The Neighborhood Fence Replacement Program is based on neighborhood initiative and support. To begin:
1. Form a Neighborhood Fence Committee responsible for spearheading the project through its fruition and providing ongoing coordination and outreach to neighborhood residents.
2. Hold neighborhood meetings to discuss the program and determine if there is support.
3. Work with the city’s neighborhood liaisons to organize neighborhood-wide meetings so residents can become familiar with the program and process.
4. Organize a meeting between the Fence Committee and the city’s Public Works Department to review photos and the costs for the fence design.
5. Determine which financing option to use:
   • Special Improvement District (for masonry fences) or
   • General Improvement District (for all fence types)
6. Prepare and circulate appropriate petition for the selected financing option.

For more information, call Neighborhood Services at 303.739.7280, or go to auroragov.org/liaisons.

FENCE TYPES

MASONRY FENCING
requires minimal maintenance, unlike wooden fences that require staining, picket replacement and regular inspection to ensure that they are holding up in the elements. Masonry fences are extremely attractive and help reflect noise from traffic. A number of styles of masonry fence design have been developed by the city to assure consistent quality and a pleasing appearance, while at the same time providing a range of cost options.

COMPOSITE FENCING
has the natural beauty of wood without rotting, splintering and staining. Composite fencing may be considered a more environmentally friendly choice among fencing options, because it is typically made from a combination of recycled/reclaimed plastic and reclaimed wood, materials that may otherwise go unused in landfills. However, the expected life of the composite fence material is not as long as a masonry fence.

CONTACT US

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Neighborhood Services Department
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Although most residents enjoy a great deal of pride for their neighborhood, over the years, they might become concerned that the fences lining the exterior boundaries are falling into disrepair. Residents living on the perimeter or adjacent to the fence are responsible for upkeep of their portion of the fence, or in some cases, an HOA, but over time such upkeep has created a hodgepodge of fences, some in better shape than others.

Aurora created a Fence Replacement Program that offers numerous masonry or composite-material fence styles that are much more durable than wood fences. In addition, masonry and composite fences require little maintenance, increase security and are maintained by the city.

Neighborhoods that choose to participate in the program have two financing options – a Special Improvement District (for masonry fences only) or a General Improvement District (for all fence types) – both designed to meet unique neighborhood needs. In either case, the city serves as the facilitator, assisting in finding financing from a third-party provider.

<table>
<thead>
<tr>
<th>SPECIAL IMPROVEMENT DISTRICT (FOR MASONRY FENCES ONLY)</th>
<th>GENERAL IMPROVEMENT DISTRICT (FOR ALL FENCE TYPES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The city owns and maintains the fence through an annual maintenance fee, which is set by the city’s Public Works director and collected in perpetuity.</td>
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</tr>
<tr>
<td>• The cost of the fence is paid for through an assessment which may be paid in whole or in installments over a 10- to 20-year period, depending on market conditions and banks’ willingness to lend.</td>
<td>• The cost of the fence is paid through an annual property tax imposed over the life of the financing, typically 10 to 20 years and subject to financial market conditions.</td>
</tr>
<tr>
<td>• The assessment is not tax-deductible.</td>
<td>• The property tax can be tax-deductible for those who itemize deductions.</td>
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<tr>
<td>• Assessments paid by homeowners can vary depending on their proximity to the fence. Homeowners living next to the fence may pay more than residents living on the interior of the neighborhood.</td>
<td>• The property tax rate will be the same for each property owner in the district, but the actual amount paid by homeowners will vary depending on the assessed value of their property.</td>
</tr>
<tr>
<td>• To begin the process, the neighborhood must present a petition of interest with signatures from 33 percent of the property owners.</td>
<td>• To begin the process, the neighborhood must present a petition with signatures from 30 percent of the registered voters in the proposed district.</td>
</tr>
<tr>
<td>• In order for City Council to approve the Special Improvement District, a Special Improvement District Petition must be circulated and submitted with signatures representing two-thirds of the estimated total assessment for the fence project. City Council will then hold a public hearing to form the Special Improvement District.</td>
<td>• City Council will hold a public hearing to place the questions of forming the district and levying a tax to pay for the fence on the November ballot. If voters approve the measures, City Council will then form the district.</td>
</tr>
<tr>
<td>• Only homeowners are eligible to participate in the petition process.</td>
<td>• Any registered voter in the proposed district may vote on whether to create a General Improvement District.</td>
</tr>
<tr>
<td>• After the fence has been built, City Council will hold a second public hearing to determine property assessments.</td>
<td>• After the fence is built, City Council will levy a tax to pay for the fence on the property within the district.</td>
</tr>
</tbody>
</table>