

Estates of Brentwood 2015 Meeting

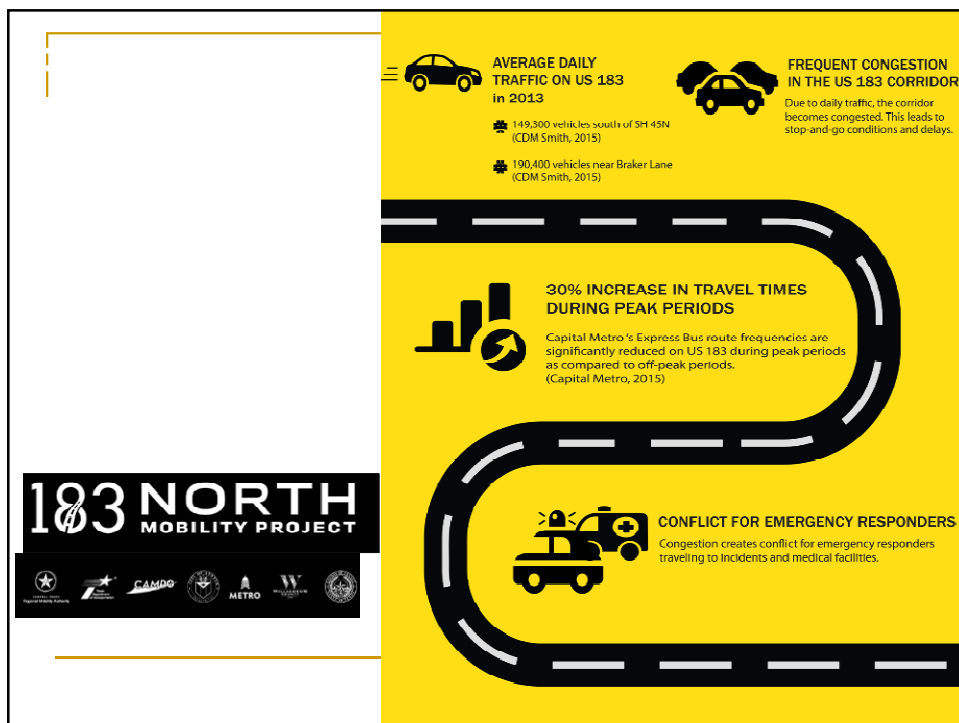
Next Year: Hope Presbyterian

Agenda

- **FM 620 Update (Guest Speaker)**
- **183 N Review**
- **Azul 620**
- **EoB Entrance Enhancements**
- **New Residents**
- **2014 Review**
- **Architectural Control Committee**
- **Web Information**
- **Open Items**
- **Budget Report**
- **Election of Officers**
- **Future Projects**

FM 620 Update

- FM 620
 - Too much traffic & congestion
 - Constant development taking place
 - Something needs to be done...
- Dean Tessmer
 - Blanton & Associates



PROBLEMS WE ARE TRYING TO ADDRESS

In 2013...

AVERAGE MORNING SOUTHBOUND SPEEDS

43
MPH

The average southbound speeds on US 183 were approximately 43 mph between SH 45N and MoFac. (CDM Smith, 2014)

AVERAGE AFTERNOON NORTHBOUND SPEEDS

31
MPH

The average northbound speeds on US 183 were approximately 31 mph between MoFac and Duval Road. (CDM Smith, 2014)

50
MPH

The average northbound speeds on US 183 were approximately 50 mph between Duval Road and SH 45N. (CDM Smith, 2014)

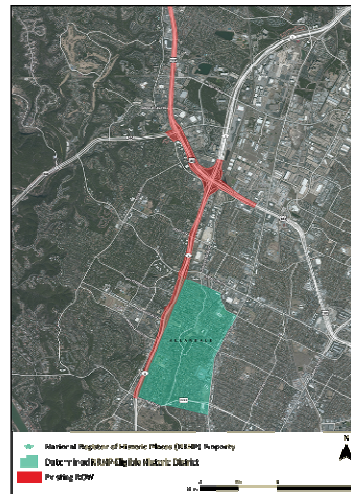


183 NORTH

PREVIOUSLY DESIGNATED HISTORIC PROPERTIES



PREVIOUSLY DESIGNATED HISTORIC PROPERTIES



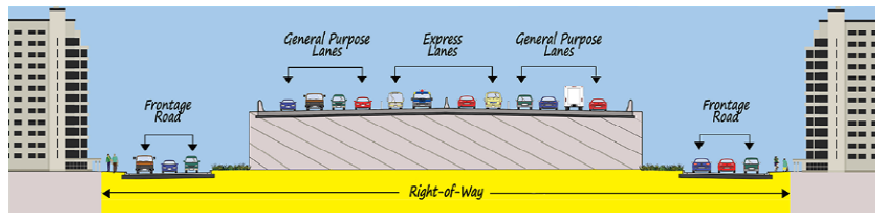
183 NORTH
MOBILITY PROJECT



183 NORTH
MOBILITY PROJECT

EXPRESS LANES TYPICAL CROSS SECTION

SH 45N to MoPac



The Express Lane Alternative includes extending the 4th general purpose lane southbound from north of McNeil Drive to MoPac and northbound from Braker Lane to McNeil Drive. This would provide a total of four non-tolled general purpose lanes in each direction continuously between MoPac and SH 45N.



183 NORTH
MOBILITY PROJECT

Proposed Improvements



The aerial rendering above is conceptual in nature and not for decision purposes only. Final alignment and construction details may vary.



183 NORTH
MOBILITY PROJECT

Proposed Improvements on 183 North

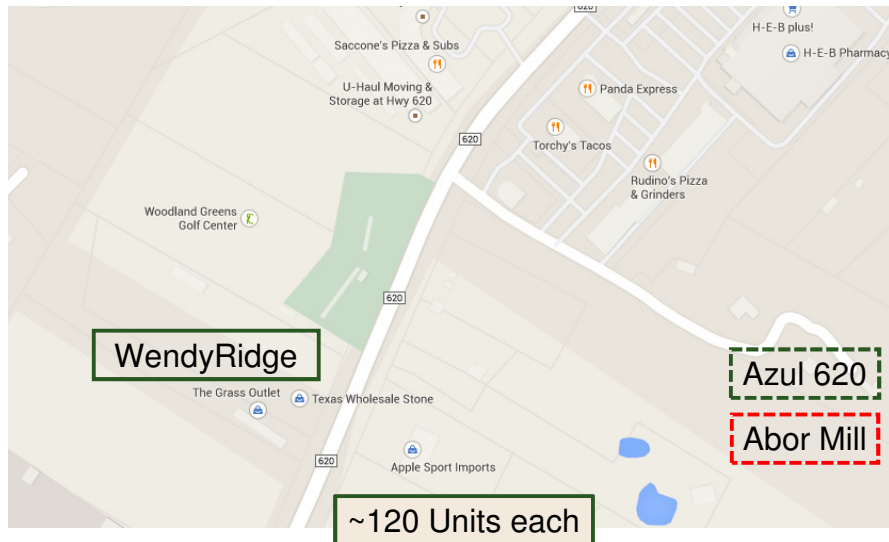


This is an aerial rendering and not a photograph. It is intended to provide a visual representation of the proposed improvements and does not constitute a final design or construction plan.



183 NORTH
MOBILITY PROJECT

New Housing Initiatives on FM 620



Azul 620

- 120 Units
 - 108 units Subsidized / 12 units Market Value
 - 16 Buildings (2 & 3 Stories)
- Decision Criteria: 20 Scoring Items
 - Congressman Approval
 - Access to Health Care, Public Transportation, etc.
 - Schools
 - Safety
- Zoning Issues
- Final Decision: July 30, 2015 (Maybe sooner)

Provide Azul 620 Feedback / Comments

- Texas Department of Housing & Community Affairs
 - www.tdhca.tx.us/multifamily/communities.htm
- Do NOT say..
 - My Home Value will go down
 - I do not like the people who will live there

New FM 620 Development



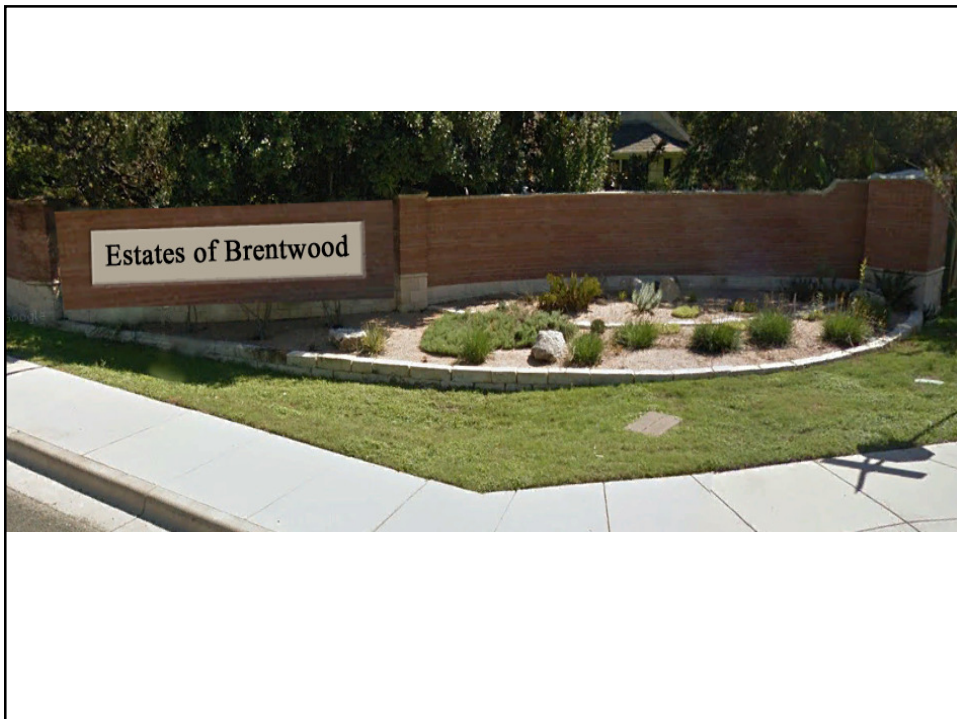
Enhancements for the Entrance

- New Signage
 - ❑ Current Lettering 17 years old
 - ❑ Faded / Velcro
 - ❑ Hard to see from Anderson Mill Road
- Refresh Landscaping
 - ❑ Pursue maintenance contract
- New Lighting
 - ❑ Greater visibility at night
 - ❑ Upgrade to LED technology
- Irrigation updating

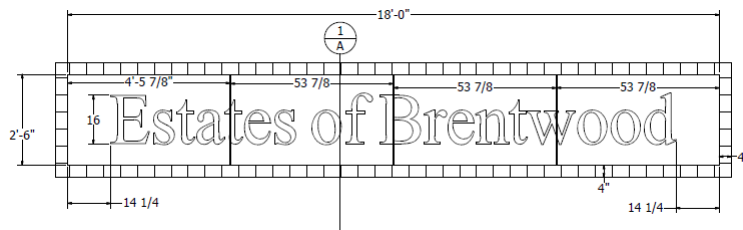


Signage





Font



Entrance / Green Fence

- Fence needs repairs and painting
 - Painting: \$900+
 - Repairs: \$525
- Due to age of fence, paint will probably last 3 years
- Time for new Fence???
 - Wood: - > \$6000
 - All Weather: 2x-3x

New Residents during the past 2014.

- 10722 Centennial Trail
 - Sun, Alexander & Zhenzhen
- 11205 Matisse Trail
 - Ravi Narala & Suneetha Chappidi
- 11325 Rockwell Court
 - Kim, Jung & Stanley
- 11400 Rockwell Place
 - Brandon Werchan & Melanie D'Sa

Number of Original Homeowners: 21

Price per sq ft: \$190 - \$200

Line Striping.....



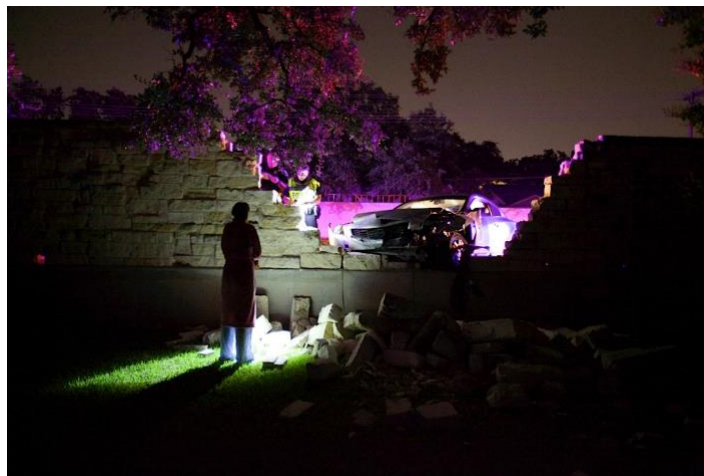
- Centennial TR
- Both ends...
- Long lead time.

Car Crashes.....

- Six crashes in 1/3 mile on Anderson Mill Road
- Two EoB Stone wall
 - No expense to EoB
 - Covered by driver's insurance
- Two other side of AMR...
- Two along wooded fence.



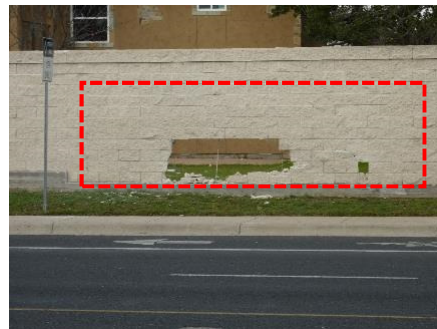
Crash #1



Crash # 2



Across the Road



Wooden Fence



Pednerales Pad-mounted Transformers

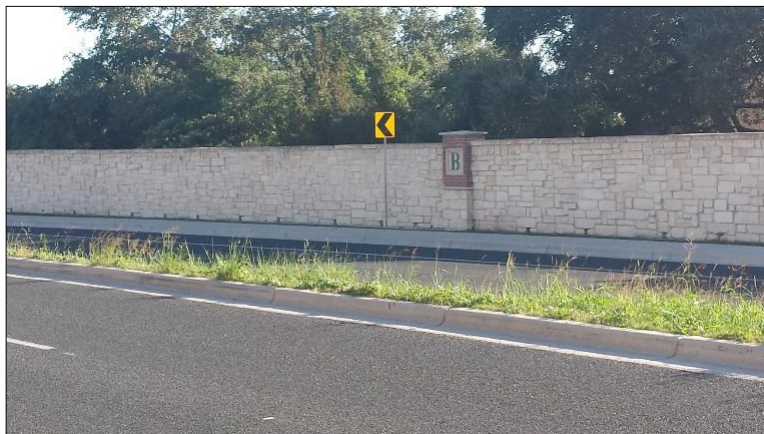
- Performed trimming and clearances activities to allow for services functions
- Transformer leak on Monet
 - Oil leak (oil immersed switches)
 - Life span 15 – 30 years
 - Could have had neighborhood power outage if not contained



Stone Wall

- Repaired two major Crashes
- Power Washed
- Lowered the Notch for leaning Oak
- Tuck pointed two cracks
- **Need to keep scrubs, vines, and trees away from the wall**
 - Reduce molds, etc.
 - Need of the Home Owner
 - \$750 expenditure in 2014

Power Washing



Wall Repairs



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 always in compliance
 - Board ask for everyone's assistance
 - Garages / behind fences / etc.

Cars parked on the street

- Not a long term storage area
- Over night parking is OK
- If car is not being used...
 - Park in your garage
 - Park in your drive way
- Board ask for everyone's assistance

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..
- Document

Yard Maintenance

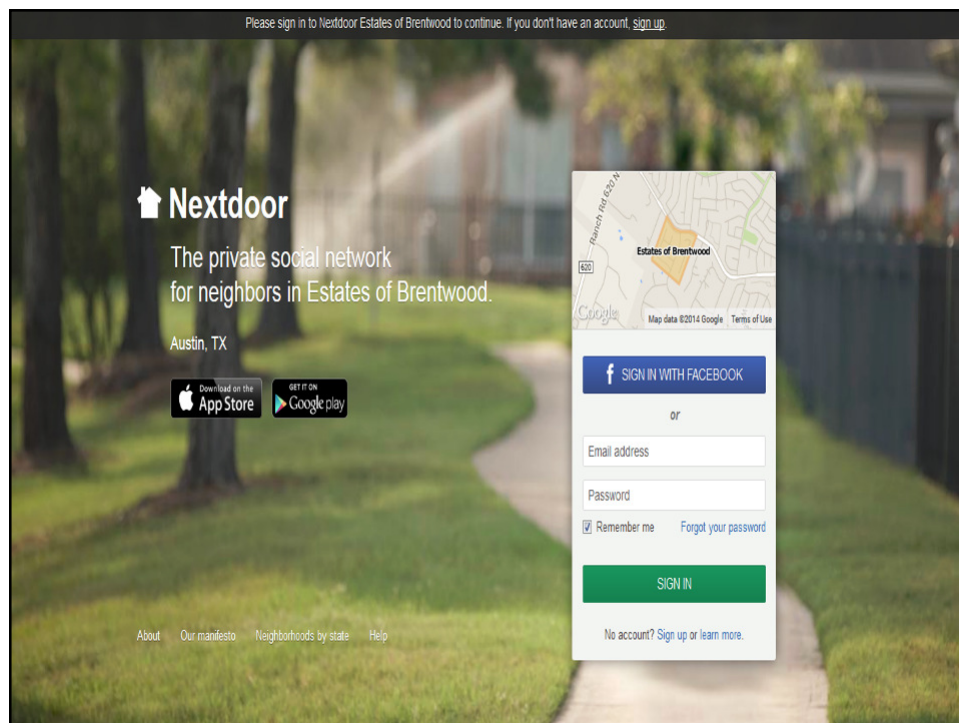
- Please maintain your properties
 - Multiple Properties identified this spring....
- Eliminate tall grass & weeds
 - May need Yard Service assistance
- Top soil depletion
- Add compose

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.
- **2015**
 - If you planning changes, please contact them first....
- **Committee contact:**
 - John Ryder

ACC Report

- Approved requests for the Estates of Brentwood 2015:
 - House plans for 11205 Matisse Trail
 - Request for the covered patio and screened room
 - Request in December 2014 for an in-ground hoop for the side yard and extending the driveway out laterally and putting the hoop up about 4-5 ft. from the fence line



Example.....

- Community Forum
- Identify resources, Seek options, Find assistance.....

Nextdoor Estates of Brentwood
Daily Digest

NEW POSTS

- [Baby-Sitter Needed](#)

NEW REPLIES

- [Sign-up for the Regional Notification System \(ENS\) today!](#)
- [APD Detectives seek public's assistance in Indecency with a Child/Exposure Cases](#)

New Posts

Baby-Sitter Needed

Jane Doe [Anderson Mill West](#)

Hi there! I'm looking for a reliable baby-sitter for my 3.5 year old daughter. We really need someone who can sit for us on the occasional weekend evening. It would be great if this person had their own transportation, a couple of references, and lived near us (Anderson Mill West). Perfect for a responsible teen or college student!

Apr 12 in Babysitter to 15 neighborhoods

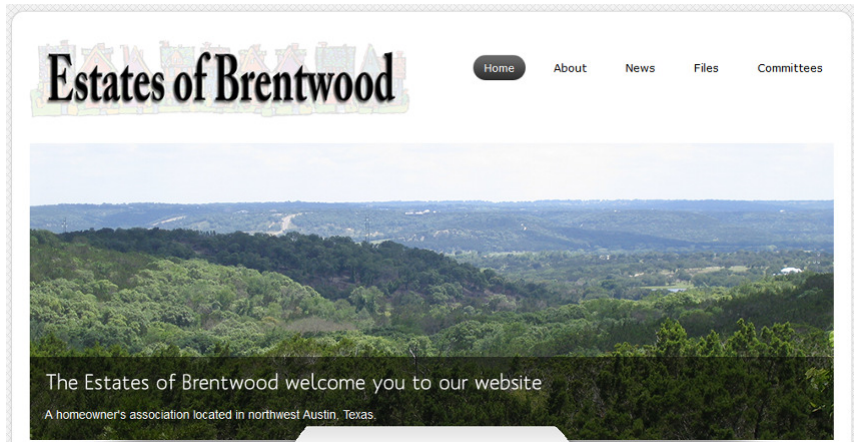
[THANK](#) [REPLY](#) [PRIVATE MESSAGE](#)

New Replies

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

Web Site



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

Open items..

- **2015...**
 - ❑ Anderson Mill Road initiative
 - ❑ Spicewood Pkwy to 183
 - ❑ Greenes Subdivision
 - ❑ Garage Sales
 - ❑ Social Committee
 - ❑ Neighborhood Watch
 - ❑ Entrance Wreaths for XMAS
 - ❑ Displayed Thanksgiving thru Jan 7



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 ????

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

Budget Report

Election of Officers

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

Current Board
members

Election of Officers

- *Jim Jones*
- Richard Siegmund
- *John Ryder*
- *Pat O'Rourke*
- *Jim Muir*
- **Open Slot**
- Joseph Kim

1. Four members up for reelection
2. One open slot

Future Projects: Park Equipment

- Benches
- Tables
- All weather material
- Cement slab attached...
- Ideas welcomed





The End