Estates of Brentwood 2017 Meeting

Agenda

- Guest Speaker
- New Residents
- New Board Member
- Report on 2016 Initiatives
- Road Updates
- 2017 Future Projects
- General Items
- Architectural Control Committee
- Budget Report
- Election of Officers

Special Guest: Jimmy Flannigan



District 6 Council Member

- Represents Northwest Austin
- Small business owner
- Attended University of Texas
 - BBA & MBA
 - Longhorn band: Tuba section leader
- Main interest in traffic solutions
- Lives in Hunter Chase

New Residents during the past year.

- 10800 Centennial Trail
 - Yan Xia & Xiushi Le
- 11408 Cezanne Court
 - Gupta, Arjun & Jui Gupta
- 1301 Cezanne Street
 - Easwaran & Radhika Shankar
- 1328 Monet Drive
 - Venkata & Sujatha Prayaga

Number of Original Homeowners: 18

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

Property Assessments

- Land values up (3x)
- Building values down

New Board Member

- Joseph Kim resigned from the board
 - September 2016
- Julie Pratt was added to the board in Octocber
 - Original EOB resident (1997)
 - Real Estate agent with Coldwell Bankers



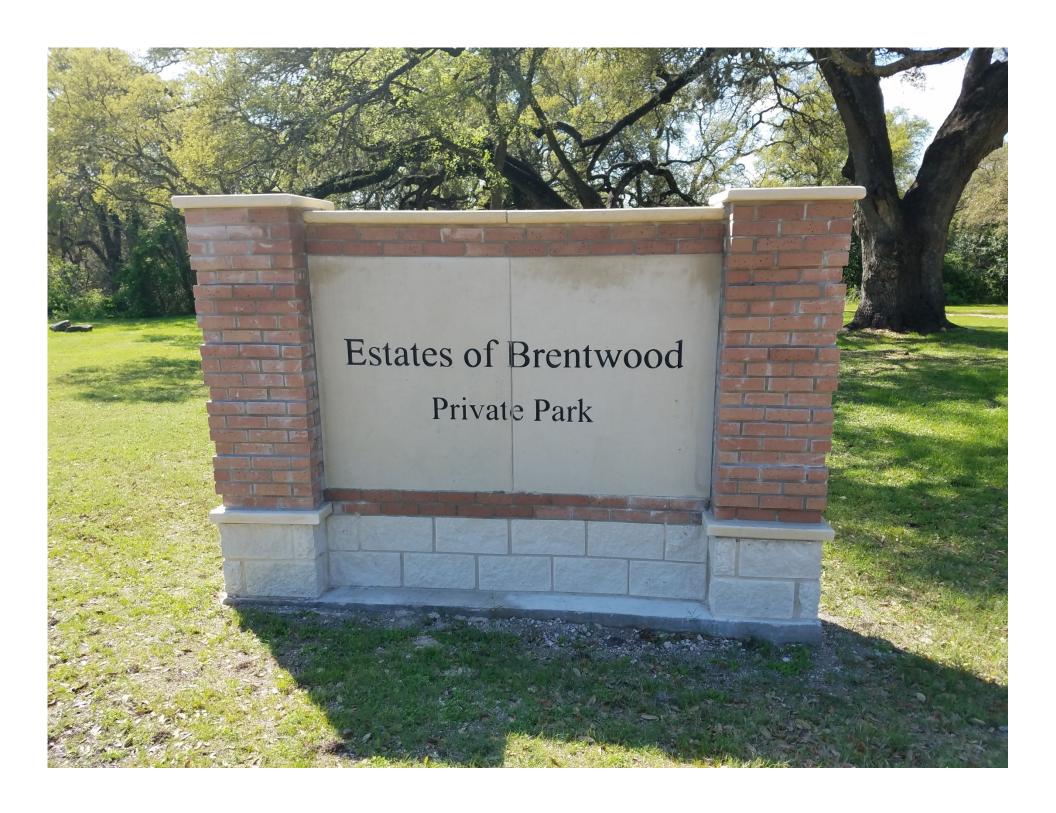
Report: Planned Projects from 2016

- 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
- Modify Park Boundaries
- Benches and table for the park area
- Power washing of Stone Wall (2017 / 2018)

New Landscaping for the entrance Repair irrigation system



New Sign for the Park



Tree trimming for the Park area Tree trimming for Green Fence section

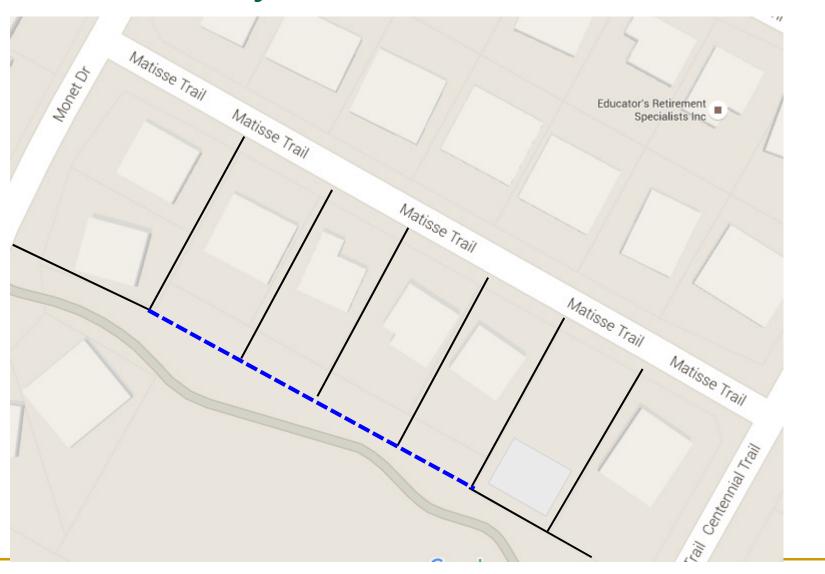
- Thirty+ trees trimmed/cleaned etc.
- Canopies raised to 10 ft to 14 ft
- Reduction in Cedar trees (15)
- General comments
 - Residents who have trees next to a street should have canopies raise to 10 ft.
 - Canopies above garbage / recycling containers should be 12 to 14 ft



Current Layout for Park Lots



Potential Layout for Park Lots



City of Austin On-Site Park /Pond visit Environmental Scientist & Staff Biologist

- Spring had some flow to it.
- Aquatic life was observed:
 - Dragon fly larva, tadpoles, midges, etc.
 - Predators of mosquito larva
 - Should consider mosquito fish
- Invasive vegetation can be managed
 - Within pond and Setback areas
- Fence lines
 - Do support moving the fence lines

Future Projects

- Park Equipment
- Park Landscaping
- Park Repairs
- Stone Wall

Future Projects: Park Equipment

- Bench
- Table
- Trash Can
- Dog Waste Station
- Cement slab attached...







Park Update

- Better Path / Walking options
- Last years rains required repairs for the paths
 - Some minor work still needed



Stone Wall

- No Crashes
- Need to keep shrubs, vines, and trees away from the wall
 - Reduce molds, etc.
 - Need assistance from Home Owners
- Need for Pressure Washing in 2018
 - □ > \$3500

General Items

- Road Updates
- USPS
- Yard Signs
- Yard Maintenance
- Crime Update
- ACC Report
- Social / Neighborhood
- EOB Wildlife
- Garbage Cans

Road Updates

- Anderson Mill Road
- 183 North
- FM 620
- Loop 360

183 North Projects (**2016**)

Expansion of 183 from SH45 N to MoPac

Toll 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

183 North Projects (**2017**)

Expansion of 183 from SH45 N to MoPac

Toll lanes: 8 mile

Sidewalks: 8.5 miles

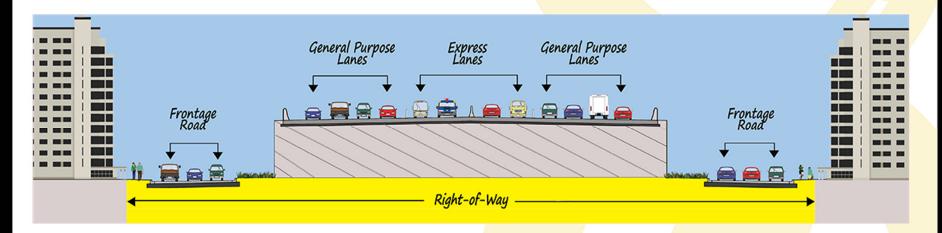
Shared-use path: 1 mile

Phase 1: \$500 Million

- Funding from Bonds & Toll equity grants
- Projected start date: 1H 2019

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 & Loop 360 Updates

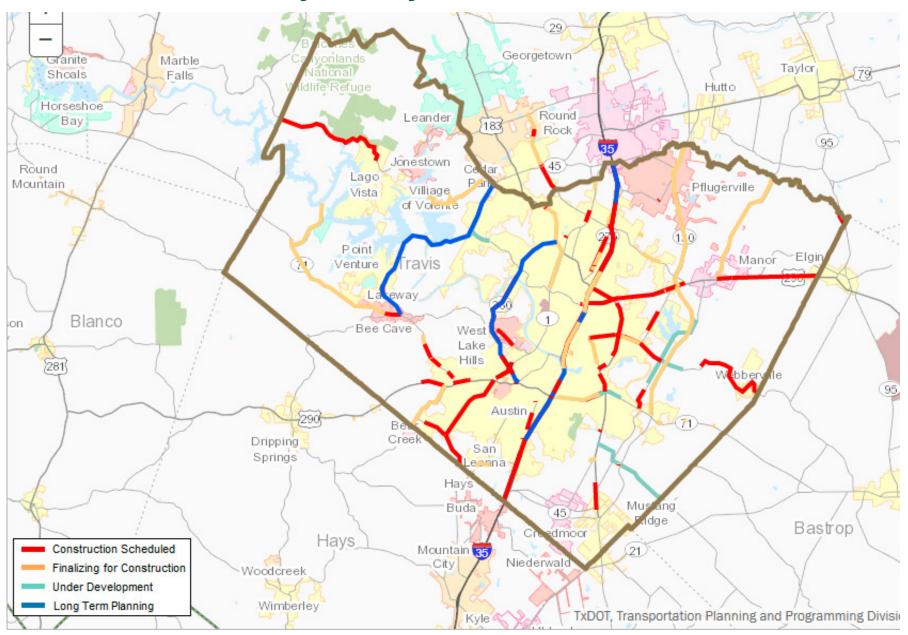
FM 620

- Still doing Feasibility Study
- Single TxDOT engineer assigned to new project
- First project: 2222 / RM 620 by-Pass
- South end: Will be first phase
- North end: Long ways out.

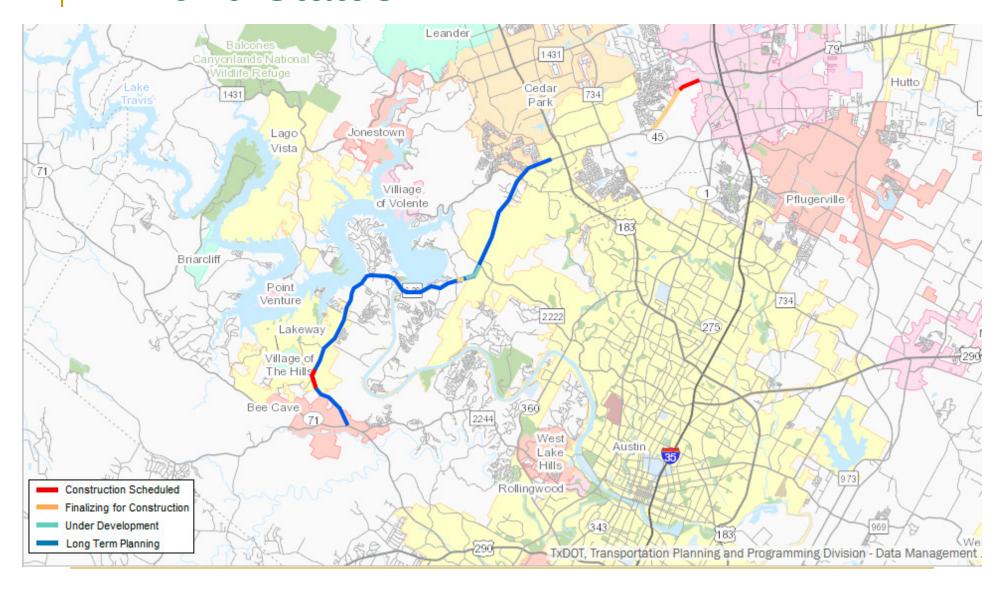
Loop 360

- Further along than FM 620 initiative test
- Improvement study well defined
- Bond issued passed in 2016.

Travis County Projects



RM 620 Status



USPS Deliveries

- Multiple wrong deliveries
 - Home & Mailbox
- Mailbox keys placed in wrong mailbox
- Packages in wrong mailbox Bin
- Packages delivered to wrong address
- Examples: Amazon, held mail, etc.

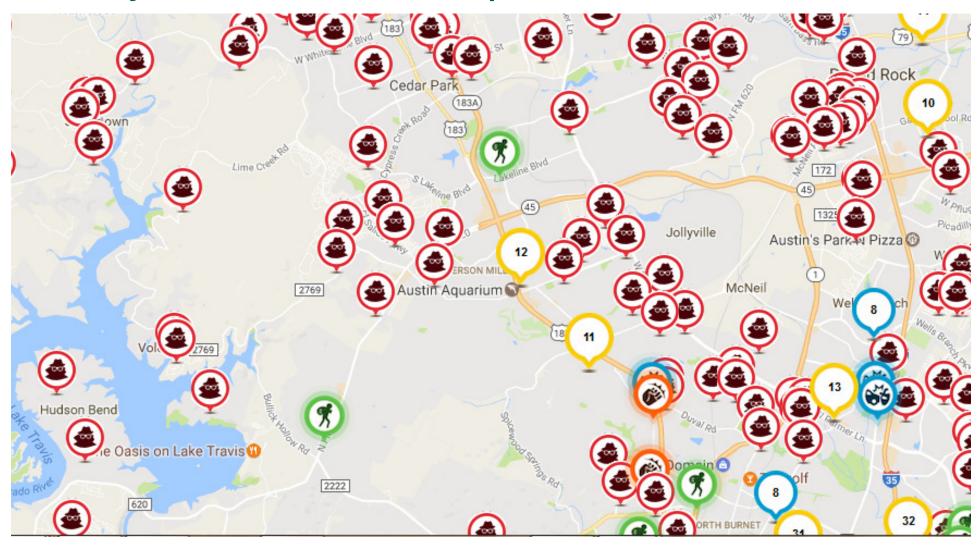
Yards Signs

- Please do not place commercial yard signs in your yards
- They distract from the overall look of the neighborhood
- Issue: Math Induction problem

Yard Maintenance

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

City Data Crime Map



https://spotcrime.com/

Austin Police Area Representative

Contact: Joe Hebbe 512.974.4289

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.

2017

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

Committee contact:

John Ryder

ACC Report

- Approved requests for the Estates of Brentwood 2015:
 - □ Fence 11408 Cezanne Court
 - Move the left side fence

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

Know Your Neighbor

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

EOB Wildlife

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 ????

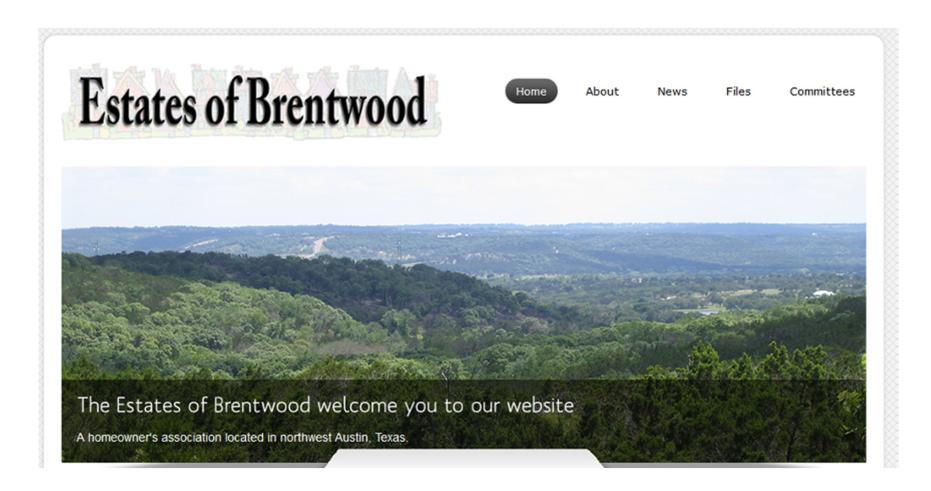
Dogs....

- 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

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/

Budget Report

Election of Officers

- Jim Jones
- Richard Siegmund
- John Ryder
- Pat O'Rourke
- Jim Muir
- David Murray
- Julie Pratt

Current Board members

Election of Officers

- Jim Jones
- Richard Siegmund
- John Ryder
- Pat O'Rourke
- Jim Muir
- David Murray
- Julie Pratt

Four officers up for reelection

The End