



Consultions INC.

Your HOA Partner — Built for Managers, Trusted by Boards

HOA Fence Material Comparison Guide

Designed for Community Managers & HOA Boards in DFW

WHAT'S INSIDE

This document will help you make faster, more informed decisions with a clear breakdown of cost, lifespan and expected maintenance across the most common HOA fencing materials.

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SECTION 01

Choosing the Right Fence for Your Community

Fence replacement is one of the most visible and high-impact capital projects for any HOA. The right material affects:

- Long-term maintenance costs
- Community appearance and property values
- Resident satisfaction
- Replacement cycle timelines

This guide provides a clear, side-by-side comparison of the most common HOA fencing materials used across North Texas.

AT A GLANCE

Quick Comparison Table

MATERIAL	COST RANGE (INSTALLED)	LIFESPAN	MAINTENANCE	BEST FOR
Cedar Wood	\$\$\$\$	12–18 yrs	Medium	Traditional neighborhoods
Pine Wood	\$\$\$\$	8–12 yrs	High	Budget-conscious HOAs
Composite	\$\$\$\$	25–30 yrs	Low	Long-term, low maintenance
Wrought Iron	\$\$\$\$	20–30 yrs	Low	Perimeters, visibility
Vinyl	\$\$\$\$	20–30 yrs	Low	Uniform, clean look

Note: Pricing varies based on scope, terrain, and access.

SECTION 02

Material Breakdown

Cedar Wood

MOST POPULAR HOA OPTION

PROS

- Natural, high-end appearance
- Widely accepted by HOA guidelines
- Moderate lifespan

CONS

- Requires periodic staining/sealing
- Can warp or fade over time

BEST USE

Community perimeters and interior lot fencing where aesthetics matter.

Pine Wood

BUDGET OPTION

PROS

- Lower upfront cost
- Readily available

CONS

- Shorter lifespan
- Higher maintenance over time
- More prone to warping and rot

BEST USE

Short-term solutions or budget-restricted communities.

CONTINUED

Material Breakdown

Composite Fencing

PROS

- Long lifespan (25+ years)
- Minimal maintenance
- Consistent appearance

CONS

- Higher upfront investment

BEST USE

HOAs planning long-term capital improvements with reduced maintenance costs.

Wrought Iron / Metal Fencing

PROS

- Extremely durable
- Low maintenance
- Ideal for visibility and security

CONS

- Higher upfront cost
- Not suitable for privacy

BEST USE

Perimeters, parks, pools, and entry features.

Vinyl Fencing

PROS

- Clean, uniform appearance
- Low maintenance
- Long lifespan

CONS

- Can become brittle over time
- Limited style flexibility

BEST USE

Communities prioritizing uniform aesthetics and minimal upkeep.

SECTION 03

Key Decision Factors

When selecting materials, consider:

1 Budget vs. Lifecycle Cost
Lower upfront cost often means higher long-term maintenance.

2 HOA Guidelines & ARC Requirements
Ensure materials align with community standards and approvals.

3 Maintenance Capacity
Does your HOA want ongoing upkeep—or a “set it and forget it” solution?

4 Visibility vs. Privacy
Iron = visibility and
Wood/composite/vinyl = privacy

OUR APPROACH

We Help HOAs Choose Smarter

We don't push one material—we help you evaluate:

✓ Budget constraints

✓ Community expectations

✓ Long-term maintenance goals

✓ Replacement timelines

Then we provide a **clear, board-ready recommendation.**

GET IN TOUCH

Need Help Evaluating Your Community's Fencing?

We provide:

- ▶ Free assessments
- ▶ HOA-compliant recommendations
- ▶ Clear, manager-friendly proposals

Request a consultation today.

Call (214) 799-1930 · info@ConsultionsInc.com



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