

Privacy Fence Project – Phase One – 2026

Summary of December 11, 2025 Homeowner Meeting

We thank the homeowners and residents who attended the Privacy Fence Project Meeting on Thursday December 11, 2025 in the Clubhouse.

Vincent Brigidi, President and CEO of Montco Fence, presented an overview of the project and took questions from the audience.

Based upon the Specifications for the project the Scope of Work Includes:

- **Removal of Existing Privacy Fences, including additional fencing that may have been added over the years.**
- **Each unit's privacy fence will be removed and replaced the same day. A unit's fencing will be removed and rebuilt before moving on to the next unit. Any additional fence panels, not the responsibility of the Association, will be discussed, configured and paid for by the homeowner directly with Montco Fence.**
- **All old fence material will be removed from the site each day by Montco Fence.**
- **Any siding that is damaged or is attached to the existing fence, will be repaired by the Morgandale maintenance staff.**
- **The fence style is the shadow box design. The posts are pressure treated wood and the fence is constructed of Western Red Cedar, which is not treated. Stainless steel nails will be used throughout the construction.**
- **Parking of Montco Fence vehicles for the fence technicians and their materials will be placed as conveniently as possible to accommodate parking of the homeowners.**
- **All homeowners and residents are asked to relocate any porch furniture, grills or other items including ceramic and other planter pots, must be moved to the center of the porch before their court's project begins. If special assistance is needed, arrangements will be made.**
- **All posts will be hand dug by Montco Fence, no power digging will occur. No posts will be constructed into concrete footers which means all posts will be dug to approximately a 3-foot depth. Hand digging is time consuming and difficult however is required in our configuration due to the numerous obstacles,**

including cable lines, gas meters, downspouts, air conditioning connections, planters, and landscaping growing very close to fencing. Weather conditions will play a large role in the hand digging process.

- Montco Fence will make all of the necessary calls to mark utilities directly to PA One Call. This will be done as the project proceeds through the site. Our on-site staff will mark plumbing lines.
- Montco Fence will obtain the necessary permits from Towamencin Township.
- There is no opt out of this project. If the home has a privacy fence, it will be replaced, as the goal of the project is to have safe, secure, sustainable and aesthetically pleasing conformity of the fence systems at Morgandale.
- The fence should not be sealed until the wood is dry enough to allow for the best results. Typically, anywhere from 2-4 months is enough time, but it will depend on the conditions in which the fence exists (i.e. the wetness of the area, sun exposure, proximity to foliage, etc.). All requests to seal the new fencing will require the exterior modification request process.
- All additional fence sections, including gates, also require an exterior modification request. We recommend you submit those requests now.
- There is a Workmanship Warranty of 5 years that covers things like leaning posts with the assurance of Montco Fence's longevity and dedicated presence in this market. The warranty does not cover damage from weather, vehicles, people, animals, etc. While Montco Fence installs high-quality wood purchased direction from mills (not from big box stores), there is no warranty on the wood itself, as it is a natural product that can be subject to discoloration and markings. Clear sealing of the fences, after the proper curing time, will extend the life and appearance of the fence by 5 years. The fences have a life expectancy of 15 years.
- As a review, the courts to be completed in Phase 1 are: Brunswick, Centennial, Cross Hill, Jamison, Lexington, Nashmont, Piedmont, Stockton, Stony Creek, Winfield.
- A start date of the project has not been identified yet however it will be completed in the first quarter of 2026. Frequent and detailed communication will occur as the project begins and throughout the duration.