

Estates of Brentwood 2019 Meeting

Agenda

- **Guest Speaker**
 - **New Residents**
 - **Property Update**
 - **Report on 2018 Initiatives**
 - **2019 Projects**
 - **General Items**
 - **Architectural Control Committee**
 - **Budget Report**
 - **Election of Officers**
 - **New Business**
-

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



New Residents during the Past Year

- 10740 Centennial Trail
 - Sharyl Brasher-Giles
 - 11200 Cezanne Street
 - Chen & Ying Gu, Guoqing
 - 11305 Cezanne Street
 - Frank Ho & Betty Nguyen
 - 11204 Matisse Trail
 - Li Sun
 - 11212 Matisse Trail
 - Marvin Henderson
 - 11416 Monet Drive
 - Tarun Kant & Chetna Gupta
-

New Residents during the Past Year

- 11321 Rockwell Court
 - Taehoon & Yoongyung Kim
 - 11325 Rockwell Court
 - Suorurmenetn Chakraborty & Sriparna Bhattacharya
 - 11404 Rockwell Place
 - Nan Qin & Jin Shao
 - 11417 Rockwell Place
 - Dapeng Li
 - 11501 Rockwell Place
 - Kshitij Sharma & Shalu Tiwari
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2018 House Sales Info

1. Average Sales price: \$566,400
2. Homes < 2700 Sq ft \$227 Sq ft
3. Homes > 2700 Sq ft \$187 Sq ft



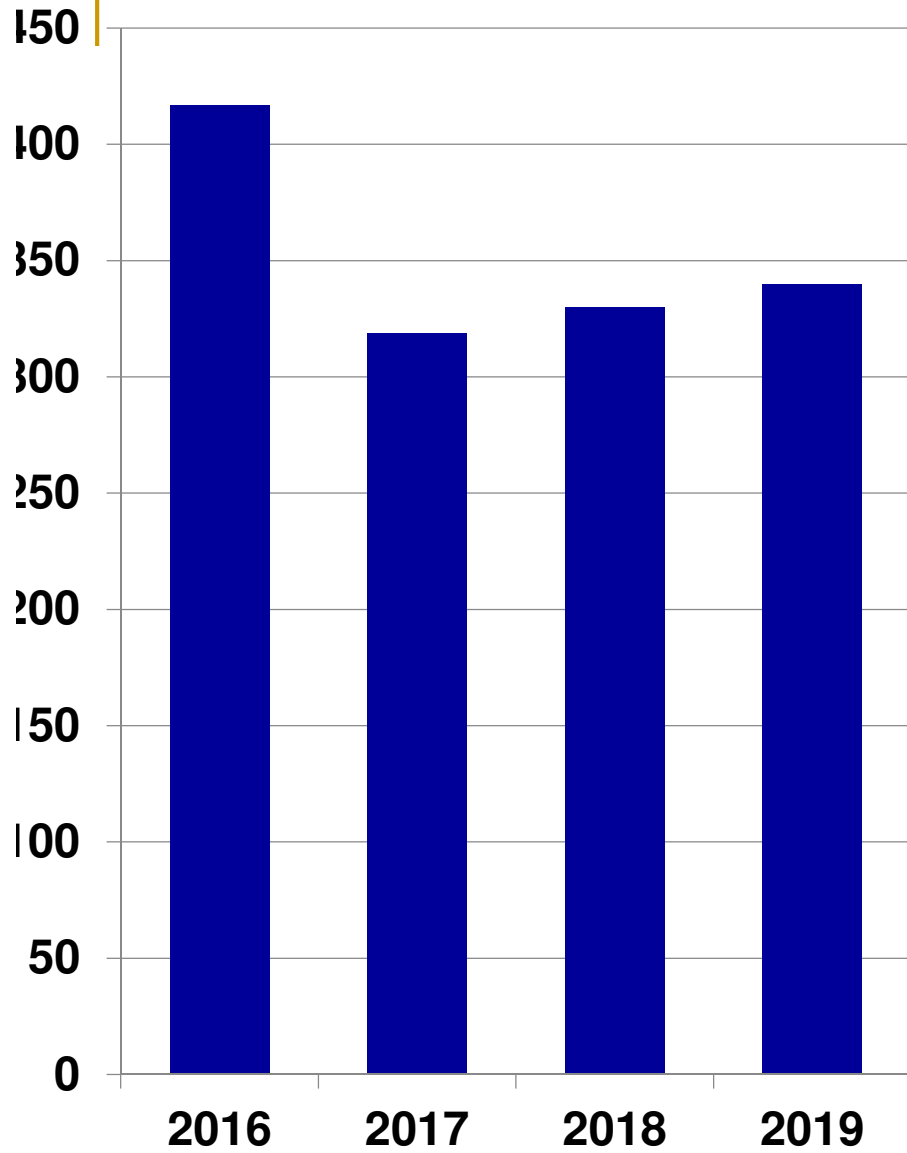
Original EoB Homeowners

- | | |
|--------------------------|---------------------------|
| ■ 10709 Centennial Trail | Mike & Mary Thompson |
| ■ 10718 Centennial Trail | Jeff & Marianne Johanns |
| ■ 11401 Cezanne Court | James Cordera |
| ■ 11409 Cezanne Court | Kurt Chew |
| ■ 11109 Cezanne Street | Hoi Jeong Yoo |
| ■ 11209 Cezanne Street | Sanjay & Chitra Deshpande |
| ■ 11308 Cezanne Street | John & Nancy Ryder |
| ■ 11200 Matisse Trail | Gary and Betty White |
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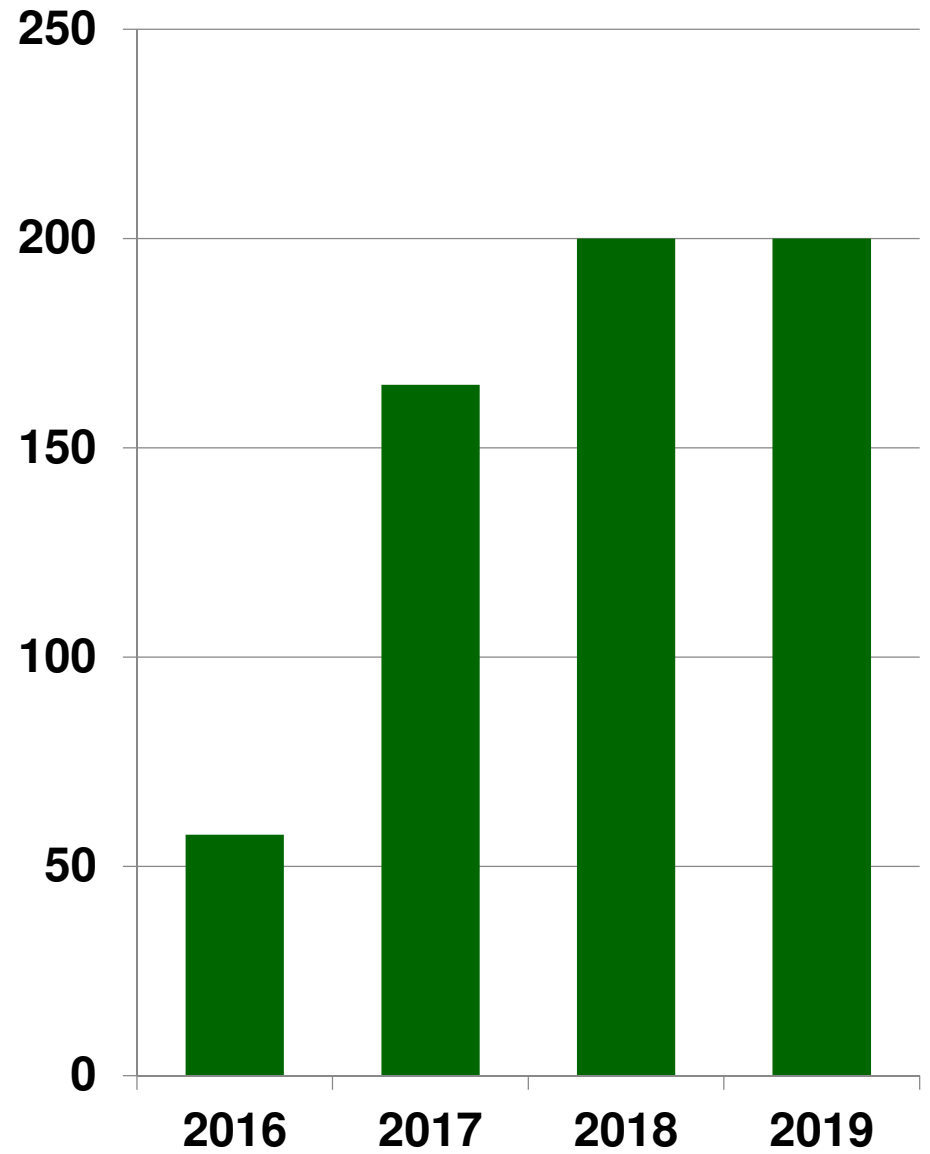
Original EoB Homeowners

- | | |
|------------------------|------------------------------|
| ■ 11300 Monet Drive | Richard & Julie Pratt |
| ■ 11304 Monet Drive | Gorlyn Janzen & Nancy Morris |
| ■ 11316 Monet Drive | Shridhar Pushpavanam |
| ■ 11317 Monet Drive | Jack & Anita Moore |
| ■ 11324 Monet Drive | Weichong Chang & Ann Suhing |
| ■ 11405 Monet Drive | Bill & Mary Throop |
| ■ 11304 Rockwell Court | Pat & Judy O'Rourke |
| ■ 11317 Rockwell Court | Mark O'Connor |
| ■ 11401 Rockwell Place | James & Tulin Varan |
-

Property Values



Land Values



Proposed 2018 Projects

- Bollards
 - Stone Wall along Anderson Mill Road
 - Cleaning
 - Mail Boxes
 - Find alternative to current configuration
 - Clean up
 - Detention Ponds
 - Park Area near Monet Court
 - Park Maintenance
 - Complete Email list of EOB owners
-



Replaced chains with removable bollard

Westside view



Stone Wall

- **Pressure Washing in 2018**
 - **> \$3500 (\$ 3788.75)**
 - **Need to keep shrubs, vines, and trees away from the wall**
 - Reduce molds, etc.
 - Need assistance from Home Owners
 - **Had work done professionally (\$800)**
-

Stone Wall





Mail Box Upgrade

- Replaced original boxes
- Larger
- More secure



Detention Ponds

- New Signage (No Trespassing)
 - Changes in Mowing Policy by the City
 - City has identified the area as a “***Native Grass and Wild Flower Meadow***” protected space
 - Fewer mowing
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“No Trespassing” Signs Replaced

- Previous signs were 10 years old
- Helps control who access the areas around the ponds



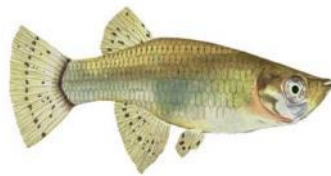
2018 Park Projects / Maintenance

- Path Repairs
- Mosquito Control



Park Pond

- Purchased Mosquito Fish to control mosquito larva
- Added fish three times during the year due to fluxuating water levels
 - 12 fish per time
 - Cost: \$1 per fish



Gambusia affinis

Adding Mosquito Fish to pond

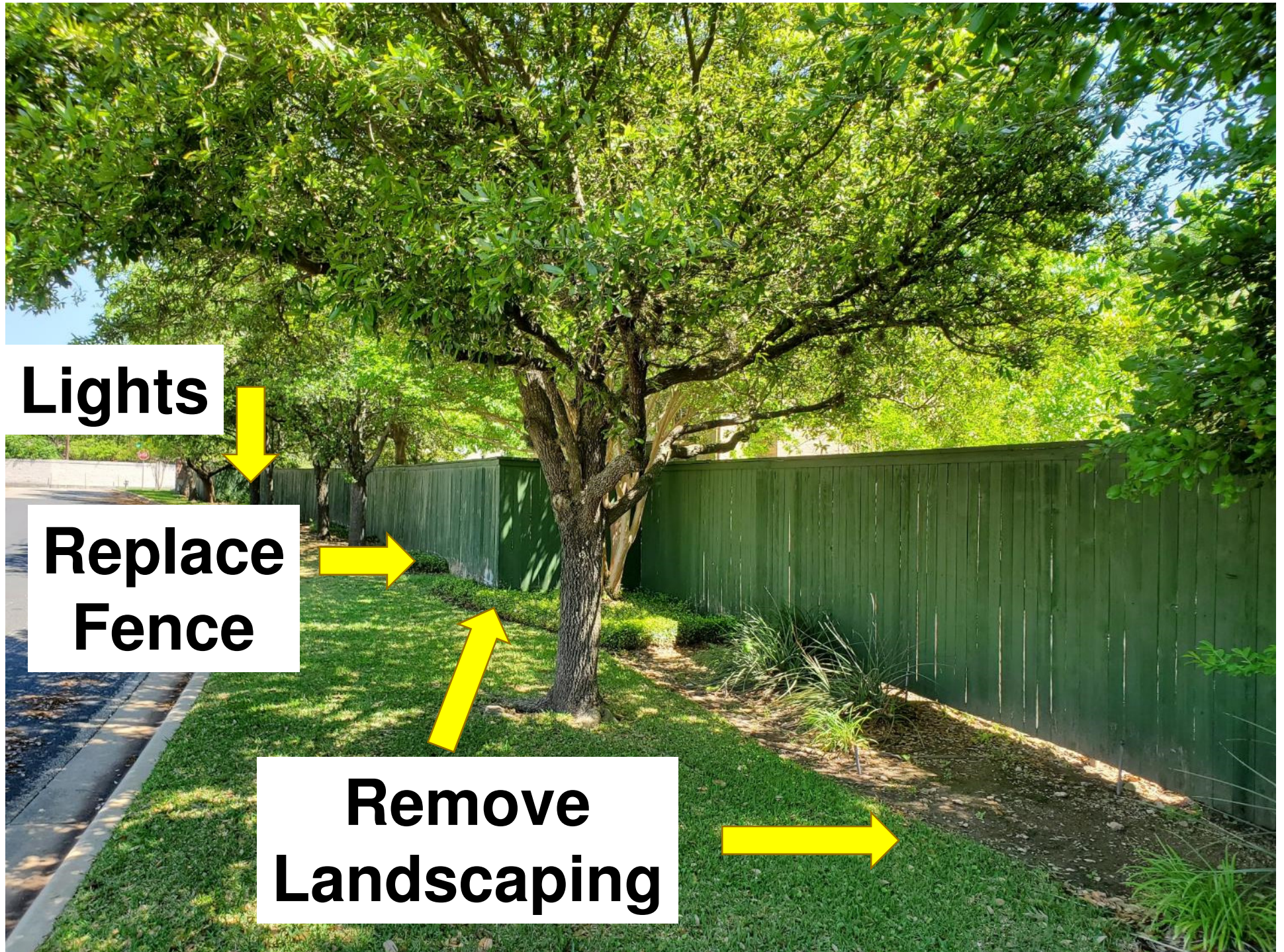


2019 Projects

- **Green Fence**
 - Park Maintenance
 - Install new park bench
 - Tree trimming & Clean up
 - Path maintenance
 - Mail Boxes
 - **Pursue replacements**
 - Play System for Park (2020)
 - Continue Email list updates for EOB owners
-

Green Fence Project

- Replace Green Fence
 - 22 years old
 - Very poor condition (Top & Bottom)
 - Remove landscaping (Ground cover)
 - Replacement: TREX (Composition material)
 - Longer Life / Eliminate Painting
 - Remove landscaping / Lighting
 - Major Expense
 - ~ \$33,000+
 - 3 Years of raised dues
-



Lights

**Replace
Fence**

**Remove
Landscaping**

Bottom Rot





TREX Fence

Play System for the Park



Would need Increase in Dues to pay for it

Anderson Mill Road Tree Maintenance

Located behind property at @ 11413 Monet

Current clearance is ~2 - 3 inches

Insurance will not cover wall damage of this type

Car Crashes (Multiples)

- Brick Monument
 - Cezanne Court
 - Anderson Mill Road
 - Anderson Mill Mud Wall
 - Side Swipe
 - There were additional ones that I was not present or have pictures for.
-







Cezanne Court



Anderson Mill Raod



Anderson Mill MUD



Crossed two lanes of traffic backwards



Making Anderson Mill Road Safer

- Problem:
 - Numerous auto accidents at the curve at the Estates of Brentwood entrance
 - Cause:
 - The traffic lanes are too narrow
 - Solution:
 - Remove bike lanes, widen traffic lanes
 - Widen sidewalks to accommodate bikes & walkers
 - Reduce speed limit to 35 mph
 - Major concern: **Will drivers then drive faster**
-

More traffic coming for FM 620

300K Sq Ft of New Retail Development at FM 620 and FM 2222



Vandalism / Graffiti

- Multiple incidents along Anderson Mill road
 - None with Estates of Brentwood
 - Interfaced with Anderson Mill MUD
-

Social Events

- Easter Egg Hunt
 - Neighborhood Ice Cream Social
 - Initial Scheduled weekend was Rained out
 - Moved to Memorial Day weekend
-

Social Committee

■ Function

- ❑ Thanks to **Julie Pratt** for recent activities
 - ❑ If you would like to assist with activities such as plan neighborhood get-togethers (Ice Cream social, etc.), coordinate neighborhood garage sales, we have a budget to work with
 - ❑ Fall event
-

Easter Egg Hunt April, 2019



Ice Cream Social in May 2018

- **Sponsored by HOA (FREE)**
 - **Volunteers welcomed**
 - **Location: Park under the trees**
 - **Coordinator: Julie Pratt**
-

Ice Cream Social



General Items

- Christmas Wreath
 - House Bill 3347
 - Garbage Cans
 - Yard Maintenance
 - Yard Signs
 - Crime Update
 - Dogs
 - ACC Report
 - Social / Neighborhood
-

House Bill 3347

- A municipality may exempt property from all or a portion of the drainage charges under Section 552.947 if the property is owned by an individual who is:
 - ❑ Significantly disabled
 - ❑ **65 years of age or older**
 - ❑ **A veteran of the armed services of the United States**
 - ❑ Member of the armed services of the United States on activity deployment
-

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.
-

Yard Maintenance

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

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





Austin Police Area Representative

- **John Gabrielson**

- Phone #: 512.974.5963

- Email: john.gabrielson@austintexas.gov



Dogs....

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

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.
 - **2019**
 - If you planning changes, please contact them first....
 - **Committee contact:**
 - John Ryder
-

ACC Report

- Approved requests for the Estates of Brentwood 2018:
 - ❑ Playscape and fence next property
 - ❑ Removal of tree & construction of sidewalk near garage
 - ❑ Replace of existing deck with screened in porch
-

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...

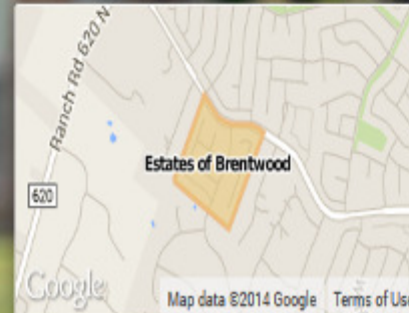
- *Neighbors can pick up your paper/get mail*
- *Neighbors can water plants*
 - *Neighbors can turn your lights on and off*
 - *Neighbors can be your eyes and ears*


Please sign in to Nextdoor Estates of Brentwood to continue. If you don't have an account, [sign up](#).



The private social network
for neighbors in Estates of Brentwood.

Austin, TX



 SIGN IN WITH FACEBOOK

or

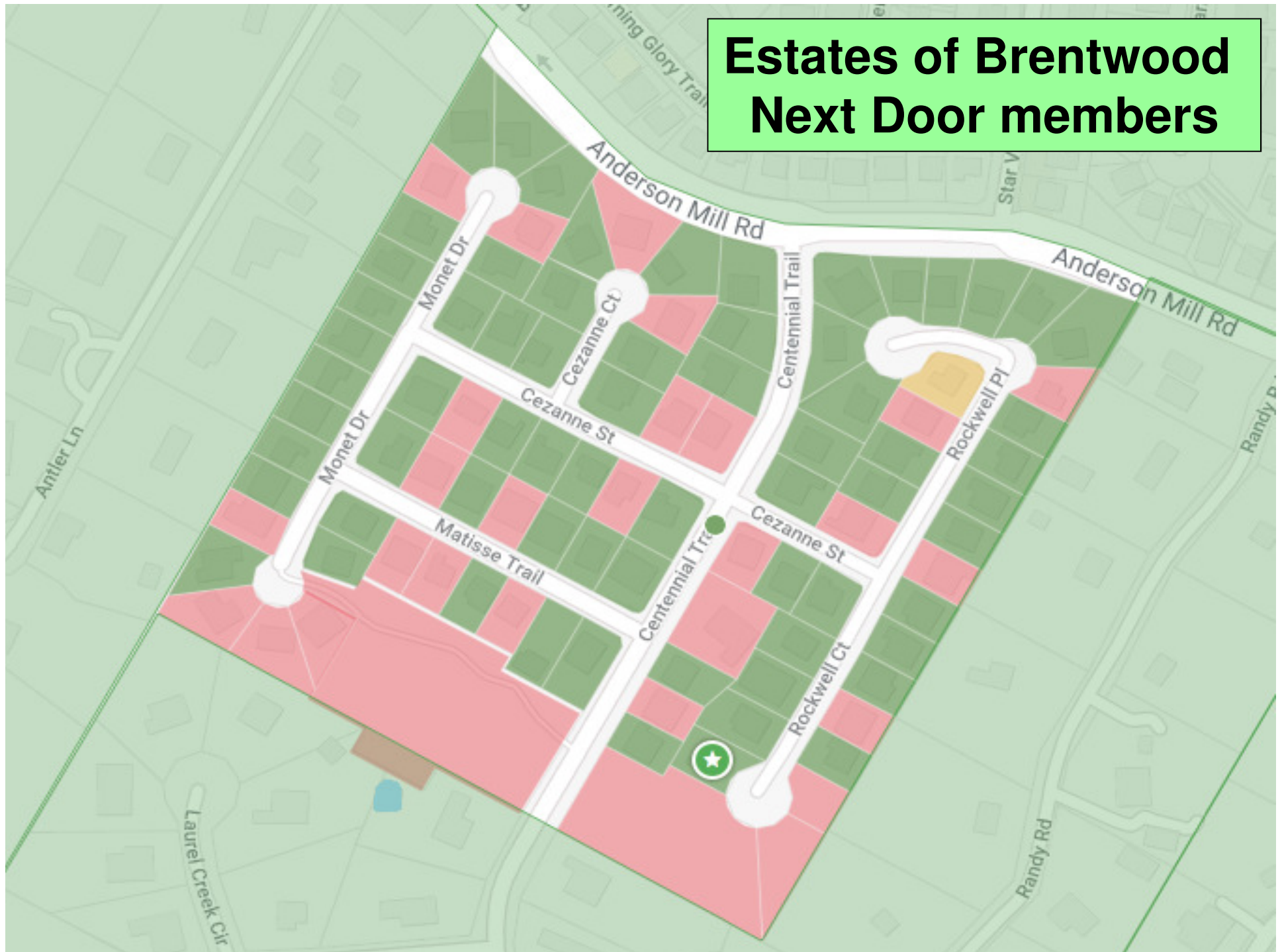
☒ Remember me [Forgot your password](#)

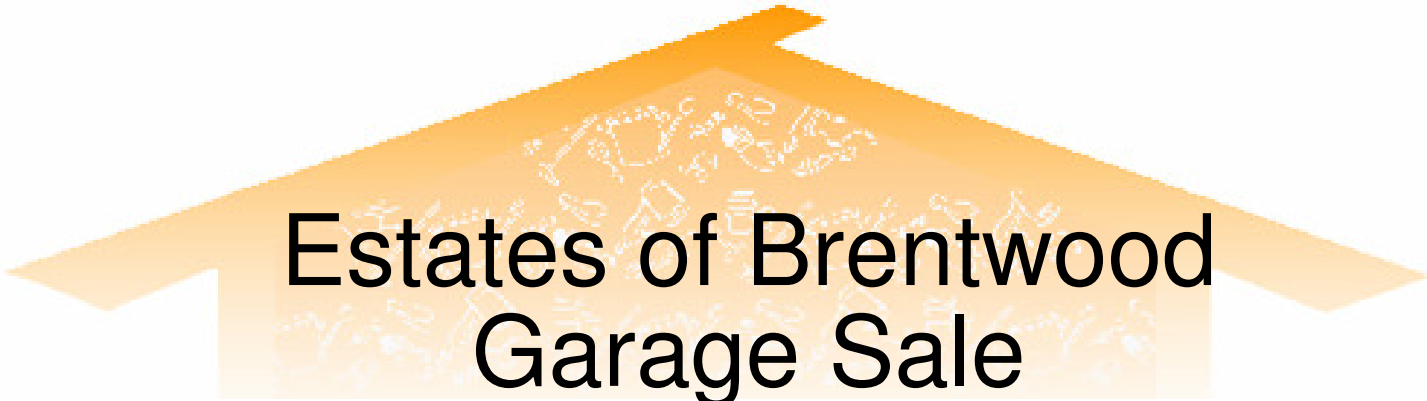
SIGN IN

No account? [Sign up](#) or [learn more](#).

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Estates of Brentwood Next Door members





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

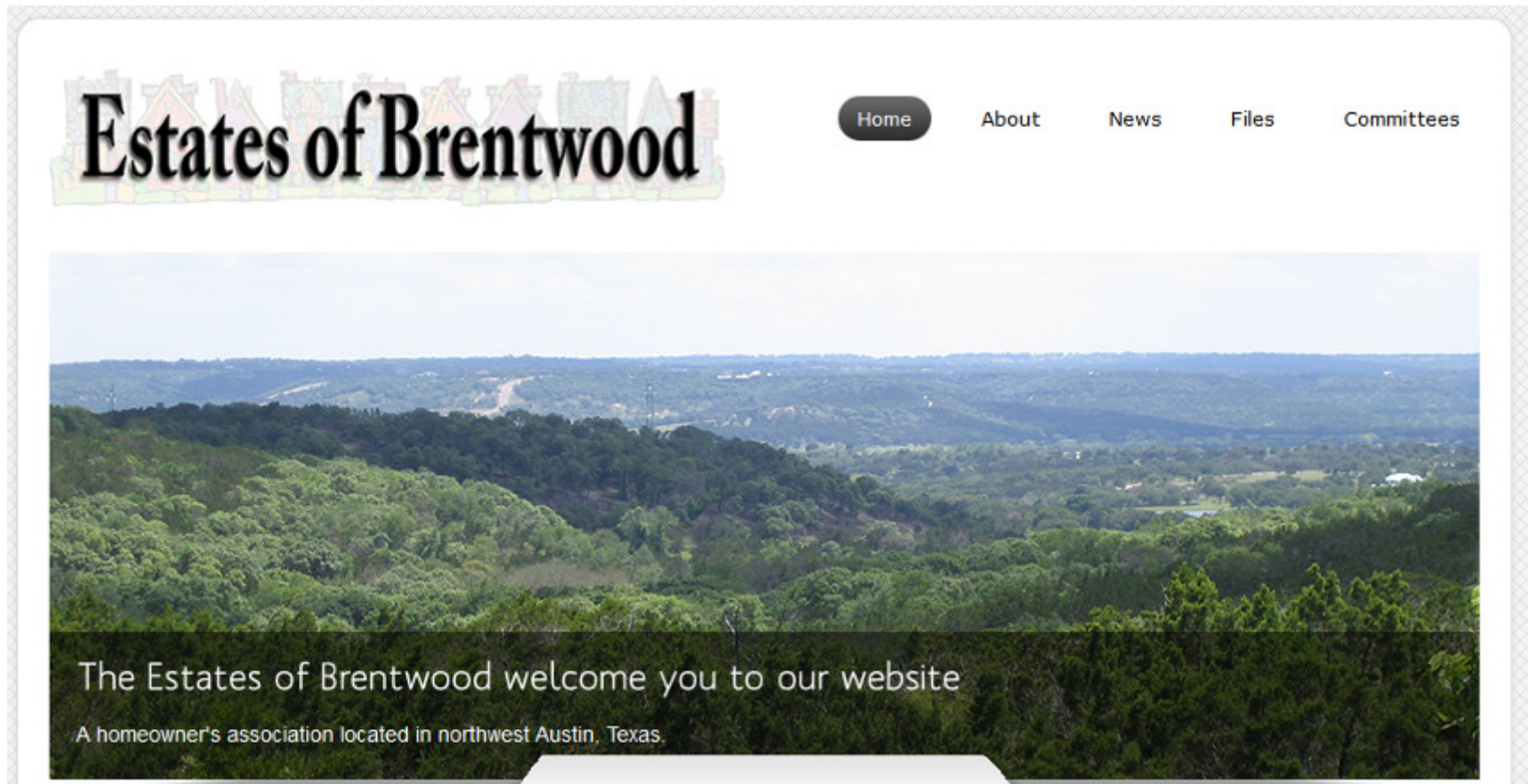
Please limit # of Garage Sales

Date ????

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 to keep email addresses current
-

Web Site



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

Budget Report

Election of Officers

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

Current Board
members

Election of Officers

- *Mamta Verma*
- **Richard Siegmund**
- *John Ryder*
- *Pat O'Rourke*
- *Jim Muir*
- **David Murray**
- **Julie Pratt**

Four officers up
for reelection

New Business

The End
