

Fence Survey

As you may be aware, for the last year, the GID has been investigating the neighborhood fence repair/upgrade/replacement options. Our fence is very old and the last major effort to repair/upgrade it took place 20 years ago. Our goal is to enhance the fence to create a more pleasing look, addressing some resident concerns while minimizing future maintenance/repair costs. The fence is approximately 2500 feet long with the majority of the fence below the grade of the US 50 roadway.

The GID, with the assistance of our paid consultant from R.O. Anderson, has been investigating the various regulatory, financial and logistical issues associated with any potential work on the fence. The fence is the sole responsibility of the GID but work associated with the fence is regulated by TRPA, Douglas County and the Utility companies that maintain easements on the same land on which the fence resides. Understanding and managing the divergent requirements has been no easy task.

The GID and Fence committee have held many round table meetings with residents to obtain opinions and feedback regarding the fence project. Listed below are conclusions the GID has established based on meetings with NDOT, TRPA and Douglas County:

- NDOT will not be making any substantial changes to the roadway for the foreseeable future (i.e. no guardrails or walls along the Skyland portion of US 50). NDOT will create additional No Parking zones between the south border of Skyland and Zephyr Cove resort.
- NDOT will not allow any change to the traffic pattern associated with the entrance to Skyland (i.e. no gates/barriers on Tahoe Drive or Myron)
- The fence is limited to 6 feet in height above ground by TRPA (consistent around the Tahoe Basin).
- The fence cannot be moved any closer to US 50 and the GID is prohibited from performing any changes to the area between the existing fence line and US 50.
- The fence design needs to be consistent with a look that's consistent with the mountain environment and use natural materials generally found in the Tahoe Basin to the extent possible. TRPA must approve any final fence design. Any landscaping used must be approved by the Fire District.
- Douglas County will require a permit and detailed plan and schedule for any substantial work to be done on the fence. Douglas County must approve the design and plan in order to obtain a permit.
- The GID has limited funds to address this project while maintaining adequate funding to address the other GID responsibilities (water, roads, landscaping, utilities, snow removal, etc.). This funding constraint will limit the overall scale of the project and timeline to complete unless we opt to increase funding to accommodate an enhanced design and faster completion timeline.
- It may be possible for the GID to borrow from lenders to increase available funding to address the fence project. This could allow for enhanced design and/or shorter implementation timeline. The GID is continuing to investigate details of how this might be done.
- It may be possible for the GID to implement a special assessment to create additional funding for the fence project. The GID is continuing to investigate details of how this might be done.

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The intent would be to allow for an enhanced fence design and/or allow for faster completion of the project.

- The GID plans to use R.O. Anderson to assist in the development of a final design, obtaining approval of the design and plan with the regulatory agencies, development of Request for Proposals (RFP's) for building the fence, evaluation of proposals and selection of a contractor, and overall management of the contractor during the build process. The GID will coordinate with R.O. Anderson to obtain progress reports and report that status to residents in the scheduled GID meetings.

The GID's objective is to manage all these constraints and inputs to develop a final plan for a fence that would allow us to start implementation as soon as the digging restrictions are lifted in the Spring. To that end we must rapidly converge in a final concept and require some formal input from as many property owners as possible. Below is a short survey that will be used to help establish the general perspectives of property owners and serve as a basis for a possible second survey that will be more focused on design concepts. Due to the critical timeline, we request your immediate response to this survey within the allotted timeframe. Please return the page below with your response to the GID P.O. Box or email addresses noted below. **1 response per household**. Obviously we will not be able to satisfy every owners input but we will attempt to address as many as feasible. Thank you for your input.

Deadline for returning your survey is: APRIL 13th 2018!

Return Survey response to:

Skyland GID

P.O. Box 11357

Zephyr Cove, NV 89448

OR

Email to: gidskyland@gmail.com

Directions for email completion: (chose one of the options below)

- 1) Print survey, complete, scan and then email back to the above email
- 2) Print survey, complete, and mail back to the P.O. address above
- 3) Hit the reply key. Type the capital Letter, put a dash and then your number or yes/no answer

Sample:

A-1	F-6	K-2	Sky Nobody
B-2	G-No	L-3	0000 Skyland Drive
C-3	H-Yes	M-4	
D-4	I-No	N-5	
E-5	J-1	O- no comment	

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Survey Questions:

Style

Prioritize (1-6) the following materials based on preference. "1" your highest preferred material and "6" being your lowest. These are not mutually exclusive; a final design may include multiple elements.

- | | | | | | | |
|-----------------|---|---|---|---|---|---|
| A) Wood | 1 | 2 | 3 | 4 | 5 | 6 |
| B) Metal | 1 | 2 | 3 | 4 | 5 | 6 |
| C) Natural Rock | 1 | 2 | 3 | 4 | 5 | 6 |
| D) Composites | 1 | 2 | 3 | 4 | 5 | 6 |
| E) Concrete | 1 | 2 | 3 | 4 | 5 | 6 |
| F) Brick | 1 | 2 | 3 | 4 | 5 | 6 |

Cost

In addition to our current resources, would you be agreeable to pay a special tax assessment for additional fence funding?

- G) Yes No

Should overall cost be limited to current funds on hand plus some annual revenue allocation from the budget?

- H) Yes No

Would you support a GID action to borrow additional funds for the fence?

- I) Yes No

Prioritize (1-5) the following decision criterion: 1 being highest and 5 being lowest priority

J) Aesthetics 1 2 3 4 5

K) Cost 1 2 3 4 5

L) Privacy 1 2 3 4 5

M) Safety 1 2 3 4 5

N) Sound 1 2 3 4 5

O) Other _____

Name: _____

Skyland Property address: _____