

Estates of Brentwood 2021 Annual Meeting

Agenda

- Board & Committee members
- Property Update
- Road update
- Neighborhood Items
- Architectural Control Committee
- Budget Report
- Final Comments

Estates of Brentwood

Board Members / Architectural Members

Board Members

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

Architectural Committee

Charles Loftin
Jim Muir
John Ryder
Bill Throop
Gary White

Boards members elected via proxy statement for 2021

Estates of Brentwood

New neighbors

Two homes leased on Rockwell Court

Welcome back

Seung Hu Yoon

11408 Monet

2021 House Info???

2018

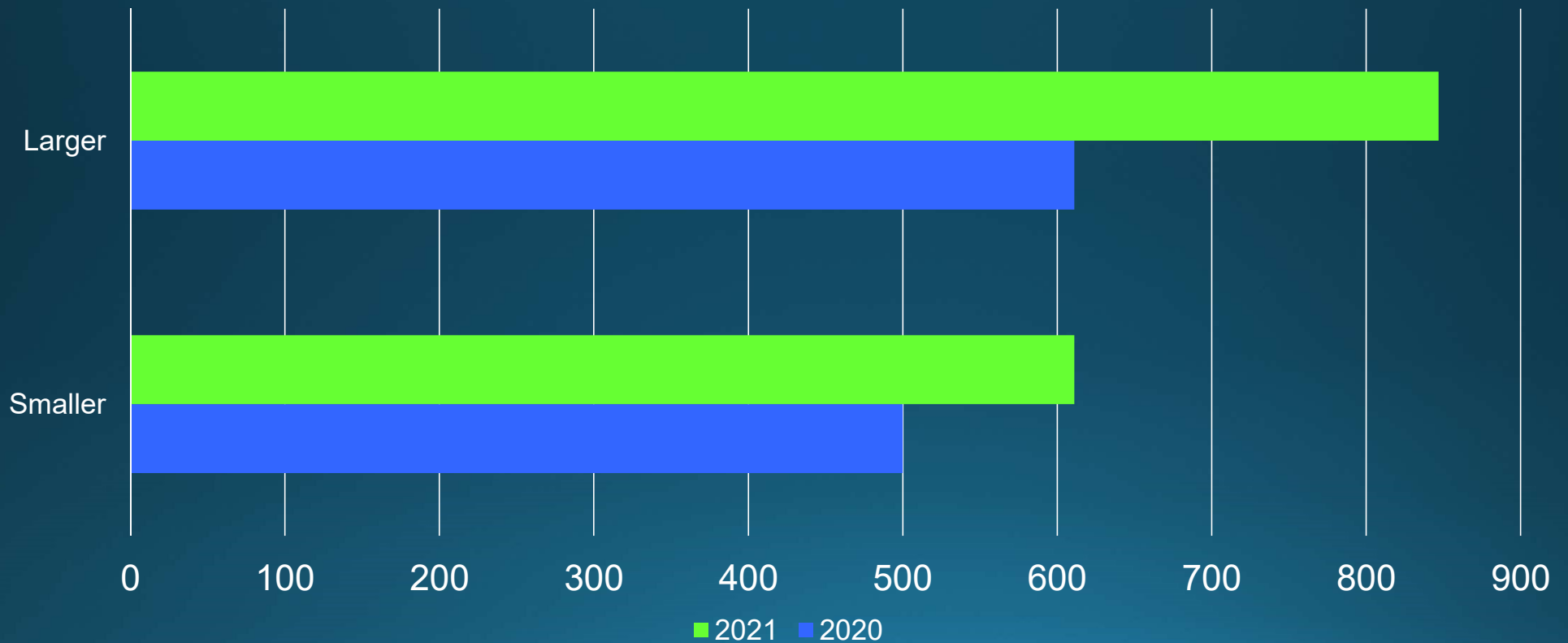
1. Average Sales price: \$566,400
2. Homes < 2700 Sq ft \$227 Sq ft
3. Homes > 2700 Sq ft \$187 Sq ft

2021??

1. Average Sales price: \$???,???
2. Homes < 2700 Sq ft \$??? Sq ft
3. Homes > 2700 Sq ft \$??? Sq ft

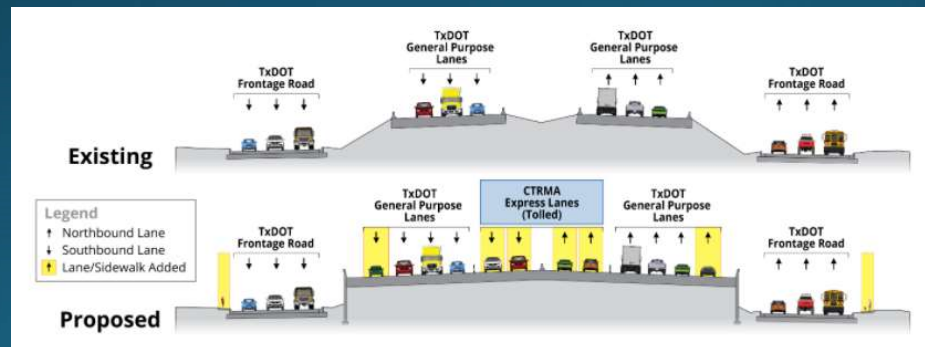
Property Values Estates of Brentwood

Assessed Value \$K



Road Updates

- Anderson Mill Road
 - Target completion date is December 2021 (Expect traffic delays)
- 183 North Mobility Project
 - Approved design-build agreement with joint-venture Great Hills Constructors
 - Contractor team will start detailed design, site investigations and other administrative tasks with the issuance of the 1st Notice to Proceed (NTP) scheduled for April.
 - They will be authorized to start construction at the issuance of the 2nd NTP, which is expected 3 months later. (July / August timeframe)



Crime

- Crime (Burglary, Car Break-ins, Theft) has been increasing
 - Especially in surrounding areas
- **Garage break-in on Monet**
 - **Utilized garage door opener**
- Everyone must be diligent in locking your car if parked outside and not leaving garage door openers in the car
- Need to be eyes and ears for our neighbors
- Install cameras
- Updated neighborhood members via email
 - Important to keep email addresses up to date
- Have request into John Gabrielson for his input / advice
 - Austin Police Area Representative

Wild Flower Initiative

- Working with City of Austin to establish wild flower and native grass area in the areas bordering the ponds between Rockwell Court and Centennial
- City performed a wild flower seeding in November 2020
- Utilize the “Other Ones” to pull invasive weeds / vines



Entrance Lighting

- New lighting for the entrance along Centennial
- Subdivision had lighting when it was first created back in 1997.
- It was very difficult to maintain due to fixtures and bulb technology
- New installation: LED lights, two lights per tree, in ground install



Community Projects

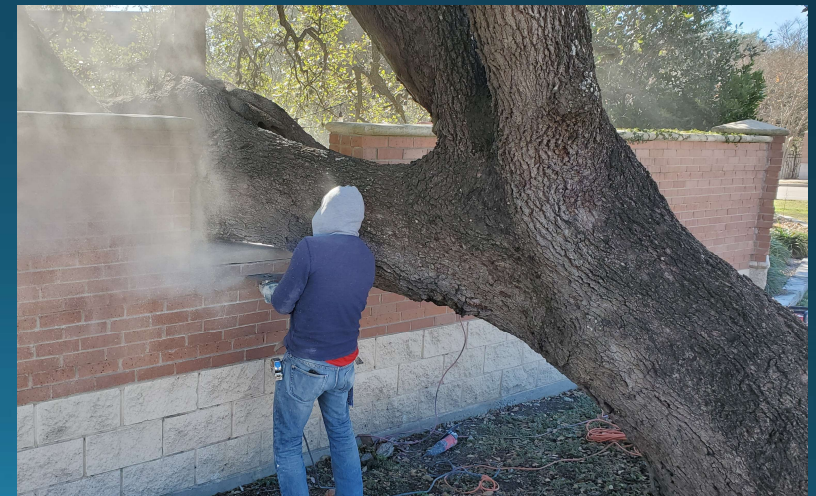
- **Neighborhood Food Drive**
during the early part of pandemic
- Very good participation
- Special thanks to **Neela Rajesh**
for her efforts

- **Park Trash Clean Up**
- Special thanks to **Rosemary Mulcuck** for her efforts



Wall Activity

- Leaning oak touching base of the slot
- Had slot lower by two brick rows
 - Distance = 6"
- Done previously ~ 10 yrs ago
- Prevented major damage to brick monument



Park Activities

- Added rock formation to the park
- Utilized large rocks from Rockwell Court Cul-de-sac
 - Major moving effort
- Variety of uses
 - Kids play area
 - Sitting area



Park Activities

- Had Large Oaks in park cleaned of ball moss & dead branches
- Additional clearing of scrub trees, vines, brush, etc.
 - Primarily in Monet side
 - Small area on Centennial side
- Tree treatment for fungus
 - Not Oak Wilt, but very serious
 - Expensive treatment
 - Prevented spread to other large oaks
 - Treatment has been successful



Park Activities (Additional Clearing)



Centennial Side



Monet Side

Ice Storm Damage

- Extensive damage to park and Park entrance
 - Large piles of brush debris brush
 - Neighborhood volunteers assisted in cleanup
 - Required multiple pickup rounds from the City of Austin
 - **More work needs to be done**
- Extensive landscaping damage at entrance
 - Wait & see to how much will recover
 - Decorative grasses and succulents are in very bad shape
 - Replacement costs maybe >\$500
 - Final decision / planting replacement will take place in the fall



Ice Storm Clean Up

- Major damage to neighborhood trees
 - Anderson Mill Road, Centennial, & Park
- **More work still ahead**
 - Hanging branches, Pond area, & tree replacements maybe needed



Car Crash

- Single vehicle crash Sept 2020
 - Hit the column & tree and slid on its side > 100 feet
- Investigated by Cedar Park Police
 - Involved underage driver
- CP Police wouldn't release details
 - Case was turned over to Texas Attorney General Office
 - AG ruled against having the data released



Playscape

- Board has been investigating a variety of options for playscape in park
 - Different configurations
 - Different materials (Wood, Covered wood, metal, etc.)
 - Base composition (Pea Gravel, mulch, etc.)
- Decision Considerations & Process
 - Life Cycle / Costs / Functionality
 - When to install
 - Location
 - Access & Safety
 - Membership input
 - City input

Potential Solution



Playscape: When to install..

- Install now, make payments over two fiscal years.
- Install in three years when we have money saved.
- Economics make 2021 installation attractive
- Board still has homework to do....
- Comments / input appreciated

Meeting with Michale Embesi..

- Former City of Austin Arborist
- Review “Heritage oaks” in park
 - Help with playscape location
- Seek recommendations for outstanding issues remaining in the park
 - Pond Area / Hanging branches
 - How to prevent Oak Wilt with damaged trees
- Check out “Sickly Oaks” in our common areas
- Examine “Leaning Oak” at entrance
- Make generate actions items (\$\$)

Architectural Committee

Function

Monitoring the guidelines of the Convenances

Safeguard; Helps protect our property value

Review proposals: Fences, Major landscaping, etc.

2021

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

Committee contact: John Ryder

2020 Activities

Addition of a metal roof and retractable screen for a small side patio	Monet Drive
Placing a shed in a back yard	Rockwell Place
Swimming pool in the bacy yard	Rockwell Place
Location of new shed	Cezanne Court
Cover to an existing concrete patio	Cezanne Court
Backyard basketball hoop	Cezanne Street

Estates of Brentwood Guidelines

- Know your neighbors
 - Provides support structure
 - Assistance while traveling
 - Make them aware if your planning events that will affect them
- Maintain your yards & property
- Trash / Recycle / Compose bins
 - **Put out on Tuesday nights and put away on Wednesdays after pickups**
- No Commercial signs
- Pickup after your dogs
- Be a good resident
 - Be sensitive to those living close
 - Pick trash, etc.

Financial report 2020

- Income:
 - Projected: \$30,000 Actual: \$30,557.34 (Late Fees)
- Expenses:
 - Admin
 - Projected: \$4920 Actual: \$5487.05 (Collect late fees / Acct)
 - Utilities
 - Projected: \$1000 Actual: \$929.84
 - Property
 - Projected: \$46,600 Actual: \$45,518.19 (Fences costs incurred 2020)
 - Taxes / Insurance
 - Projected: \$3183 Actual: \$ 4866.20 (Bill was paid late 2020)
- Total Expenses
 - Projected: \$56,801.28 Actual: \$56,003 (-\$26,003)
- Fund Balance: \$35,454 as of Jan 1 (Includes dues paid for 2021)
- Reserves: ~\$17,000

Projected Budget 2021

- Income:
 - Projected: \$29,960
- Expenses:
 - Admin
 - Projected: \$4920
 - Utilities
 - Projected: \$1000
 - Property
 - Projected: \$27,000
 - Taxes / Insurance
 - Projected: \$3215
- Total Expenses
 - Projected: 36,136

Does include playscape down payment

Final comments

- Feedback appreciated regarding this format / using email / etc.
- Expect more communication regarding playscape
- Thank you to all who assisted with the park cleanup
- Help make the Estates of Brentwood a special place to live!