident was promised a permanent structure - only that the area now known as Phase III of Woodbridge Lakes would "never be built", per Lennar Homes Sales Agents.

Options:

1. Heavily landscape
2. Build brick wall
3. Build PVC/vinyl wall with brick columns

Solution and Cost:

1. Heavily Landscape

- cost will not be a problem
- not permanent
- no guaranty plants will be maintained by each individual home owner
- not a positive option by residents

2. Build Brick Wall

- cost for 6 foot wall is \$70/lineal foot installed
- we have enough funds today to build 715 lineal feet (covering lot 117 to almost all of lot 108, not including lot 107)
- to complete the wall to lot 107 would cost \$54,000 (an addt'l \$4,000)
- to complete the wall to the tree line would cost \$68,000 (an addt'l \$18,000)
- permanent structure with little or no maintenance

3. Build PVC/Vinyl Wall with Brick Columns

- WHITE: cost for 6 foot PVC/vinyl is \$29/lineal foot installed
- TAN: cost for 6 foot PVC/vinyl is \$35/lineal foot installed
- cost for 7 foot (2x2) brick column is \$600 (installed every 50 feet)
- to complete the wall from lot 117 to the tree line:

	WHITE	TAN
PVC/vinyl (971'-40"=931')	\$27,000	\$32,585
7 ft Brick Columns (20)	<u>\$12,000</u>	<u>\$12,000</u>
TOTAL	\$39,000	\$44,585

- leaves \$5,000-\$10,000 for landscaping/irrigating other exposed areas
- complete privacy fence (Chesterfield style)
- permanent structure with little or no maintenance
- aesthetically matched to community with brick column inserts

Issues:

- utility locates...who pays
- getting a clear path to construct...who pays
- City approval of PVC/vinyl with brick columns
- level top may cause gap on bottom if ground not even (fill may be required)
- irrigation/landscape relocation...who pays
- grass/irrigation torn up from workers/machinery
- existing border wood fence may cave when footer holes dug
- remove existing border wood fence??
- removal of Manderley resident fence, if applicable...who pays

