



Estates of Brentwood 2013 Meeting

Agenda

■ General Updates

- ❑ New to the Neighborhood
- ❑ Car accidents
- ❑ Entrance Landscaping
- ❑ New Web site
- ❑ Vandalism
- ❑ West Nile Virus
- ❑ Park / Greenbelt & Pond area
- ❑ Dogs
- ❑ Garbage Cans
- ❑ Garage Sales
- ❑ Yard maintenance
- ❑ Odds and ends

■ Architectural Control Committee Budget Report

■ Election of Officers

■ New Business

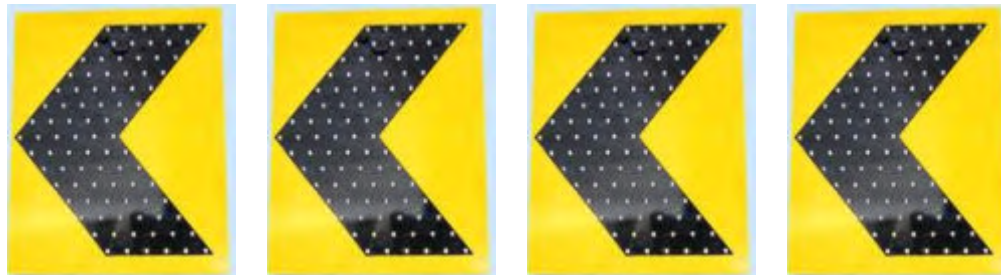
General Updates

New Neighbors....

- **Hector and Monica Llius-Arroyo**
 - ❑ 10707 Centennial Trail
 - ❑ Move In Date: 4/4/12
 - **Chris and Shannon Jones**
 - ❑ 10713 Centennial Trail
 - ❑ Move In Date: 5/9/2012
 - **Lawrence & Jennifer Leung**
 - ❑ 11416 Monet Drive
 - ❑ Move In Date: 5/31/2012
 - **Seung Hun Yoon**
 - ❑ 11408 Monet Drive
 - ❑ Move In Date: 8/01/2012
 - **Brian & Tang Nguyen**
 - ❑ 11405 Cezanne Court
 - ❑ Move In Date: 9/13/2012
 - **Suyash Shrestha**
 - ❑ 11332 Monet Drive
 - ❑ Move In Date: 2/01/2013
-

City of Austin

- City of Austin did a formal review
 - Deterrents: Guard rails, Warning signs & stripes, etc.
 - Installed “Chevron” signs



Auto Accident: Dec 31, 2012



Car fatality accident on Anderson Mill Road
Additional rear-in collision that day
Parts of AMR were shut down for 4+ hours

Auto Accident: Jan 9, 2013



Fire Hydrant
15 yr old Crape Myrtle
Sprinkler System
Landscaping: Plants, sod, etc.

Accident Update

- Obtain Police report
- Filed formal claim
 - Insurance adjustors, Quotes, Pictures, etc.
- Settlement: \$4000+

Entrance Landscaping

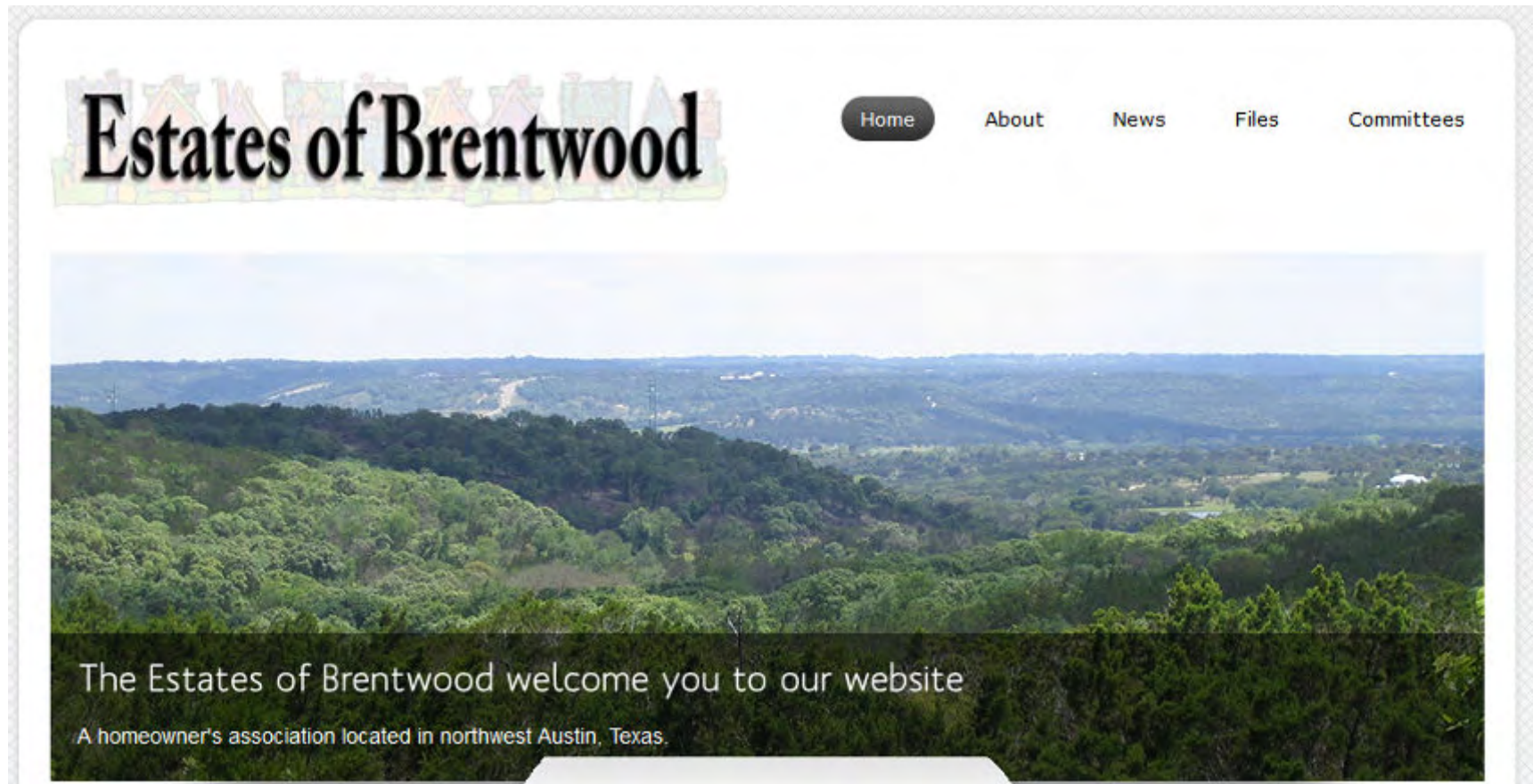
- Replaces plants that died during freeze
 - Replaces plants damaged by car wreck
 - Replaces plants that “Aggressive”
 - New Sod / fill dirt
 - Repaired sprinkler system
-

*Estates of
Brentwood*





New Web Site



<http://www.estatesofbrentwood.org/>

Demo of New Website

- Chris Jones



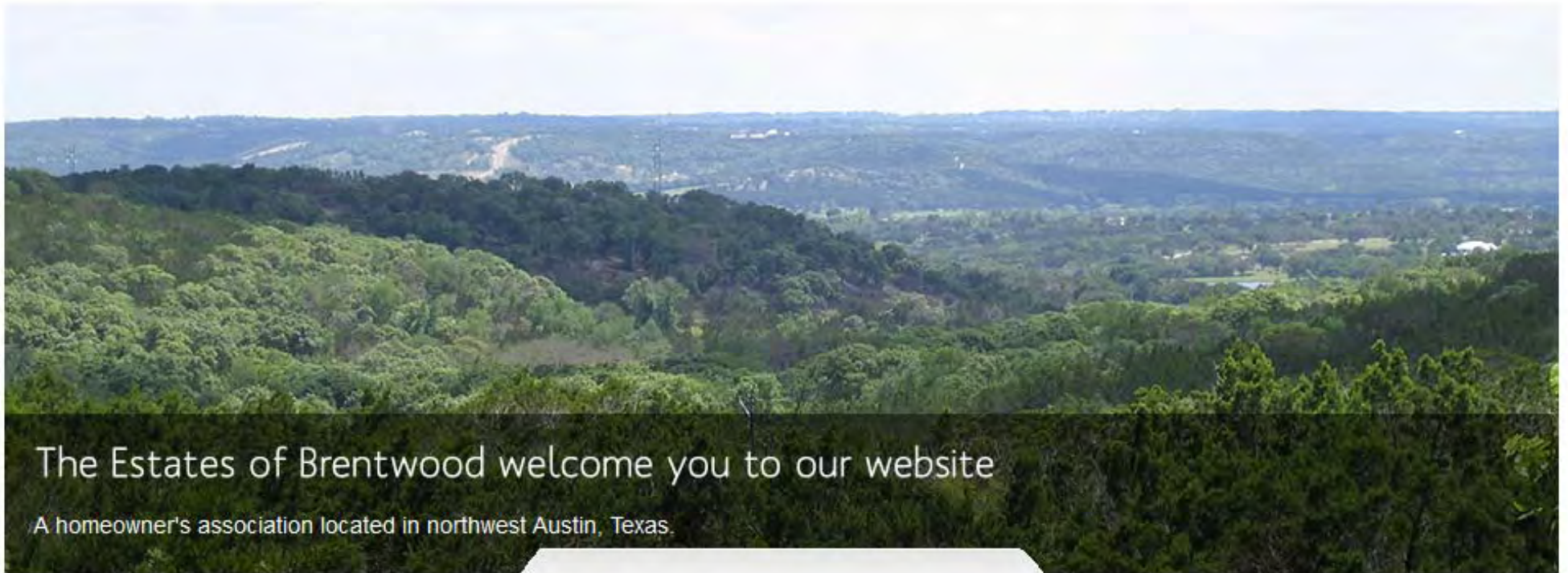
Estates of Brentwood Website

estatesofbrentwood.org

Chris Jones

April 7th, 2013

Estates of Brentwood

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The Estates of Brentwood welcome you to our website

A homeowner's association located in northwest Austin, Texas.

"Improving the community through communication"

"Improving the community through communication"

Latest News



Learn more about the latest news around our neighborhood.

[READ MORE](#) ➤

About our Neighborhood



Learn more about the Estates of Brentwood HOA.

[READ MORE](#) ➤

Get Involved



Learn how you can get involved and meet more of your neighbors.

[READ MORE](#) ➤

Follow Us!



Discussion Forum

• [General Discussion](#)

Archives

• [January 2013](#)

Search this Site



Wordpress software installed and setup

- Open source software developed since 2003
- Easily customizable to fit our needs.
- WordPress started as just a blogging system, but has evolved to be used as full content management system and so much more through the thousands of plugins, widgets and themes.

Functions currently installed

- Participants Database (i.e. Directory information for users)
- Discussion Forum (bbpress based)
- Social media links
- Twitter integration
- Google map integration
- Automated backup of website to Dropbox
- Search engine optimization
- Comment spam filters
- Google analytics
- A number of security related plugins to protect the site
- Mobile theme for smartphones/tablets

Web

Images

Maps

Shopping

Videos

More ▾

Search tools

About 7,520,000 results (0.20 seconds)

The Estates at Brentwoodwww.estatesatbrentwood.com/

View photos, floorplans and availability at Brentwood, Brentwood, TN.

1 Google review · [Write a review](#)570 Church St E Brentwood, TN 37027
(615) 370-0307**Estates of Brentwood**www.estatesofbrentwood.org/ Share

Homeowner's Association located in northwest Austin, Texas.

The Estates at Brentwood - ApartmentGuide.comwww.apartmentguide.com/.../Brentwood/...Estates...Brentwood...

Check availability and view photos, apartment amenities and community features for The Estates at Brentwood apartments in Brentwood, Tennessee.

Estates Of Brentwood Real Estate & Homes For Sale - Truliawww.trulia.com/TX/Austin,29203,Estates_Of_Brentwood/

Find Homes For Sale in Estates Of Brentwood, Austin. Search Estates Of Brentwood, Austin, Texas real estate, recently sold properties, foreclosures, new homes ...

The Estates at Brentwood - Brentwood, TNwww.yelp.com > Home Services > Real Estate > Apartments

★★★★★ Rating: 2.5 - 2 reviews

2 Reviews of The Estates at Brentwood "I have lived at Estates of Brentwood for a year and could not be happier. My view is crazy amazing...looking out over the ...

Brentwood - Apartment Ratingswww.apartmentratings.com/rate/TN-Brentwood.html

You will pay almost a month's rent even moving out for miscellaneous... full review of

Estates of Brentwoodwww.estatesofbrentwood.org/ - Cached**Estates of Brentwood**

Home

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Contact Us



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A Homeowner's Association located in northwest Austin, Texas.

"Improving the community through communication"

Latest News



Experience a new level of luxury living at The Estates of Brentwood.

[View Photos](#)

About our Neighborhood



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Get Involved



Learn how you can get involved and make a difference in our community.

[View Photos](#)

Follow Us!



Discussion Forum

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Archives

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Search this Site

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Email on the domain

- Standard email addresses based on our domain:
 - president@estatesofbrentwood.org
 - vp@estatesofbrentwood.org
 - secretary@estatesofbrentwood.org
 - treasurer@estatesofbrentwood.org
 - webmaster@estatesofbrentwood.org

 - board@estatesofbrentwood.org
 - Messages sent to this address get forward to all board members

- All of these email addresses simply forward to the correct person.

Website Content

- The basic structure of the site in terms of content has been setup.
- We are currently in the process of populating each page with useful information for our neighbors.
 - Committee details and projects
 - History of the HOA
 - Past meeting minutes past projects
 - Photos of events
- All text and structure is configurable and I am open to any and all suggestions for improvement.
- I can post new messages on the site, but I would prefer to give access to a few others to spread the workload. (Volunteers?)

Miscellaneous Setup Information

- I have setup a generic email address: EstatesBrentwood@gmail.com
 - This gives us access to Google Calendars, Google Drive, Google+
- I have setup a DropBox account using this email address that is used to backup the website on a weekly basis. (Wednesday at 2AM)
- I have setup a Facebook page for the HOA:
 - www.facebook.com/EstatesBrentwood
- I have setup a Twitter account for the HOA: twitter.com/EBrentwood
 - All new posts to the website are tweeted to the twitter account.
- I have setup a Flickr account for the HOA:
 - To easily share photos with neighbors
 - www.flickr.com/photos/estatesofbrentwood/

Neighbor Access to the website

- The website's discussion forum gives us the ability to post and reply to messages. In order to gain access to this forum, you must register on the site.

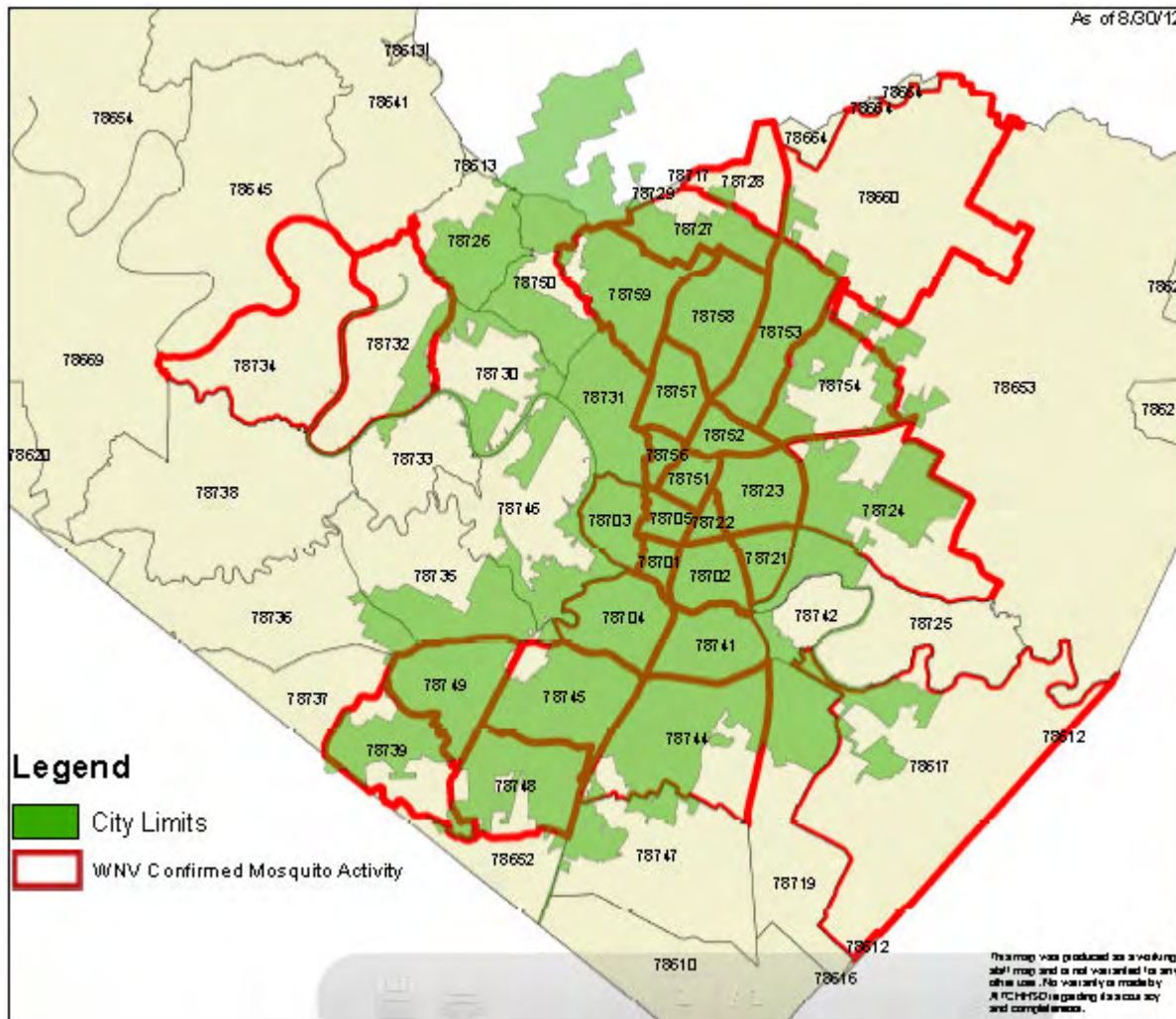
- Neighbors can register on the website using this address:
 - <http://www.estatesofbrentwood.org/wp-login.php?action=register>
 - It will request a username and email address and then send a confirmation email with a temporary password to that address.
 - The user will return to the site and login. The user then can edit their profile to include the following directory related information:
 - Full name, Street Address, Home Phone, Cell Phone, Work Phone, Spouse name, Children names, etc.
 - Once registered, the user can then comment on new posts and add replies or topics to the discussion forum.

Brentwood HOA Web Site

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

West Nile Virus

<http://www.austintexas.gov/westnile>



Travis County has seen a total of 128 mosquito pools testing positive for WNV in 34 zip codes as of Oct. 26, 2012--the highest number of positive pools detected since surveillance activities began in 2003

Park / Greenbelt & Pond Area

- Path repair
 - New trail
 - Divert water
- Removal of dead trees

Path Project.....



Path



Path



Path

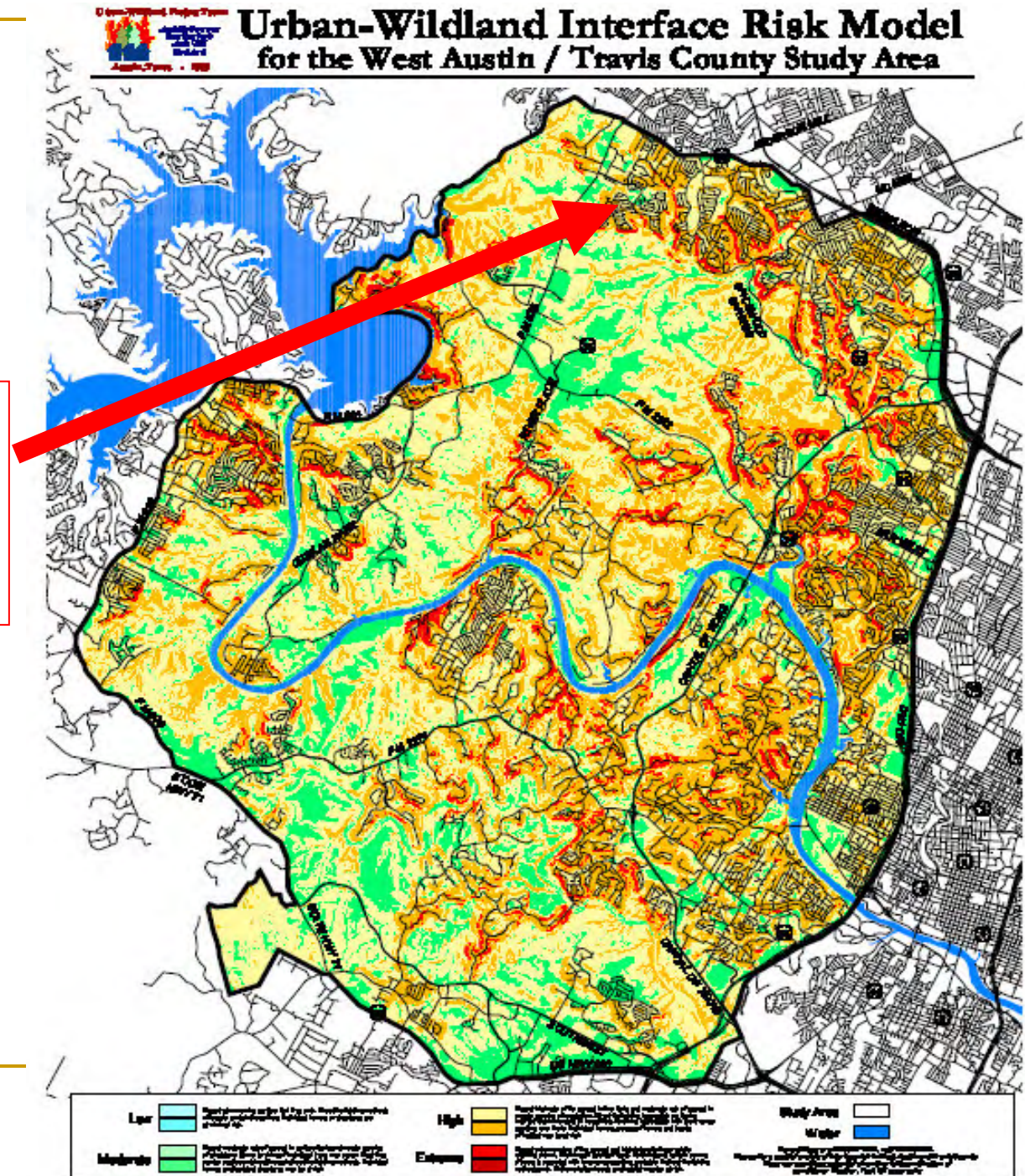


Greenbelt & Pond Area



Fire Risk....

These areas of
EoB are in the
High Risk areas



Dogs....

- Please monitor your animals
 - Being on a leash is not always sufficient
 - Please pick up after them
 - Landscaping contractors would appreciate it
 - Be observant of dogs running loose..
-

Garbage Cans

- Recycling containers add to the problem
 - Covenants / Codes / Restrictions on Garbage Cans
 - ❑ Must no be visible from street
 - Removing trash / recycle containers from the street by Wednesday evening
 - Handful of households not in compliance
 - ❑ Board ask for everyone's assistance
 - ❑ Garages / behind fences / etc.
-



Estates of Brentwood Garage Sale

As a benefit to the residents of the Estates of Brentwood, the HOA is paying for the advertising and promotion of this event.

Each homeowner participating should have their items on display promptly at 8:00 A.M.

Volunteer Identified

Please limit # of Garage Sales

Date ????

Yard Maintenance

- Please maintain your properties
 - Eliminate weeds
 - Board Policy
 - ❑ Verbal correspondence with Home Owner
 - ❑ Certified Letter
 - ❑ Property will be mowed and billed to the homeowner
-

Neighborhood pests

- **Wild Life**

- Coyote
- Fox
- Keep small animals in at night (Cats)

Architectural Committee

- **Board / Committee relationship being reviewed**
 - **Function**
 - Monitoring the guidelines of the Convenances
 - Yards, walkways, cars / trailers / boats / etc.
 - Safeguard; Helps protect our property value
 - Review proposals: Fences, Major landscaping, etc.
 - **2013**
 - If you planning changes, please contact them first....
 - **Committee contact:**
 - John Ryder
-

Social Committee

■ Function

- ❑ Would pursue general activities such as plan neighborhood get-togethers (Ice Cream social, etc.), coordinate neighborhood garage sales
 - ❑ Potentially putting together a new hard copy neighborhood directory
 - ❑ Would have a budget to work with
 - ❑ Board member would be the lead member
-

Odds and Ends..

■ Possible special Projects for 2013...

- ❑ Neighborhood Watch
- ❑ Benches and Table for the park
- ❑ New signage for the entrance
- ❑ Wreaths for XMAS
 - ❑ Displayed Thanksgiving thru Jan 6



Budget Report

**Estates of Brentwood
Budget 2012**

INCOME	ACTUAL YTD 12/31/2012	ANNUAL BUDGET
Income		
Owner Dues	\$ 22,705.00	\$ 23,000.00
INCOME FROM DUES	\$ 22,705.00	\$ 23,000.00
Other Income		
Special Assesments	\$ 486.76	\$ -
Late Fees	\$ 349.52	\$ -
Legal Reimbursement	\$ 65.00	\$ -
Interest Income	\$ 152.87	\$ 275.00
TOTAL OTHER INCOME	\$ 1,054.15	\$ 275.00
TOTAL INCOME	\$ 23,759.15	\$ 23,275.00
EXPENSE		
Administrative Expense		
Office Supplies/ Copies	\$ 419.86	\$ 425.00
Postage/Delivery	\$ 229.35	\$ 250.00
Meeting Expense	\$ 91.53	\$ 100.00
Loan Interest and Fees	\$ (179.72)	\$ -
Legal	\$ 195.00	\$ 150.00
Accounting	\$ 235.00	\$ 250.00
Management Fees	\$ 3,456.00	\$ 3,600.00
TOTAL ADMIN EXPENSE	\$ 4,447.02	\$ 4,775.00
Utility Expense		
Electric	\$ 364.41	\$ 650.00
Water and Sewer	\$ 1,474.24	\$ 1,000.00
TOTAL UTILITY EXPENSE	\$ 1,838.65	\$ 1,650.00
Property Expense		
Electrician	\$ 73.61	\$ -
Irrigation Work	\$ -	\$ 500.00
Park Maintenance	\$ -	\$ 1,000.00
Wood Fence Maintenance	\$ -	\$ 100.00
Wall (Insuranced) Repairs	\$ -	\$ -
Landscaping	\$ -	\$ 350.00
Grounds and Yard Maintenance	\$ 5,495.00	\$ 5,500.00
Signage/Install/Maintenance	\$ 312.84	\$ -
TOTAL PROPERTY EXPENSE	\$ 5,881.45	\$ 7,450.00
Taxes, Insurance and Interest		
Insurance-Liability	\$ -	\$ 1,350.00
Insurance-D and O	\$ -	\$ 900.00
Taxes-Federal Income	\$ -	\$ -
Taxes-Property	\$ 51.12	\$ 50.00
	\$ 51.12	\$ 2,300.00
Social Committee	\$ -	\$ 200.00
TOTAL EXPENSES	\$ 12,218.24	\$ 16,375.00
Transfer from Cking to MM/	\$ (11,000.00)	\$ (6,900.00)
Deposit in MMA	\$ 11,000.00	
NET FUND CHANGE	\$ 11,540.91	\$ -

**Estates of Brentwood
Budget 2013**

INCOME

Income	
Owner Dues	\$ 23,000.00
INCOME FROM DUES	<u>\$ 23,000.00</u>
Other Income	
Interest Income	\$ 275.00
TOTAL OTHER INCOME	<u>\$ 275.00</u>
 TOTAL INCOME	 \$ 23,275.00

EXPENSE

Administrative Expense	
Office Supplies/ Copies	\$ 425.00
Postage/Delivery	\$ 260.00
Internet	\$ 150.00
Misc. General Expense	\$ 100.00
Legal	\$ 150.00
Accounting	\$ 250.00
Management Fees	\$ 3,650.00
TOTAL ADMIN EXPENSE	<u>\$ 4,985.00</u>
Utility Expense	
Electric	\$ 400.00
Water and Sewer	\$ 1,500.00
TOTAL UTILITY EXPENSE	<u>\$ 1,900.00</u>
Property Expense	
Electrician	\$ -
Tree Removal	\$ 1,500.00
Irrigation Work	\$ 475.00
Park Maintenance	\$ 2,000.00
Wood Fence Maintenance	\$ 100.00
Landscaping	\$ 2,500.00
Grounds and Yard Maintenance	\$ 5,750.00
TOTAL PROPERTY EXPENSE	<u>\$ 12,325.00</u>
Taxes, Insurance and Interest	
Insurance-Liability	\$ 1,450.00
Insurance-D and O	\$ 900.00
Taxes-Property	\$ 50.00
	<u>\$ 2,400.00</u>
Social Committee	\$ 200.00
 TOTAL EXPENSES	 \$ 21,810.00
 Transfer to Savings	 \$ (1,465.00)
 NET FUND CHANGE	 \$ -

Election of Officers

- Jim Jones
- Richard Siegmund
- John Ryder
- Pat O'Rourke
- Jim Muir
- Ishaq Unwala
- Joseph Kim

Current Board
members

The End
