

Bridle Estates Home Owners' Association
Fence Inspection
And
Maintenance Recommendations
April 14, 2025



Sound Barrier Wall

April 14, 2025
Barry Manovich
Max Lewin
Randy Parsons
Bruce Sorge
Dwayne Thomas
Byron Turner

Summary

The Board of Directors of the Bridle Estates Home Owners Association (BEHOA) requested the fence committee do an inspection of all the perimeter fences, the chain link fences, the pavilion, and the exercise equipment.

The inspection was conducted on April 14, 2025 commencing at 10:00 pm and lasted for two hours. Those participating in the inspection were:

Max Lewin
Bruce Sorge
Dwayne Thomas
Barry Manovich
Randy Parsons
Byron Turner

The inspection included:

- The vinyl fence along 24 Street
- The vinyl fence backing on to the condo complex, which is owned by the condo complex
- The entire perimeter wooden fence
- The chain link fence
- The pavilion
- The exercise equipment within the linear park

Summary recommendations

In general, the inspection revealed only minor concerns with one exception. The wooden fence from Bridlecrest Rd to the north west corner of Bridle Estates behind Bridle Estates Rd 137, 141 and 145 should be replaced with a vinyl fence identical to that along 24th street. It would be aesthetically more pleasing, less long-term maintenance and in line with the strategy of maintaining the standard of using vinyl fencing to replace deteriorated wooden fencing in Bridle Estates. Although the section of the fence behind 137 Bridle Estates Road is in a reasonable state of repair it is suggested that the entire fence behind these villas be replaced for aesthetics.

There are a number of minor maintenance items identified in the report recommendations. These should be addressed although not urgent.

Some owners have piled material against the fence or have hung decorations or bird houses along the fence. Communications should go out to all owners informing them to not put any material against the fence and to leave an air gap below and in front of the existing fence. This gap allows the air to circulate and dry out wet material, prevents the vinyl material from staining, and if necessary, exposes the fence for maintenance. This issue is prevalent on the chain link fence with a number of instances, the condo fence and the north wooden fence. The south and west perimeter fences are relatively free of this issue. As well, owners should refrain from hanging or fasten anything to fences.

Vinyl Fence

The vinyl fence along 24th street was installed in 2020, replacing what was designated as the architectural fence adding a distinguishing feature to the entrance to Bridle Estates. The Architectural fence had internal component failures that rendered it irreparable. In 2024 the Condo board replaced their deteriorating wooden fence on the north perimeter with a vinyl fence identical to the 24th street fence

Observations - vinyl fence

- The Vinyl Fence is structurally very sound. There are minor scruff marks and spotting on the fence.
- In 2023 the sacrificial plates at ground level on the posts were adjusted to compensate for ground settling.
- There are a few sections that have sagged. This is not significant and can be left for a year.
- One Bottom stringer has pulled away from the post. Occasionally top or bottom stringers will pull away, mostly due to wind action. The fix is simply to reinsert the stringer.
- On the Bridle Estates side of the Condo fence a homeowner has piled landscaping material against the fence. This practise can cause deterioration in the fence

components, discolouration of the finish and unnecessary structural load on the panels and post.

- There is considerable spotting along the lower fence panels on the section of fence along 24th St north of Bridle Estates Rd. Winter snow clearing by a blower deposits debris on the lower part of the panels staining the surface. This section is also frequented by dogs who pass on their scent.



Figure 1 Vinyl fence along 24st, note the air gap at the bottom rail and the structural integrity of the fence



Figure 2 Vinyl fence with bottom rail adrift of the post, and easy fix to simply position it back in the post



Figure 3 Vinyl fence along 24 St showing staining mainly due to snow removal with a blower piling snow against the fence.



Figure 4 Vinyl condo fence with material piled against the fence on the Bridle Estates side

Recommendations - vinyl fence

1. Home owners should be reminded to avoid piling material against the vinyl fence. Some owners may have to be approached by the board.
2. The section north of Bridle Estates Rd along 24th Street (Bridle Estates Road north to condo fence corner) requires washing with a cleaner, some experimenting will need to be done.
3. The snow clearing service provider for this section of sidewalk should be advised to refrain from the practise of directing snow toward the fence.

Chain link Fence

The chain link fence defines the city park and linear park. It requires relatively little maintenance. In 2023 spot repairs were completed By Central Alberta Fencing at a cost of \$4800.

Observations - chain link fence

- There is a bottom wire stringer broken at the SW corner of the north t-intersection in the linear park.
- A rear entry gate requires repair along city park path, directly north of the mail boxes. This is a rather simple task. There are other gates that could use minor adjustments.
- There are a few rail caps/fasteners which require repainting.
- In some locations there is grass growing up into the fence, particularly along the west fence running along the city park path and in the linear park. This can cause loading to fence components that can stretch the wire components and cause misalignment
- There are two or three sections requiring repair where the actual fence has been damaged.
- A number of homeowners continue to pile or landscape material against the chain link fence. This can cause loading to fence components that can stretch the wire components and cause misalignment



Figure 5 Chain link fence showing material piled against the fence placing extra load on the wire stringer and chain links



Figure 6 Chain link fence showing typical material loading the wiring stringer and chain links



Figure 7 chain link fence with reduced loading on the wire stringer and chain link provided by the board and rebar



Figure 8 Chain link indicating separation



Figure 9 Typical section of chain link fence along the linear path



Figure 10 Chain link fence as it should be, no loading on the bottom stringer and chain links.

Recommendations - Chain Link fence

1. A general communication should be sent to homeowners to address the issue of piling any material against the chain link fence.
2. Consideration should be given to hiring contractors to repair the deficiencies identified in the observations. This is not urgent. Some fixes are minor and could be repaired by volunteers.

Wooden Perimeter Fence

Observations – North side starting from new condo vinyl fence to Bridlecrest Rd

- There are numerous examples of material resting against the fence; garden beds with dirt, mulch and gravel, including ornaments, bird houses, etc. attached to the fence.
- Wood post located at the vinyl fence; top cap removed exposing about 8 in. deep rot.
- Some rails have pulled away from the post. This can be repaired by adding a board across rails and post.
- The stain/ paint on all of the fence to the northwest corner is peeling and requires painting or staining to maintain structure and appearance.



Figure 11 Material next to the fence captures moisture and accelerated deterioration of the wood.



Figure 12 an example of material piled next to the fence retaining moisture and accelerating decay of the wooden rail and boards



Figure 13 Post cap missing accelerating decay of the post.



Figure 14 fence components separating from the post.



Figure 15 stain/paint peeling

Recommendations - North side starting from new condo vinyl fence to Bridlecrest Rd

- Home owners should be informed that all material or items should be pulled back from the fence leaving an air gap. Trees shrubs and bushes should not be permitted to contact the fence.
- Trees and shrubs will require trimming so there is no contact with the fence.
- Maintenance is required on this section of the fence to address structural issues; cap the post by the end of the condo vinyl at 225 Bridle Estates Road and repair the rails at 217 Bridle Estates Road.
- Painting or staining of this section of the fence is required to prevent further deterioration of the wood and to restore the appearance.

Observations – Bridlecrest Road to west perimeter fence (137, 141,145,149,153 Road)

- This section of fence is of three different variations of fencing.
 - The fence is on the Bridle Estates side of the swale. See the Real Property Report attachment.
 - The fence behind 137 Bridle Estates Road is in a reasonable state of repair.
 - The fence construction behind 141 and 145 is substandard to all BEHOA wooden fencing.
- The following observations apply to this section of fence:
1. This fence is leaning 20 degrees to the south, the BEOHA side.
 2. The top plate has rotted away.
 3. Support poles mechanism is substandard, wood surrounds a metal pipe.
 4. The surface paint/ stain is peeling.
 5. Repair would leave a questionable looking fence and still below the standard of the remaining Bridle Estates wooden fence.



Figure 16 Branch leaning against the fence



Figure 17 Fence leaning at least 20 degrees



Figure 18 Top plate missing adding to the acceleration of deterioration.



Figure 19 post constructed with wood surrounding a pipe which has contributed to the lean in the fence



Figure 20 note the bow in the fence and deteriorating boards

Recommendations - Bridlecrest Road to west perimeter fence (137, 141,145 Road)

The branch leaning against the fence should be removed

Due to the present state of the fence behind 137,141,145,149, and 153 Bridle Estates Rd, replacement of this section of fence with vinyl fencing identical to that along 24st is highly recommended. It would be aesthetically more pleasing, less long-term maintenance and in line with the strategy of maintaining the standard of using vinyl fencing to replace deteriorated fencing in Bridle Estates. Although some sections of the fence behind 149 and 153 Bridle Estates Road is in a reasonable state of repair it is suggested that the entire fence behind these villas be replaced for aesthetics.

Observations – West wooden perimeter fence

- This fence is in relatively good repair. In 2016 the fence was inspected. Some deficiencies were identified. Repairs were made by Bridle Estate volunteers. Sacrificial boards, with galvanized metal shields were added by Bridle Estate volunteers to prevent damage to the posts by grass trimmers. The early identification and addressing of failure mechanism has resulted in this fence requiring little in the way of repairs and structurally sound after at least 15 years of life.
- In 2017 a light power washing was completed on the Bridle Estates side of the fence to eliminate the “feed lot” appearance as some owners described the fence. Care was taken to not remove the treated surface to avoid wood decay from moisture. The patina that remains varies from weathered to sun bleached.
- In 2024 a sound barrier was installed as part of the construction of the west link of Stoney Trail at no cost to Bridle Estate home owners.
- The sound barrier runs parallel to this section of fence. There is roughly a 30-inch space between the wooden fence and the sound barrier. The space has a ground layering of $\frac{3}{4}$ ” (+) crushed rock. Weeds have been observed growing in this space and have been eradicated by a volunteer.
- In a few locations the bottom rail of the fence is above grade and there is a small amount of crushed rock migration from the sound barrier side.
- Some of the posts have twisted and bowed but are solid.
- One sizable area of Vole activity was noted at 129 Bridle Estates Road.
- There are only minor occurrences of material piled against the fence along this section.
- The fence committee members involved in the inspection spent some time discussing the process to removing the wooden fence if at some time this is a go forward strategy.

A crane or front-end loader could be used to remove the panels (intact) working from the Stoney trail side of the sound barrier. The panels would have to be cut free from the posts. The post could be cut leaving about 6 inches above ground and a barrier secured from post stub to post stub to retaining the $\frac{3}{4}$ " (+) crushed rock. Most of the wood could be recycled reducing the cost of the project. The cost of the take down, as a high-level estimate, would be less than applying a coating of stain.



Figure 21 West perimeter fence irrigation sprinkler washed, sun bleached and rustic patina.

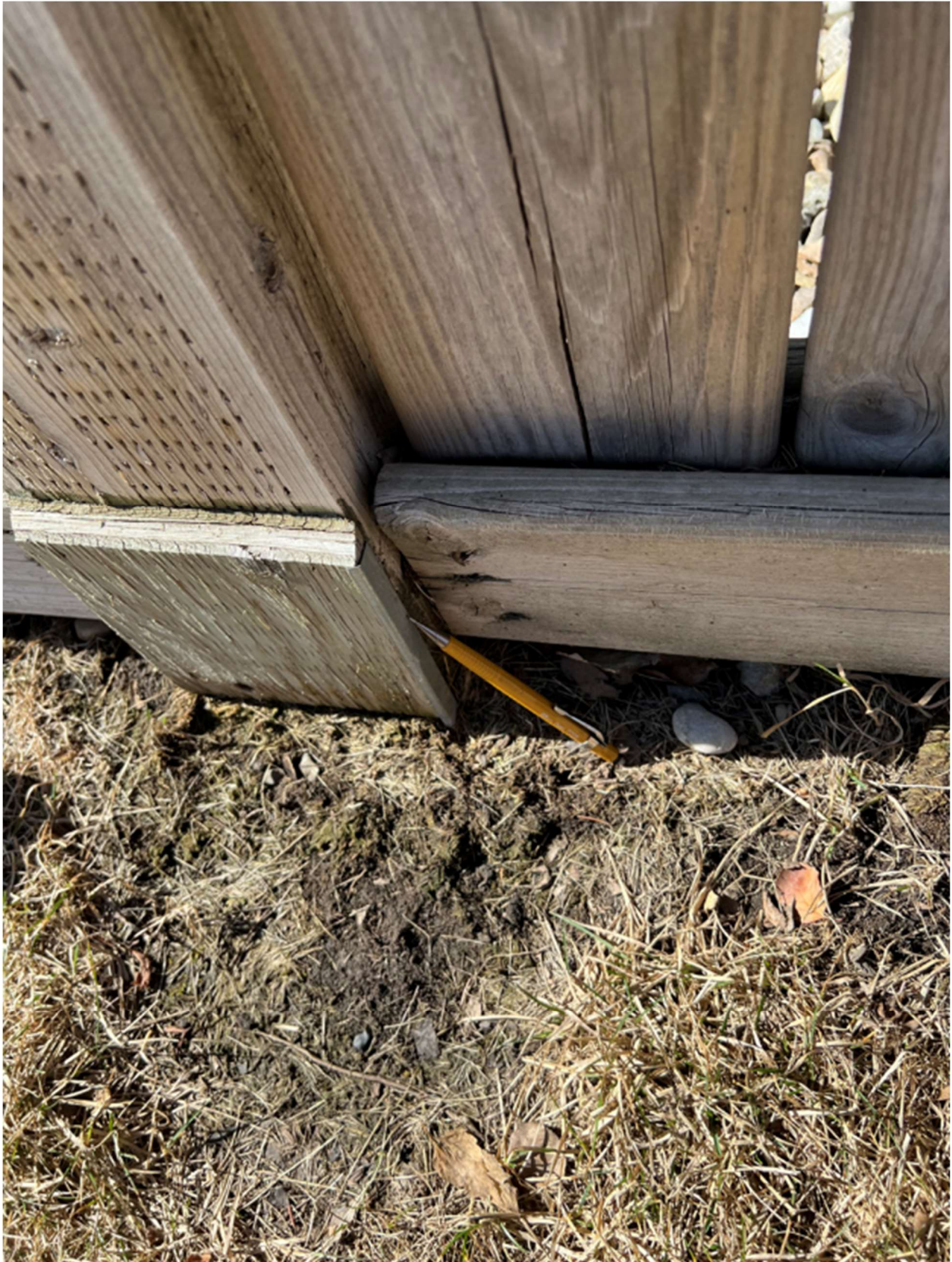


Figure 22 Sacrificial board with metal edge installed in 2016 saved penetrating the PWF water proofing.

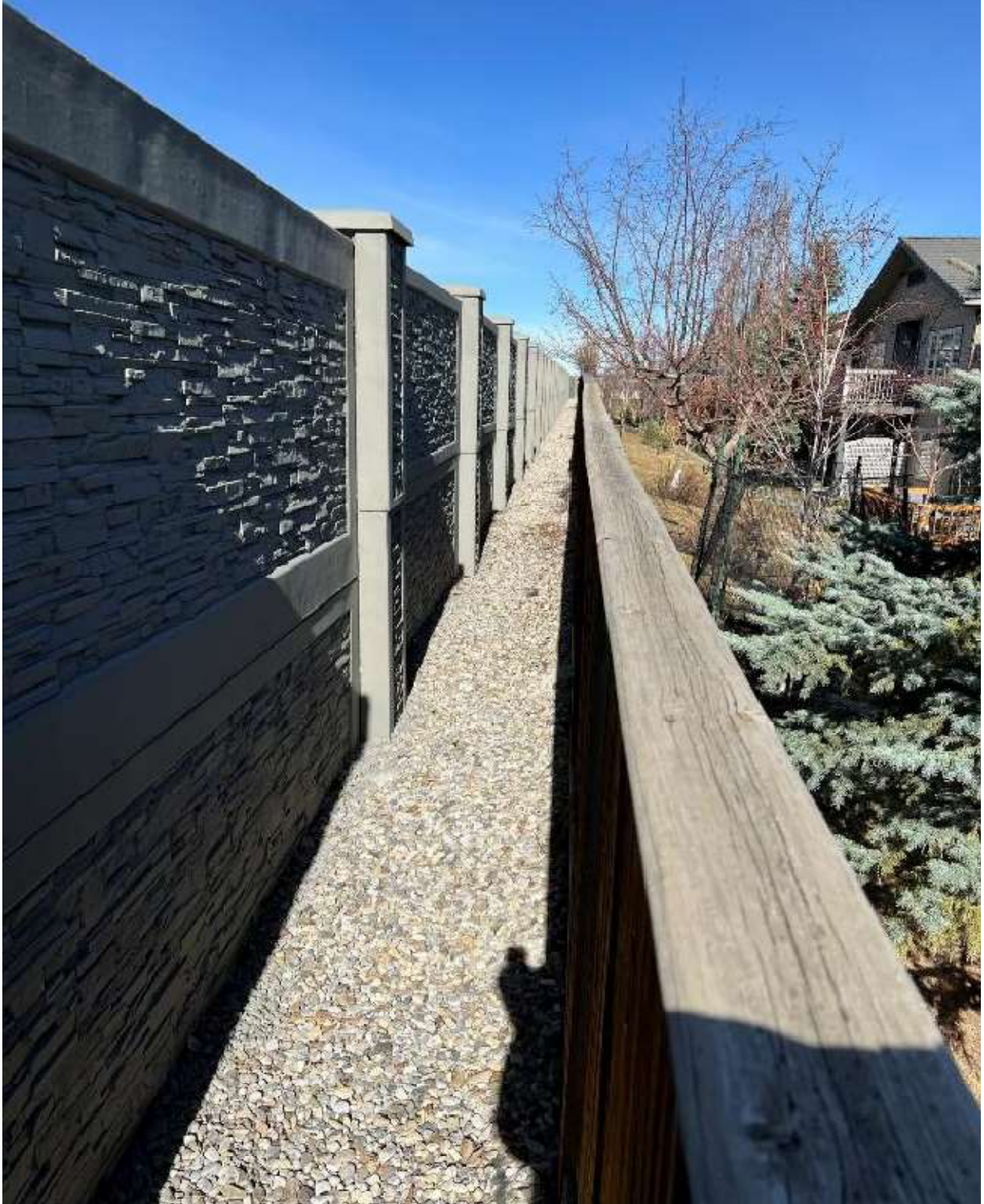


Figure 23 Gap between the sound barrier and west perimeter fence; 3/4 inch crushed layered base between the two fences.



Figure 24 Second view of the gap between the west perimeter fence and sound barrier; note the intact condition of the top plate.



Figure 25 West perimeter fence indicating 3/4 inch plus seeping beneath the bottom rail.

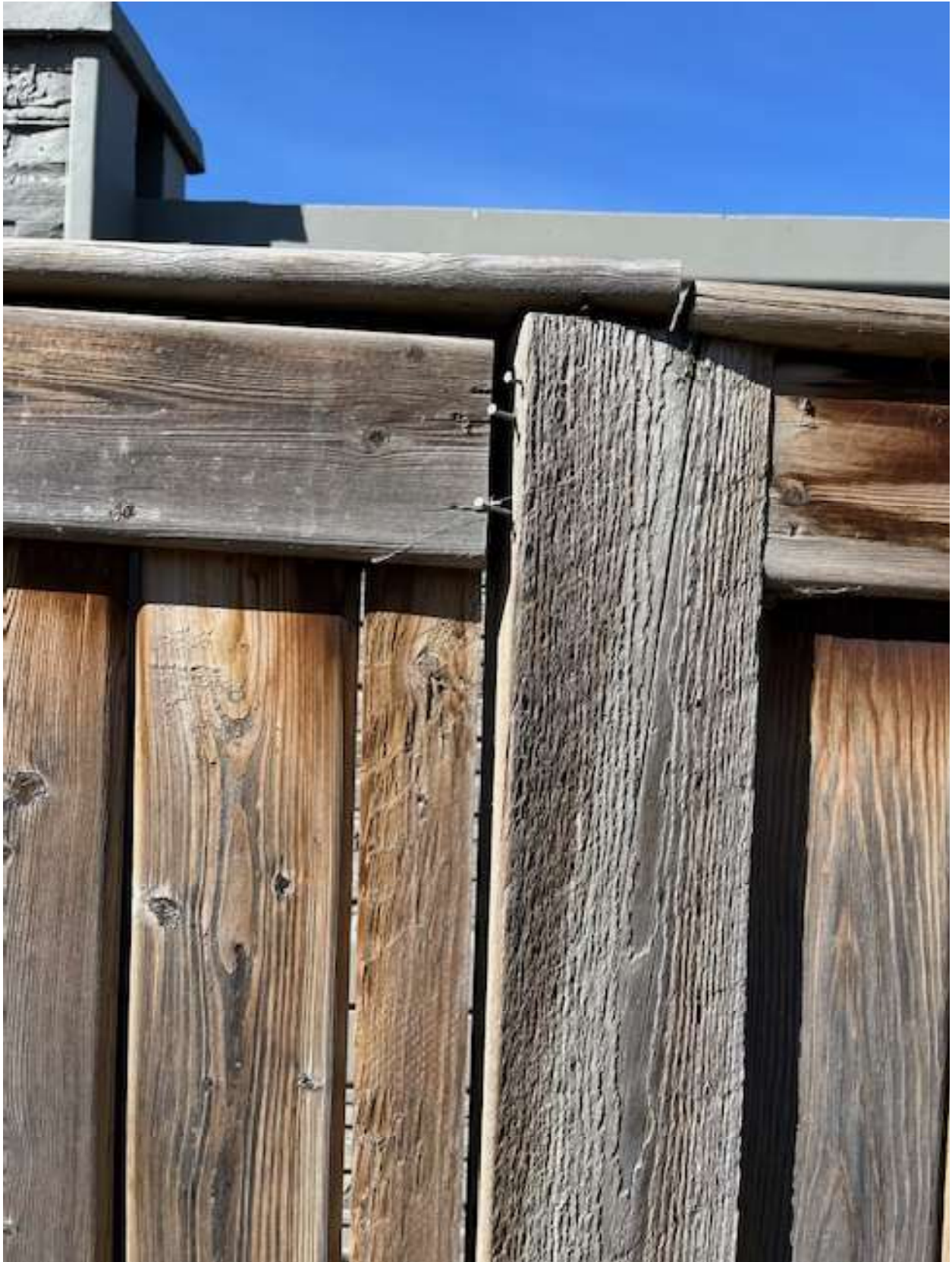


Figure 26 West perimeter fence indicated a twisted post resulting in some pull away of the top rail.



Figure 27 Vole activity at 129 Bridle Estates Rd

Recommendations - West wooden perimeter fence

1. The minor repairs such as addressing the barrier board permitting the $\frac{3}{4}$ " crush to seep below the fence and the minor separation of rails from the post should be completed.
2. Weed growth between the sound barrier and wall should be monitored and any growth eradicated.
3. No other maintenance is suggested other than monitoring .

Observations South Perimeter Fence

- This section of fence runs from the vinyl fence along 24st to the fence adjacent to the sound barrier fence.
- This fence is in relatively good repair. In 2016 the fence was inspected. Some deficiencies were identified. Repairs were made by Bridle Estate volunteers. Sacrificial boards, with galvanized metal shields were added by Bridle Estate volunteers to prevent damage to the posts by grass trimmers. The early identification and addressing of failure mechanism has resulted in this fence requiring little in the way of repairs and it is structurally sound after at least 15 years of life.
- In 2017 a light power washing was completed on the Bridle Estates side of the fence to eliminate the feed lot appearance as some owners described the fence. Care was taken to not remove the treated surface to avoid wood decay from moisture. The patina that remains varies from weathered to sun bleached.
- This fence is in good repair and matches that of the west perimeter fence.
- There is some bowing in the fence, leaning north into Bridle Estates.
- The posts are imbedded in concrete which would make straightening the fence a difficult task.



Figure 28 South perimeter fence: rustic patina and fence components requiring no maintenance.

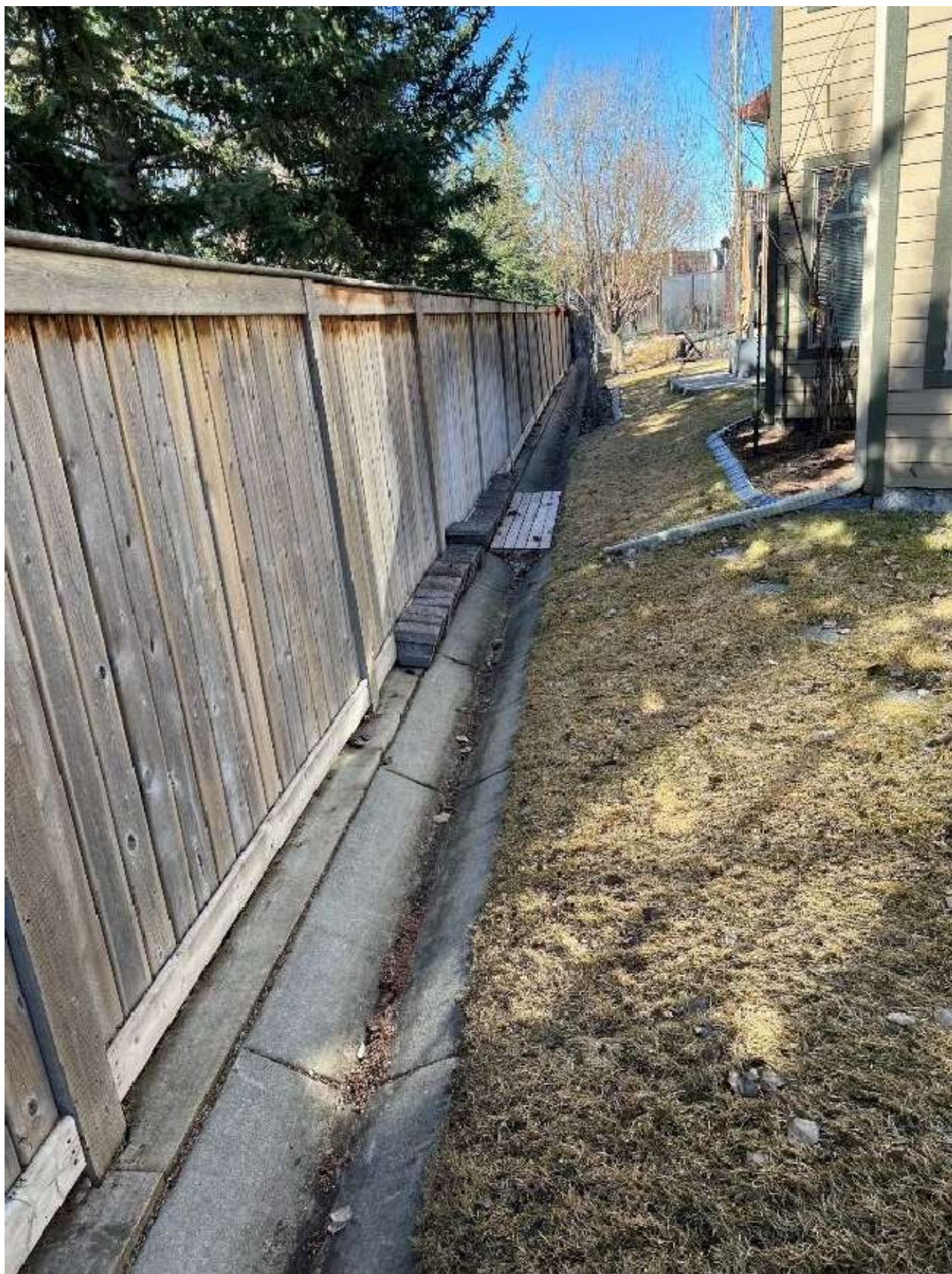


Figure 29 South perimeter fence; the material is not blocking water flow and the owner has agreed to remove the material



Figure 30 the south perimeter fence showing the lean to the south. The posts are embedded in concrete rendering the fix to vertical a relatively expensive task.



Figure 31 South perimeter fence indicating a top plate in good condition and the non-bow to the south.

Recommendations - South Perimeter Fence

1. The recommendation at this time is to do nothing to this section.

Pavilion

Observation – Pavilion

- A walk around the exterior revealed no issues.
- The interior walls are white washed wood material. The walls have scuff marks.
- The exterior of the pavilion was painted in 2023 including the railing.



Figure 32 General view of the Pavilion, no exterior maintenance identified



Figure 33 Interior wall of the pavilion indicating the white washed-stained walls.



Figure 34 Interior of the pavilion indicating the scuff marks on the wall.

Recommendations – Pavilion

1. The interior walls should have a coating of white wash ~~stain~~ applied if for no other reason than to inform non resident users that the facility is well maintained and any visitors should demonstrate a respect for the standard of up keep.

Exercise Machines

There are two exercise machines located at the east end of the linear park.

Observations - Exercise Machines

- These machines are maintenance free.
- No deficiencies were identified other than very minor signs of rust in a few locations
- Several users were interviewed and no issues with use were identified.
- In the past several holes were drilled in low spot components to drain any water accumulation.



Figure 35 Dual glider exercise machine in the linear park



*Figure 36 Rowing machine in the linear park***Recommendation Exercise Machines**

Recommendation – Exercise machines

1. The machines should be monitored on a yearly basis for defects.

Attachment – Real Property Report for 149 and 153 Bridle Estates Rd indicating the fence is on the Bridle Estates side of the swale



Real Property
Report_153 B E Rd.pdf

Bridle Wood Estates Fence Maintenance History

2016

- A Fence Report was issued in January of 2016.
- The fence behind 147 Bridle Estate Mews was straighten in the summer
- Sacrificial boards were installed on every fence post in the summer
- The Fence adjacent to the condo building was stained in the summer
- Touch up paint was completed on the architectural fence in the summer

2017

- Power washed Urban Type 1 fence during the summer

2018

- The fence along Bridlecrest Rd was stained
- The cracking of panels of the Architectural Fence was investigated and 1 panel replaced using a MDF siding panel
- Replacement of 3 cap boards on the urban type 1 fence and reinforcing about 14 weak joints

2019

- Extensive investigation of failure of the panels on the Architectural Fence.

2020

- Architectural Fence replaced with a vinyl fence at a cost of \$70,300. Central Alberta Fencing was contracted to remove the existing fence and replace it with a vinyl fence.
- Condo Fence inspected and report written

2021

- All fences inspected and report written

2022

- After considerable work with the City, the gap in the fence line at the south end, along 24th Street was closed off at a cost of \$4,700. Central Alberta Fencing was contracted to install the vinyl fence.

2023

- Chain link fence spot repairs were completed by Central Alberta Fencing at a cost of \$4,800.

- Post guards on the 24th Street fence were adjusted as a result of ground settling.

2024

- Condo Fence replaced with vinyl fence identical to fence on 24th street, funded by condo board