

## UPCOMING Residential Deed Restriction INSPECTIONS

During October and November, the Association's Community Standards Coordinators will be out performing deed restriction inspections in the following villages/neighborhoods:

**October: Sawmill Lake,  
Shipman's Landing and Sienna Oaks**  
**November: Steep Bank East,  
Steep Bank West, and Waters Lake**

The Association encourages all residents to take a few minutes and look over their property for any potential Deed Restriction issue that may result in a violation.



## ASSOCIATION AUDITS Available

The 2023 audits for the Sienna Associations are now complete.

These audits are available online at Siennanet > Administration by Association. For further information or questions, please contact Michael Dei, Director of Finance, via email at [michaeld@clubsienna.com](mailto:michaeld@clubsienna.com).

## Important Tips on FENCING



When repairing or replacing fencing there are several important items to keep in mind. The Association encourages you to reach out to your neighbors before working on shared or 'good neighbor' fencing (alternating panels). Another important step is to make sure that your fence is not Association owned 'Community Fencing'. Some brick, iron, and wood fences, primarily located along common areas or major boulevards, belong to the Association. Please contact the Association office for specific locations of community fencing or email [operations@clubsienna.com](mailto:operations@clubsienna.com) to verify if you share Association fencing. You can also review the *Community Fencing Guidelines* on [siennanet.com](http://siennanet.com) in the Resource Library. When replacing a fence, if you are replacing it 'like-for-like' you do not need to fill out a Modification Application. It is important to keep the following guidelines in mind when replacing wood fencing.

- All wood fences are to be constructed with number two (#2) cedar 1' by 4' by 6' pickets (sizes are approximate); number two (#2) treated southern yellow pine posts and rails, unless otherwise approved by the Association. Please communicate this information to your fence contractor and make sure they are using the correct materials.
- 4' or 6' (size is approximate) rot boards are permitted.
- Wood fences may not be altered in any form or fashion to incorporate any artistic design, cut-outs, wagon wheels, etc.
- Some sections of the community have upgraded wood fencing on the property and the fencing must be replaced in the same size, style, and material.

The staining of resident owned fences is permitted if an Association approved stain color is used. Painting of fences (either side) is not permitted. Only one approved fence stain color may be used on a fence. A list of pre-approved stain colors is available on Siennanet - Click on Modifications Tab, Approved Fence Stain. Non-pigmented wood sealant (clear coat) is permitted. Residents may not stain or paint 'Community Fencing' (refer to above to confirm). More detailed fencing guidelines can be found in the *Property Modification and Maintenance Guidelines* available under the Modifications tab at [www.siennanet.com](http://www.siennanet.com). If you have additional fence questions, email [modifications@clubsienna.com](mailto:modifications@clubsienna.com).

## You Can Pay Your Assessments AHEAD OF TIME!

Sienna residents are welcome to make payments to their Association account prior to receiving their 2025 Assessment statements. Residents who wish to make payments in advance of the January deadline can do so without a formal payment agreement. Any payments made prior to the January 31, 2025 deadline will be credited immediately. This is a great way to make installment payments without incurring any fees or interest! For more information, email [assessments@clubsienna.com](mailto:assessments@clubsienna.com). To begin making payments right away, visit Siennanet and click on 'Assessments' on the home page.