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# Estates of Brentwood 2006 Homeowner's Meeting

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# Agenda

- Special Guest:
  - Mark Strama, State Representative
- Road Construction Update
- Neighborhood update & activities
- Web Site
- Residential Report: Peter Bahrs
- Budget Report
- Fence Discussion
- Election of Directors

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# Road Project...

- **Good News**

- Contract has been awarded
- Contractor: Cash Construction
- Utility Work is close to completion for initial phase

- **Bad News**

- Official start date: September ???
- Contract still has not been signed..
- Completion Date: **300 Days**

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# Neighborhood Issues....

- **Security**

- Petty theft
- Vandalism

- **Dogs**

- Deposits
  - Please pick up....
  - City Ordinance
- Barking

- **Neighborhood pride**

- Yards
- Putting Recycling bins / Garbage cans away

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# Missing Animals

- Neighborhood has had ~8 cats killed
  - Coyotes and / or foxes
- Animals left out at night
- Can not expect assistance from the City of Austin

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# Park & Maintenance

- **Park**

- Tree trimming
- Path repair
- Brush & debris pickup
- Fires

- **Maintenance**

- Minimal maintenance along Anderson Mill Road
- Trash pickup is stopped until after road project
- Restricted watering

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# Architectural Committee

- **Function**

- Monitoring the guidelines of the Convenances
- Safeguard; Helps protect our property value
- Review proposals: Fences, Major landscaping, etc.

- **2006-7 Activities**

- If you planning changes, please contact them first....

- **Committee report**

- John Ryder

# Park Sign....

## Old Sign

Large

Needed major repairs

Very costly to repair

## New Sign

Smaller

Better quality materials

Easier to maintain



# Detention Pond Signs...

- No Trespassing Signs
  - City of Austin
- Have had issues in the past in these areas
  - Vehicles driving in them
  - Individuals in these areas not from EoB
  - Fires



**Estates Of Brentwood**

# Garbage Cans....

Complying with Article VIII, Section 12 / Page 12 of the covenants

***"All trash, garbage, or waste matter shall be kept in adequate containers constructed of metal or plastic materials, with tightly-fitting lids, which shall be maintained in a clean and sanitary condition and kept from public view."***



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# Brentwood HOA Web Site

- Thank you to Rich Siegmund
- Lot of content...
  - Covenants, Articles, Minutes, Finance reports, etc.
- Board would like to make this the primary communication instrument with Homeowners...
- Need email addresses

# Brentwood HOA Web Site con't.

Home - Microsoft Internet Explorer  
Address: http://estatesofbrentwood.org/default.aspx

## Estates of Brentwood

Sponsored by the Home Owners Association

- Home
- Documents
- FAQ
- Images
- Policy Letters
- Links
- Future Projects
- HOA Board and Committees
- Events Calendar
- Our Neighborhood
- Map and Directions
- Site Map
- Contact Us

### Your 2006 HOA Board Members:

- Pat O'Rourke (president)
- Bob Roach (secretary)
- Mark O'Connor (treasurer)
- Kelly Bahrs
- John Ryder
- Richard Siegmund
- Randall Stephens

### News Items:

Annual Meeting 3pm on Sept. 10th

**Hail Damage** was found on several homes on Rockwell Place from the April storm. You may wish to have your own roof checked for damage.

A powered lawn edger was taken from the open garage of a home on Rockwell Place in early August. This type of **petty theft** can be avoided by keeping your garage door closed if you are not present.

2006 Neighborhood Listing (name/address)  
2004 Q & A regarding roadwork

Looking to **Advertise**?  
Contact webmaster regarding this space !!

### Volunteers Needed !!

Please contact webmaster to help out on the Social Committee

Home | Contact Us | About Us | Site Map

Powered by Microsoft Office Live

start | 100% | 9:00 PM Monday 9/4/2006

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# Residential report....

- Peter Bahrs
  - 11412 Rockwell Place

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# Budget Report

- 2005 Report
- 2006 Budget
  - Same as 2005

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# Fence Discussion

- History
- Board discussion
- Fence Alternatives
- Examples
- Surveys
- Plans

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# Fence History

## ■ History

- Constructed 1996
- Different design / purpose
  - Subdivision Fence: Built prior to homes being built
  - Metal poles, heavy boards, stained, etc.

## ■ Past Fence maintenance activities

- Car accident repair ( ~ 1998 / 1999 & 2005 )
- Repaired loose boards / Stained fence ( 2000 )
  - Anderson Mill Road & Centennial
- Stained fence
  - Centennial ( 2002 )

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# Origin of Fence....

From: Leon Whitney

To: Pat O'Rourke

You asked about my original intention when I had the entrance monuments and custom designed fence built on Anderson Mill Road. These improvements were paid for by my company, **Rockledge, Inc.**, as part of the development costs of the Estates of Brentwood. The custom fence along the road was built all at once. It was not built piecemeal by the builders as they began construction of each new home as were the standard six-foot fences within this subdivision.

I consider the custom fence to be the property of the homeowners' association (HOA). As with other HOA property it should be maintained by the HOA. I would not consider it fair or practical to ask the individual homeowners who back to Anderson Mill Road to maintain the HOA custom fence just because it is located across the back of their lots. Otherwise, some homeowners might replace a portion of the custom fence with a different fence or paint "their section of fence" a different color which would look terrible. The HOA should keep control of this fence.

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# How do others do it...

- Fence maintained by homeowners
  - Two HOA examples identified by Goodwin & Associates
- Fence maintained by Association / MUD
  - Becoming the Status Quo
  - If homeowner damages fence, then homeowner is responsible for repair to fence.

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# Board discussion issues

- Ownership
- Liability
- Appearance
  - Benefits: Neighborhood or Homeowner?
  - Comments: Realtors
- Funding
- Road construction impact....

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# Realtor Comments

- Dorie Dillard ABR CRS GRI /Coldwell Banker
  - I personally and professionally feel your neighborhood would best be served to replace the fence with a higher quality concrete or stone.

Full text available in separate document

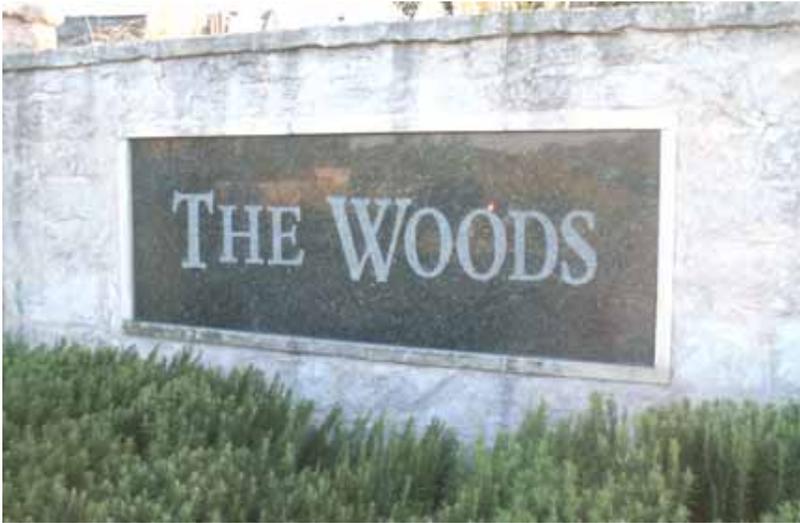
# Fence Alternatives

- Wood
  - Life span: 15 Years
  - Cost: \$27.5K
- Trex
  - Life span 20 Years
  - Cost: ???
- Hardi-Plank
  - Life span: 25-30 Years
  - Cost: \$60K
- Stone
  - Life span: 50 Years
  - Cost: \$110K

Road construction is the wild card

# Example #1

# Wooden Fence



- Owner maintained
- Columns maintained by Association
- Same rules for everyone
  - No stain / no treatment
  - Repair as needed
  - Modifications allowed

## Example #2

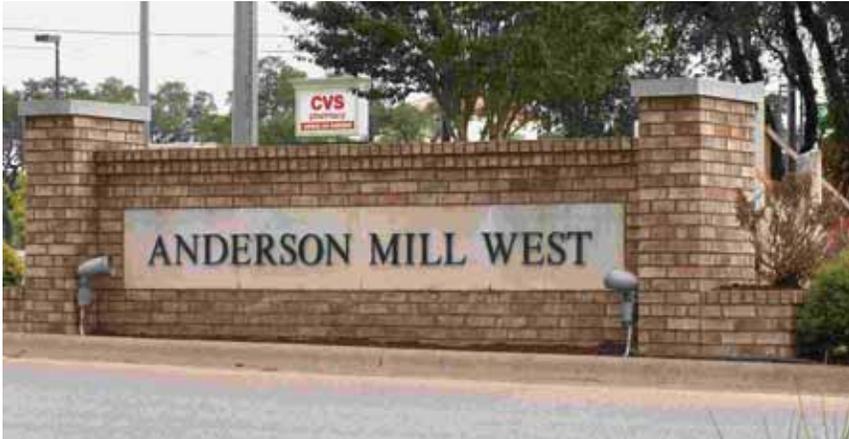
## Wooden Fence



- Association maintained
- Money was collected via dues for replacement fence.
- Interior fences: Homeowner
- Power wash and stain ~ 5 years
- Replacement life: ~15 years

# Example #3

# Stone Wall



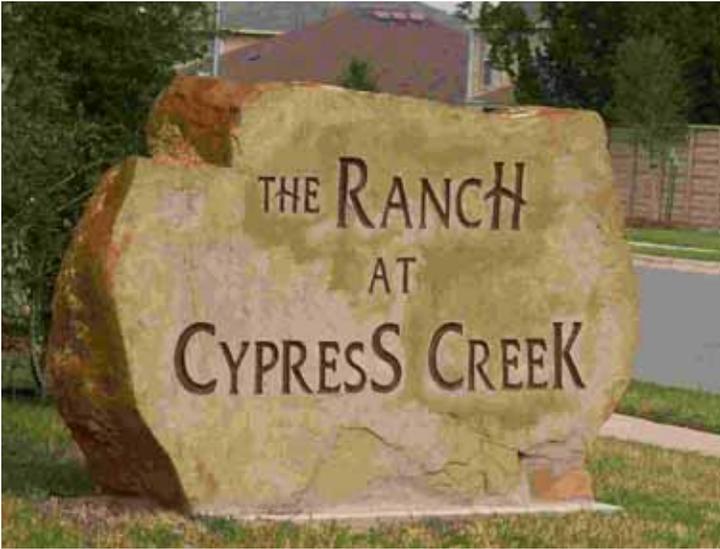
Wooden Fence Replacement  
Interior fences: Homeowner  
Replacement life: ~50 years

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# Example #4

# Hardi-Plank



Wooden Fence Replacement  
Interior fences: Homeowner  
Replacement life: ~50 years

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# Fence Survey

- **Feedback**

- Replies: 35
- Informal survey
- Thank you to those who returned them...

# Estates of Brentwood - Fence Survey

## Maintenance

6	15 homeowners on whose property the current fence sits
28	All Homeowners to ensure consistent appearance and quality
1	Neither Box Checked
<hr/>	
35	

## Replacement

5	15 homeowners on whose property the current fence sits
25	All Homeowners to ensure consistent appearance and quality
1	Neither Box Checked
4	All homeowners w/ 15 paying higher assesment
<hr/>	
35	

# Estates of Brentwood - Fence Survey

Replacement should be paid with:

9	One Time Assessment
20	Loan Repaid Over 5 Years
6	Neither
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35	

Replacement Fence - I am willing to pay for the appearance & quality of:

16	Stone
6	Concrete Plank Fence
4	Either a Stone Fence or Concrete Plank Fence
5	Wood Fence Like Current Fence
1	Either a Concrete Plank Fence or a Wood Fence Like Current Fence
3	None of the above
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35	

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# Plans..

- Review feedback from surveys and this meeting
- Follow up surveys
- Research
- Meeting with Contractor & County Engineers
- Possible vote at next annual meeting

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# Discussion....

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# New Business & Elections

- New Business
- Current Officers
  - Kelly Bahrs
  - Randal Stephens
  - Mark O'Connor
  - Pat O'Rourke
  - Bob Roach
  - John Ryder
  - Richard Siegmund

**Two spots on the Board**

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# Board Elections

- Candidates
  - Randal Stephens
  - James Muir

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# The End

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