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# **Estates of Brentwood 2016 Meeting**

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# Agenda

- **Guest Speaker**
  - **New Residents**
  - **EoB Entrance Enhancements**
  - **Park Update**
  - **183 N Review**
  - **FM 620 Update / Loop 360**
  - **New Apartments complexes**
  - **Sex Offenders**
  - **Yards / Garbage Cans**
  - **Future Projects**
  - **Architectural Control Committee**
  - **Budget Report**
  - **Election of Officers**
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# Special Guest: Joe Petronis



- Chief of Staff for Don Zimmerman
    - Since 2015
    - Graduated from Vanderbilt
      - Owens Grad. School of Management
    - Director Wells Branch MUD
      - Since 2012
    - Previously work for Dell
    - Strong interest in politics
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# New Residents during the past year.

- 11416 Monet Drive
  - Jennifer Rendon
- 11205 Matisse Trail
  - Ravi Narala & Suneetha Chappidi
- 11325 Rockwell Place
  - Devan & Nisha Desai
- 11400 Rockwell Place
  - Brandon Werchan & Melanie D'Sa

|                                   |
|-----------------------------------|
| Number of Original Homeowners: 19 |
|-----------------------------------|

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

|                                      |
|--------------------------------------|
| <b>Property Assessments: &gt;25%</b> |
|--------------------------------------|

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# Enhancements to the Entrance

- New Signage
    - Past 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
-

A photograph of a brick wall with a stone base. The wall is made of red bricks and has a light-colored stone base. A sign is mounted on the wall, reading "Estates of Brentwood" in a black serif font. The wall is set against a background of green trees and a blue sky. In the foreground, there is a gravel area with a black hose and a small plant with white flowers.

Estates of Brentwood



Estates of Brentwood

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# Holiday Lighting

- Two “Reefs” were made for the entrance
  - Thank You to Lee Cauvin ( Matisse )
  - Reefs are displayed for approximately 6 weeks during the Holiday season
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## 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
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# Stone Wall

- No Crashes
  - **Need to keep scrubs, vines, and trees away from the wall**
    - Reduce molds, etc.
    - Need assistance from Home Owners
    - \$850 expenditure in 2015
  - Need for Power Washing in 2017
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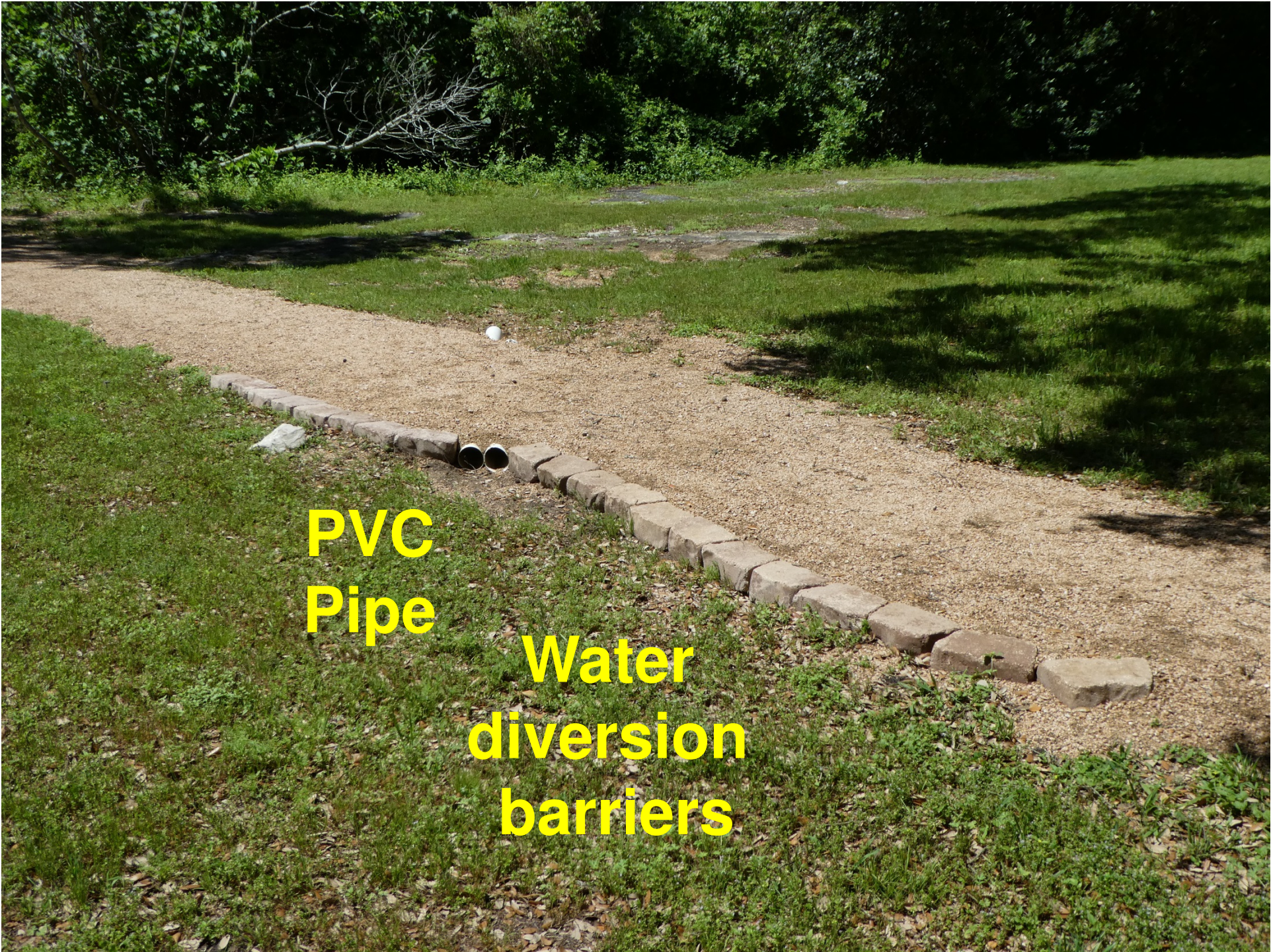
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# Park Update

- Last years rains required repairs for the paths
    - Water diversions barriers
    - Install PVC pipe
    - Deflections strips
  - Some minor work still needed.
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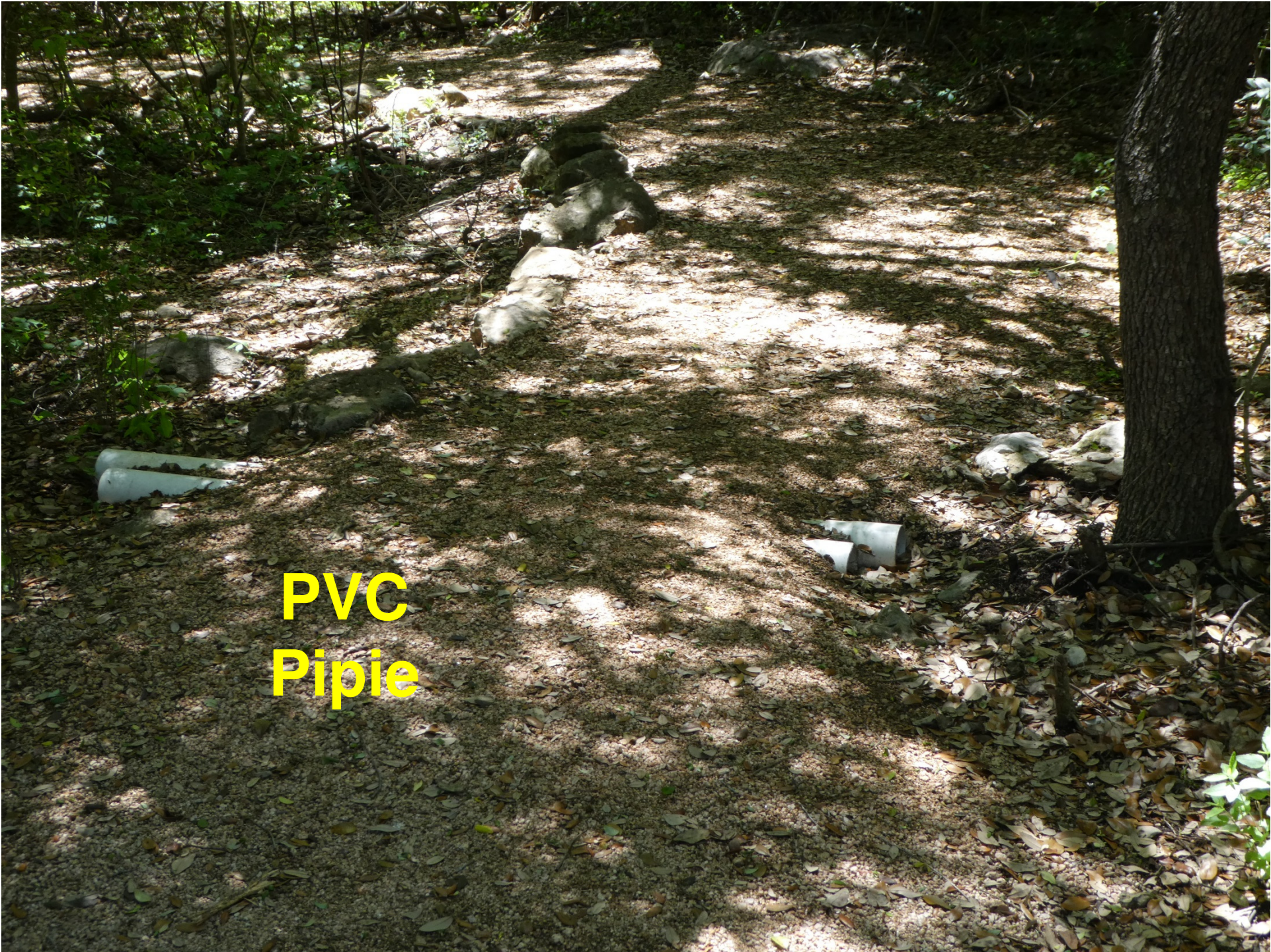
A gravel path winds through a dense forest. On the left side of the path, a low wall of large, grey, irregularly shaped stones runs parallel to the path, acting as a barrier. The path is covered in small, light-colored gravel and is dappled with sunlight and shadows from the surrounding trees. The trees are lush green, and the overall scene is a natural, wooded environment.

**Water  
diversion  
barriers**



**PVC  
Pipe**

**Water  
diversion  
barriers**



**PVC  
Pipe**



**Deflection  
Strips**



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# 183 North Projects

- Expansion of 183 from SH45 N to MoPac
  - Too lanes: 8 mile
  - Sidewalks: 8.5 miles
  - Shared-use path: 1 mile
  - Cost Projection: \$650 Million
  - Original estimate: \$225.7 Million
  - FONSI from the EPA in August
  - Funding from Bonds & Toll equity grants
-

# Problems being addressed

## In 2013...

### AVERAGE MORNING SOUTHBOUND SPEEDS

43  
MPH

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

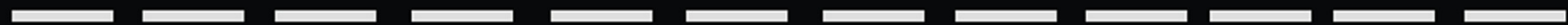
### AVERAGE AFTERNOON NORTHBOUND SPEEDS

31  
MPH

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

50  
MPH

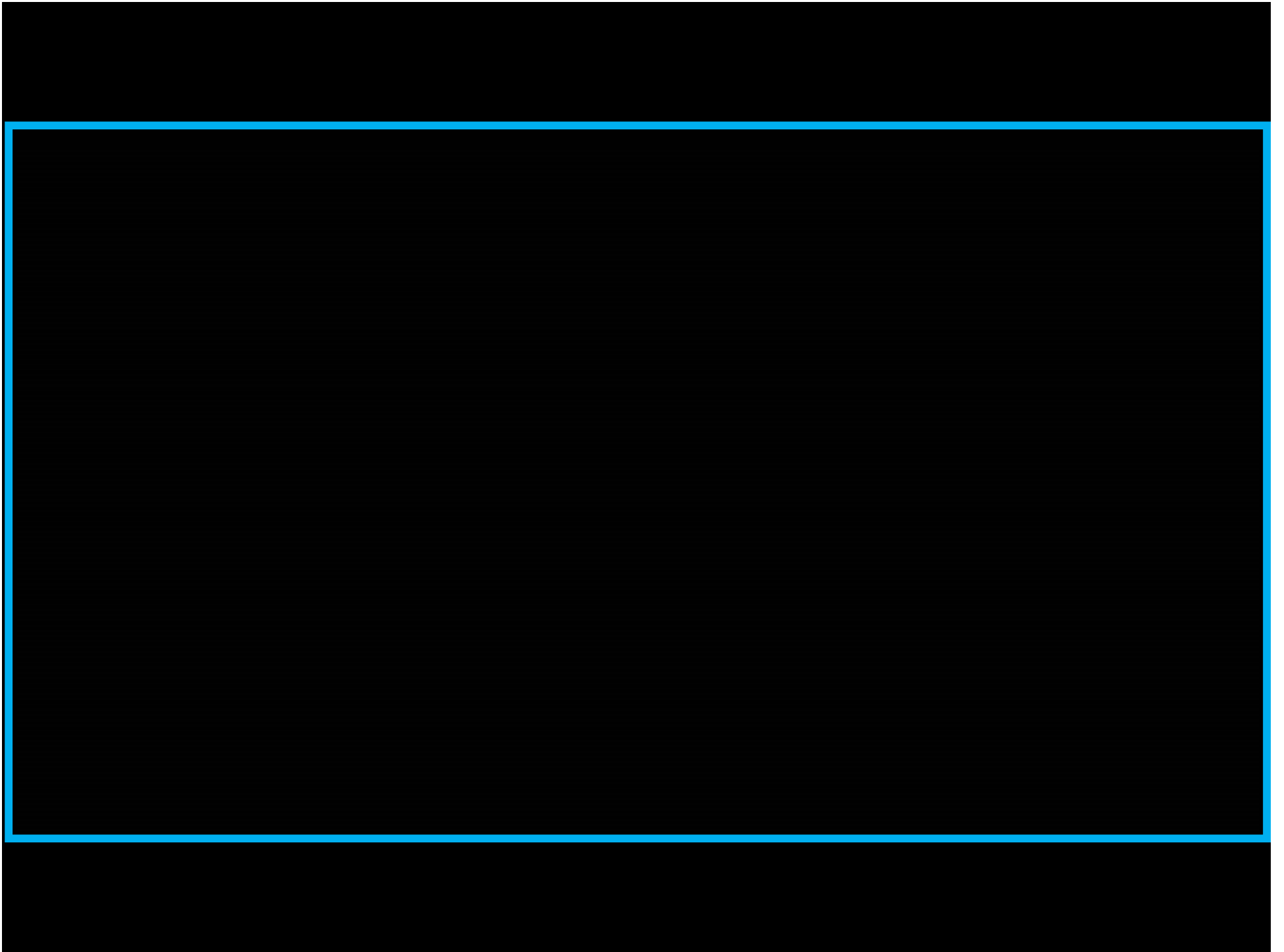
The average northbound speeds on US 183 were approximately 50 mph between Duval Road and SH 45N. (CDM Smith, 2014)



CAMPD

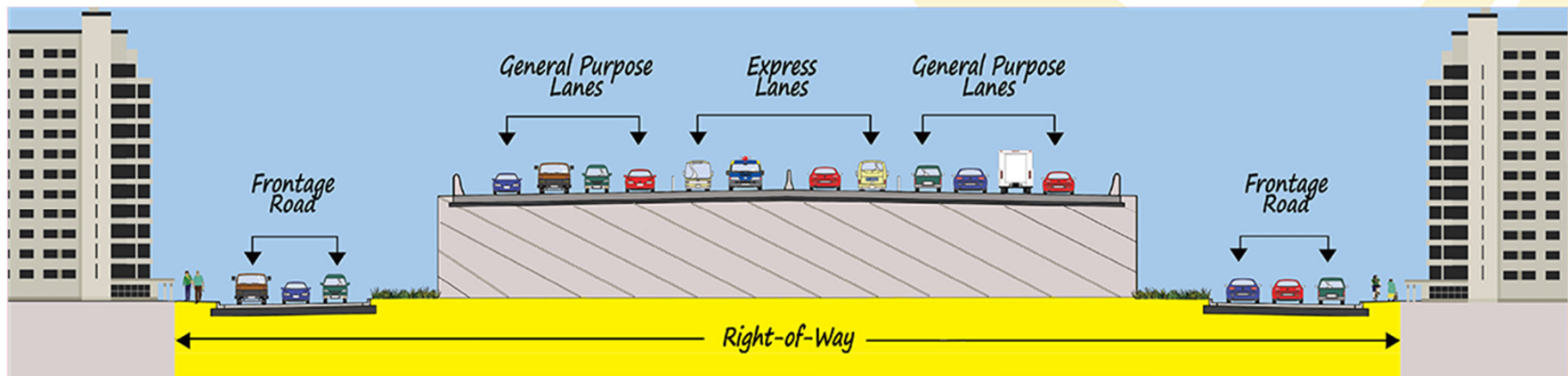


# 183 NORTH



# 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.



# FM 620 / SH45 Interchange



The artist renderings shown are conceptual in nature and are for discussion purposes only. Final alignments and construction elements may vary.



**183 NORTH**  
MOBILITY PROJECT

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# Road Project Updates

- FM 620
    - ❑ Still doing Feasibility Study
    - ❑ Single TxDOT engineer assigned to new project
    - ❑ Long ways out.
  
  - Loop 360
    - ❑ Further along than FM 620 initiative test
    - ❑ Improvement study well defined.
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# Loop 360 Improvement Study

## TxDOT Project Development Process

**Phase 1**  
Conceptual planning for corridor

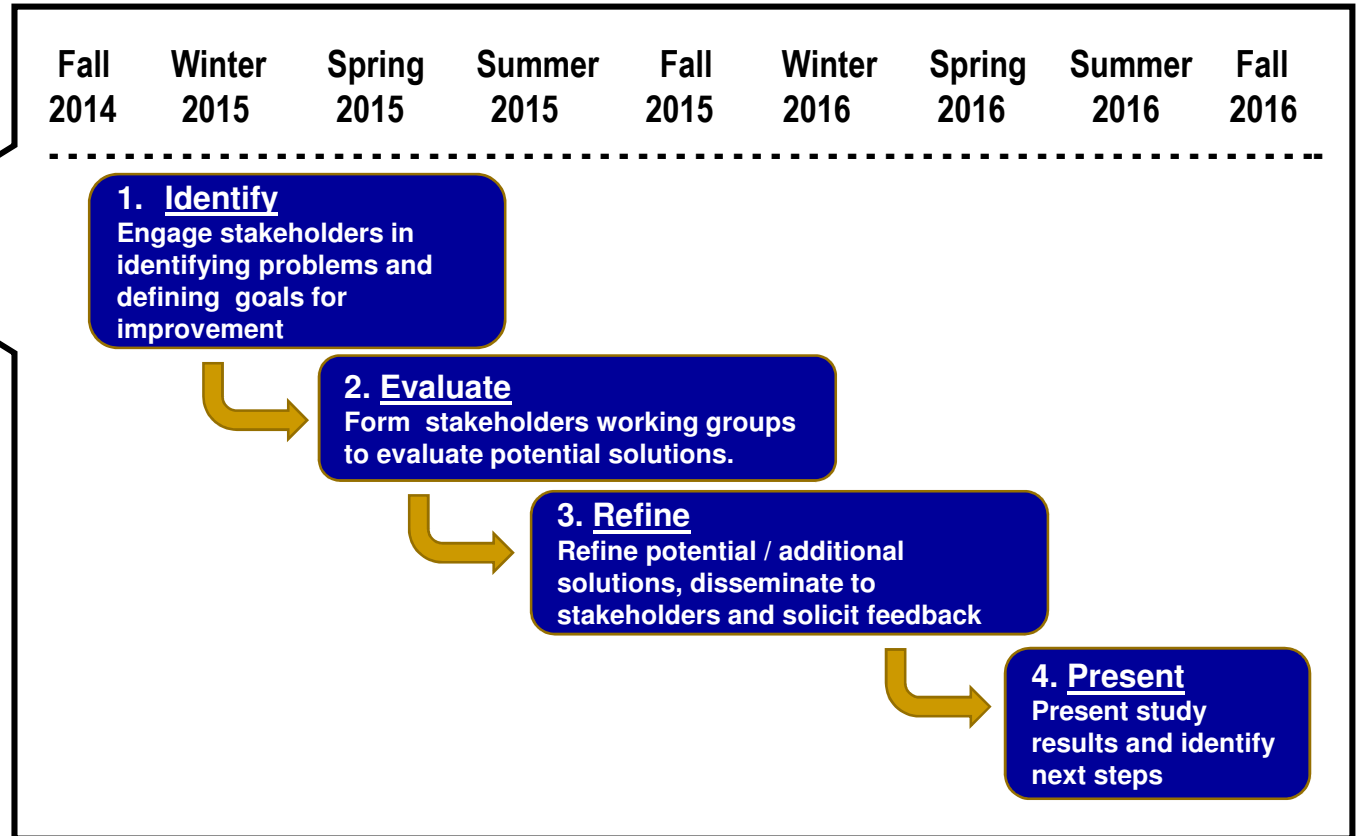
**Phase 2**  
Implementation plan for corridor

**Phase 3**  
Environmental / Design study

**Phase 4**  
Construction plan, right of ways, and utilities coordination

**Phase 5\***  
Letting and construction

\* As funding is identified



# New Housing on FM 620





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# Windy Ridge Apartments on FM 620



- 120 Units:
    - 1-bedroom: 24
    - 2-bedroom: 64
    - 3-bedroom: 32
  - Total occupancy: 290 residents (Estimate)
  - Leander School District:
    - Vandegrift HS, Four Points MS and Grandview Hills Elem
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# New Lakeline Apartments

- Lakeline East 352 Units
  - Lakeline West 346 Units
  - Lakeline Altis 354 Units
  
  - Park at Lakeline (> 300 Units)
    - Across the street
  
  - More people → More traffic
-

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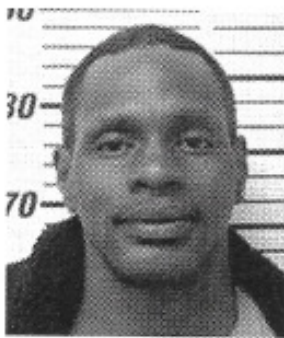
# Pednerales Issues



- Numerous outages in 4Q 2015
  - Voltage Conversion performed in late October
    - Random equipment failures
    - Numerous switch failures
  - Issues now appear to be under control
  
  - Transitioning to new LED street Lights
    - White light
-

# Sex Offender Mailing

## Notice of High-Risk Sex Offender in Community Aviso de Sexo de Alto Riesgo del Delincuente en la Comunidad



Pursuant to Chapter 62 of the Texas Code of Criminal Procedure, the Texas Department of Public Safety is sending you notice that a high risk registrant or sexually violent predator has reported to reside at the address listed below. Please contact the verification agency listed below, visit the sex offender website at <http://records.txdps.state.tx.us>, or phone (512) 424-2800 for additional information.

*De conformidad con el Capítulo 62 del Código de Procedimiento Penal de Texas, el Departamento de Seguridad Pública de Texas es el envío de notas que un solicitante de registro de alto riesgo o depredador sexual violento ha informado a residir en la dirección que aparece a continuación. Por favor, póngase en contacto con el organismo de verificación que aparece a continuación, visite el sitio web de Delincuentes Sexuales <http://records.txdps.state.tx.us>, o por teléfono (512) 424-2800 para obtener información adicional.*

**Risk Level: HIGH**

**Name: BENFORD,LANCE DONELL**

**SID: 05765727**

021216-12-5245

**Sex: MALE**

**Race: BLACK**

**Date of Birth: 3/9/1982**

**Height: 6 ft 03 in**

**Weight: 175**

**Hair: BLACK**

**Eyes: BROWN**

**Alias Name(s): BENFORD,DONELL; BENFORD,DONNELL; BENFORD,LANCE; BENFORD,LOUIS**

**Address: 11501 BRANDON PARKE TRL**

**City: AUSTIN State: TX Zip: 78750-1502**

**Verification Agency: WILLIAMSON CO SO GEORGETOWN**

**Verification Date: 2/9/2016**

**Disposition Date: 3/11/2003**

**Offense: SEXUAL ASSAULT OF A CHILD**

**Crimen: AGRESIÓN SEXUAL NIÑO**

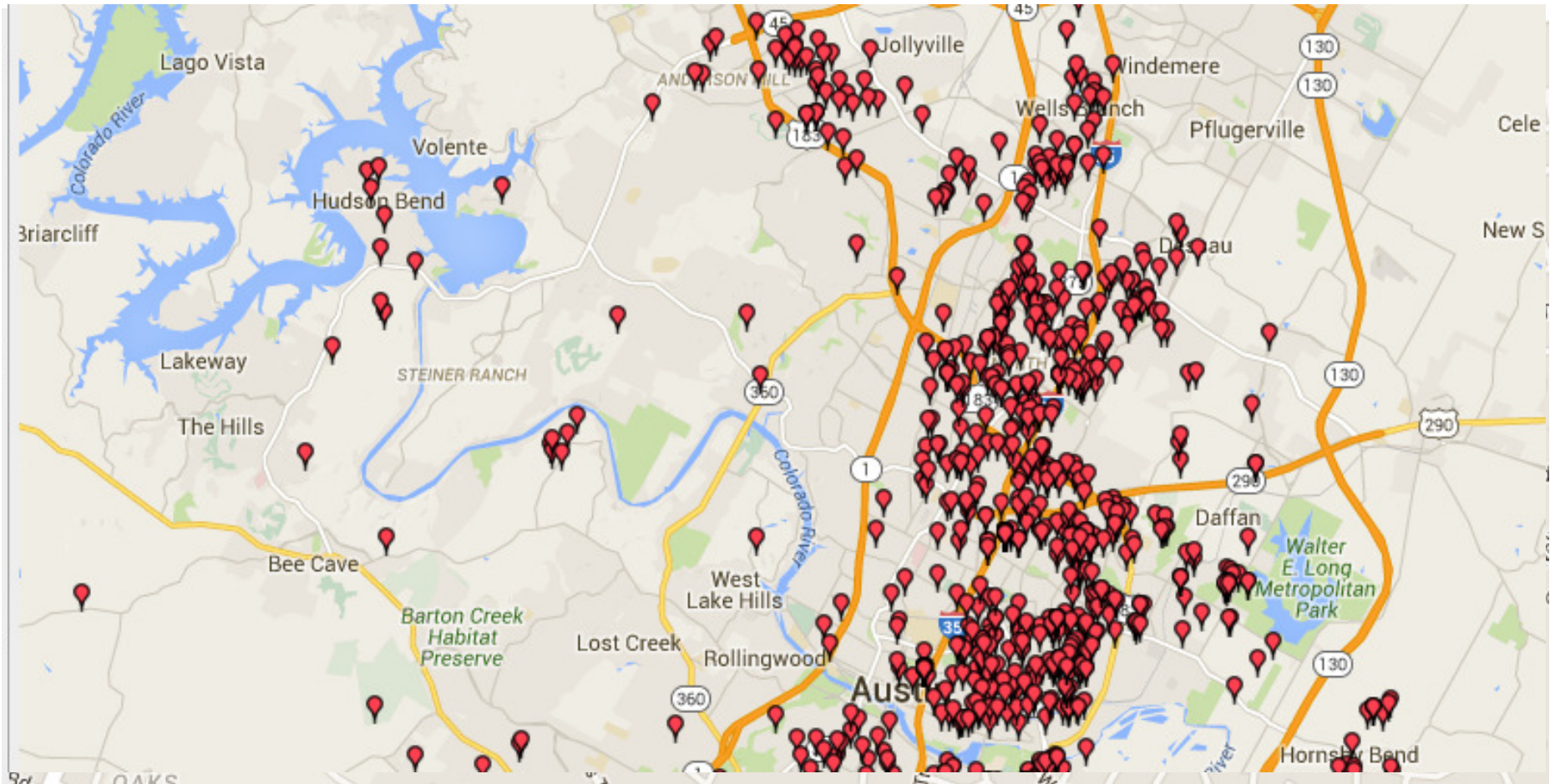
**Age of Victim: 15 Sentence: 8Y Status: INCARCERATION (DISCHARGED)**

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# SOAR

- Sex Offender and Apprehension Registration
  - Special unit of the Austin Police Department
  - Registers and monitors persons residing within the city limits who have been declared as sex offenders (*Texas Code of Criminal Procedure Chapter 62*) and have a duty to register.
  - Unit is incorporated into the Headquarters Bureau –Violent Crimes Division.
  - Telephone: 512.974.6280
  - Website: <http://www.city-data.com/so/so-Austin-Texas.html>
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# City Data map



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# Austin Police Area Representative

- New contact: Joe Hebbe 512.974.4289
  - Previous contact: Jack Eastland
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# Yard Maintenance

- Please maintain your properties
    - ***Seven Properties identified this spring....***
  - Eliminate tall grass & weeds
    - **May need Yard Service assistance**
  - Top soil depletion
  - Add compose
  - ***Take All Patch Fungus***
-



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# Take All Patch Fungus / Root Rot

- Several properties display the systems
  - ***Take-all patch***, caused by a fungus, is a serious disease of St. Augustine grass. Cause root rot.
  - No chemical fungicide to completely eliminate it.
  - Composted peat moss applications has shown promising results
  - Compose from Cow manure works well
-

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# Architectural Committee

- **Board / Committee relationship being reviewed**
  - **Function**
    - Monitoring the guidelines of the Convenance
      - Yards, walkways, cars / trailers / boats / etc.
    - Safeguard; Helps protect our property value
    - Review proposals: Fences, Major landscaping, etc.
  - **2016**
    - If you planning changes, please contact them first....
  - **Committee contact:**
    - John Ryder
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# ACC Report

- Approved requests for the Estates of Brentwood 2015:
    - Pool for 11416 Monet Drive
    - Shed for 11412 Monet Drive
    - Playscape for 10744 Centennial Trail
    - Garden Shed / Additional window for 11413 Cezanne Court
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# Future Projects

- New Landscaping for the entrance
  - Repair irrigation system
  - New Sign for the park
    - Similar design to new signage for the entrance
  - Tree trimming for the Park
  - Tree trimming for Green Fence section
  - Benches and table for the park area
  - Power washing of Stone Wall ( 2017 / 2018 )
  - Modify Park Boundaries
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# Current Layout for Park Lots



# Potential Layout for Park Lots



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# 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.
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## 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
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# 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
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# 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](#)

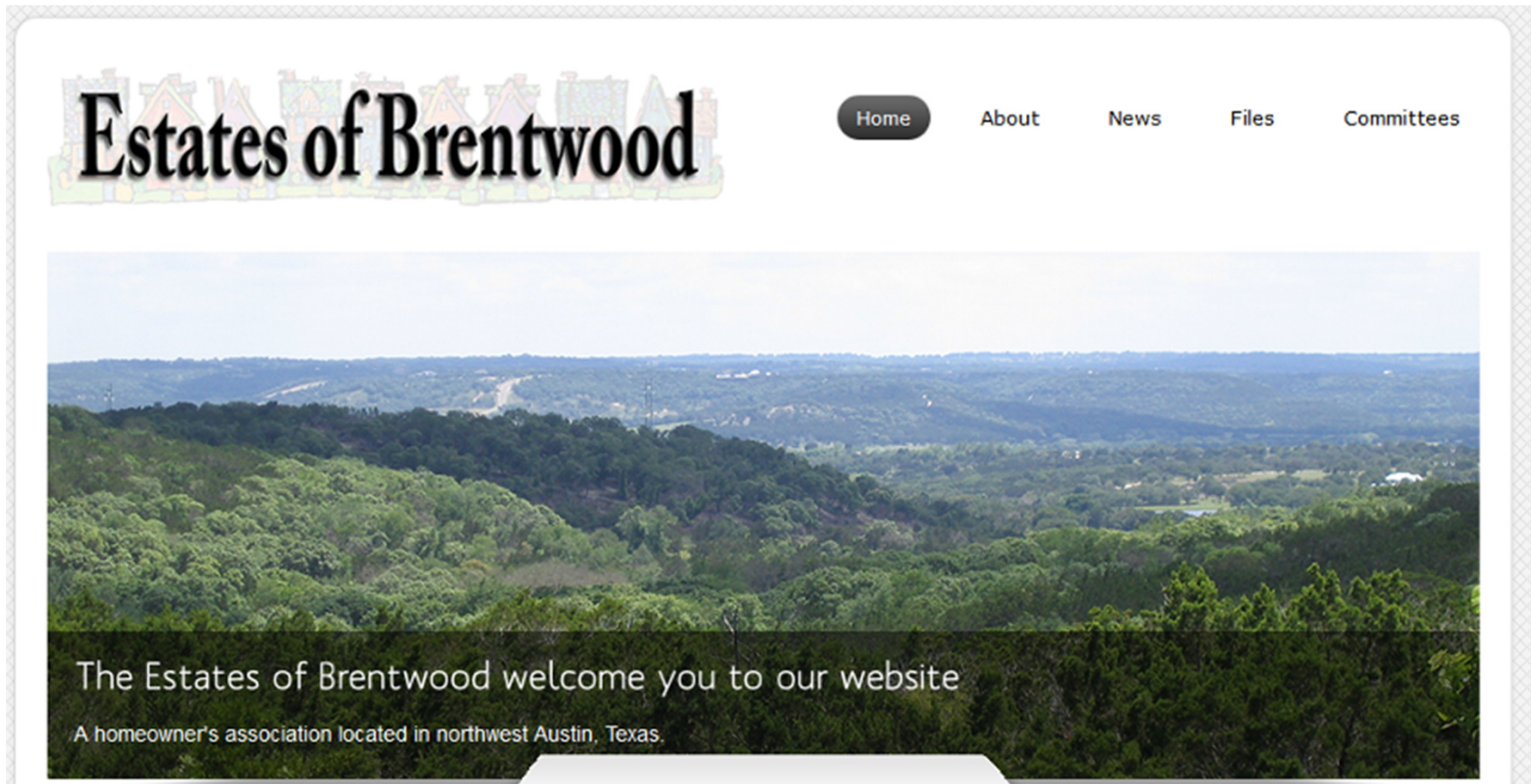
## New Replies

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# 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
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# Web Site



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

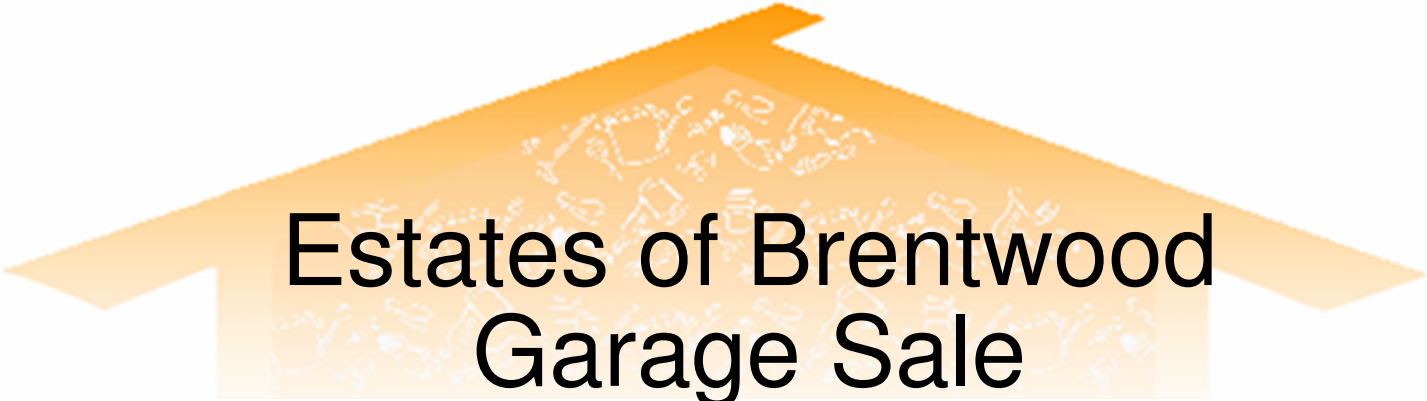
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# Open items..

## ■ 2016...

- Anderson Mill Road initiative
    - Spicewood Pkwy to 183
    - Greenes Subdivision
  - Garage Sales
  - Social Committee
  - Neighborhood Watch
  - Love Where You Live
    - <http://www.lovewhereyouliveatx.com/>
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# 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 ?????**

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# 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
-

# Love Where You Live



## Benefits of Neighbors

- *Neighbors are crime fighters*
- *Neighbors can house sit, pet sit, babysit*
  - *Neighbors are a tool shed and hardware store*
  - *Neighbors lend expertise and advice*

### And while you're out...

- *Neighbors can pick up your paper/get mail*
- *Neighbors can water plants*
  - *Neighbors can turn your lights on and off*
  - *Neighbors can be your eyes and ears*



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# Budget Report

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# Election of Officers

- Jim Jones
- Richard Siegmund
- John Ryder
- Pat O'Rourke
- Jim Muir
- David Murray
- Joseph Kim

Current Board  
members



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# Election of Officers

- Jim Jones
- *Richard Siegmund*
- John Ryder
- Pat O'Rourke
- Jim Muir
- *David Murray*
- *Joseph Kim*

Three officers up for  
reelection

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**The End**

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