



December 22 ,2023

Dear Homeowner of Travis Ranch,

**RE: Board of Directors approval of Variance to Community Wide Standard: Trash Can Screening**

We are pleased to announce our assistance in expediting the ACC (Architectural Control & Conditions) approval process for trash container screening as listed below:

**Trash Containers Rules and Regulation:**

- Trash and/or garbage must be kept in sanitary containers with a lid.
- Trash bins are not permitted to be visible on non-trash pick-up days.
- Trash and/or recycle bins must be stored outside of the public view in garage, behind the AC or backyard.

**Trash Can Screening (please SEND all required information below to expedite the approval process):**

- You may shield them with **live mature** bush/shrub screening at the time of planting (must be tall enough to block trash cans; ex: see photo 5); an "L" shape fencing or one-panel that matches the current fence in your yard. The screening must be five (5) feet from the front façade of the home.
- Screening must not restrict neighboring Lot access to their side yard and may not block access to the AC unit for repairs and maintenance.
- **SEND:** A reference picture of the "L" shape fencing (ex: see photo 1 & 2); one panel (see ex: photos 3 & 4) or bushes that will be used.
- **SEND:** Measurements (size) if installing a concrete pad.
- **SEND:** A copy of the survey of your Lot or photo **marking** the location of the project. (ex: see photo 6)
- **SEND:** Height of the fencing which must be at least 48 inches (4ft) and no greater than 72 inches (6ft).
- **SEND:** The stain color which must match the perimeter fence on the property. Approved stain colors are Sherwin Williams: Banyan Brown #3522, Sable Brown or clear on the natural wood.

To ensure a speedy approval process, please forward all information listed above to - [ACC Request Form \(travisranchhoa.com\)](https://travisranchhoa.com).

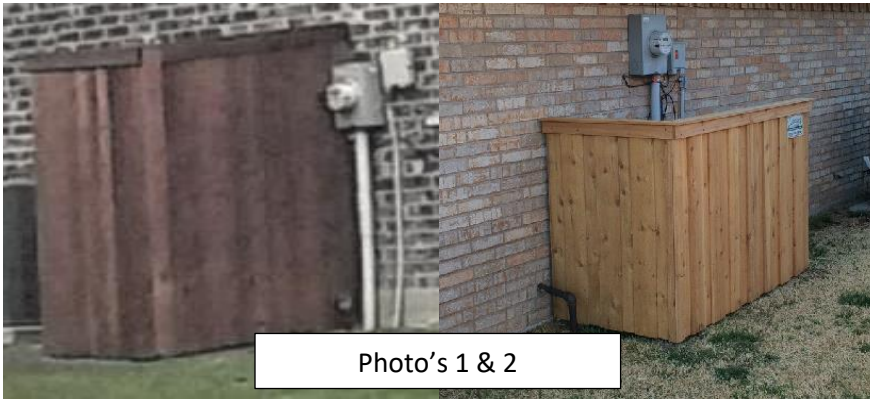
\*Potential contractors in the neighborhood who have completed trash can screenings at \$400-900 without stain depending on one- or two-sided fencing and extra if a pad is requested. Adding the L-shape to the plans does push most estimates from the contractors we surveyed closer to the \$900 range. It was found that most single panel screening estimates to be closer to the \$400 portion of the price range mentioned above.

John Soley, carpenter at [jsoley09@yahoo.com](mailto:jsoley09@yahoo.com), 214-797-6184 or [\(4\) Facebook](#) GalMad Creations

Dennis Garwitz, carpenter/journeyman electrician at [jrdtg9080@gmail.com](mailto:jrdtg9080@gmail.com) or 972-729-0506

Contractor materials could include depending on size and/or pad chosen:	
3-6, 13 gauge steel posts	14-22, cedar fence pickets (weathers the best without rot)
3-6, post caps	1 box, 1-1/4 screws
9-12, post brackets	12-15, galvanized lag bolts
3-6, 2x4 pressure treated lumber	Stain or polyurethane
2-4, bags quickest concrete for posts (extra for pad)	

\*Note: listed contractors work product is not guaranteed by Travis Ranch POA or Essex Management, LLC



Photo's 1 & 2



Photo's 3 & 4



Photo 5

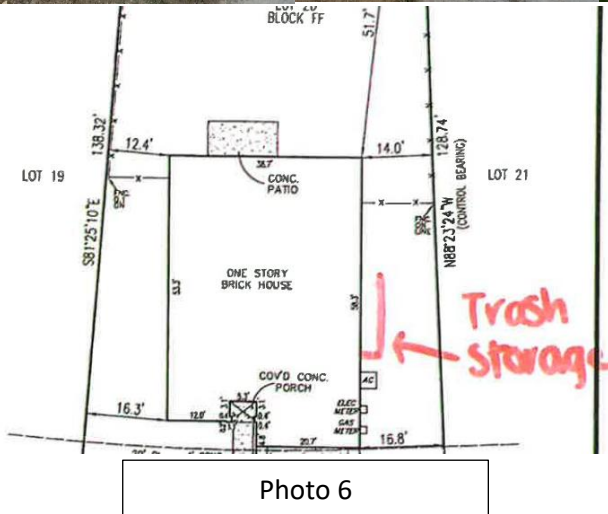


Photo 6

If you have any further questions about trash can screening, please email [acc@essexhoa.com](mailto:acc@essexhoa.com). We appreciate everyone doing their part to make this a beautiful and safe community!

Sincerely,

Essex Association Management, LP  
Community Association Manager for Travis Ranch Homeowners Association Inc.

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