



Estates of Brentwood 2022 Annual Meeting

Agenda

- Guest Speaker
- New Residents
- Guidelines
- Budget Report
- Property Update
- General Items (Traffic / Park / Crime / Ponds / Social / etc.)
- Architectural Control Committee
- Election of Officers
- New Business

Special Guest: Mackenzie Kelly



- **District 6 Council Member**
 - Represents Northwest Austin
 - Austin Native (Westwood Grad)
 - Served at the Round Rock Fire Department Training Division

**She cancelled due to
Medical Emergency**

District 6 Activity

On Saturday April 30th, they will be hosting Coffee with a Cop at our District 6 Field Office, 10401 Anderson Mill Road, Suite 101, Austin, TX, from 9:30 a.m. to 11:30 a.m. They are located next to Shipley's Donuts.

Stop by and meet some of the men and women of the Austin Police Department that serve this great community and discuss any issues you think they should be aware of over coffee.



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

Roger Ferris

Nithya Rajesh

Bill Throop

Gary White

New Residents

10709 Centennial Trail

- Surajit & Madhu Dash, Sons: Rohan & Arvin



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 2021

- Income:
 - Projected: \$29,900 Actual: \$33,204.72 (Late Fees)
- Expenses:
 - Admin
 - Projected: \$4920 Actual: \$8592.30 (Collect late fees charges)
 - Utilities
 - Projected: \$1000 Actual: \$960.13
 - Property
 - Projected: \$13,000 Actual: \$13,917.33
 - Taxes / Insurance
 - Projected: \$3183 Actual: \$ 2843.31
- Total Expenses
 - Projected: \$22,103 Actual: \$26,313.07
- Fund Balance: \$42,346.43 as of Jan 1 (Includes some dues paid for 2022)
- Reserves:~ \$20,000

Projected Budget 2022

- Income:
 - Projected: \$29,960
- Expenses:
 - Admin
 - Projected: \$5020
 - Utilities
 - Projected: \$1000
 - Property
 - Projected: \$18,500
 - Taxes / Insurance
 - Projected: \$3500
- Total Expenses
 - Projected: \$28,220



Original EoB Homeowners

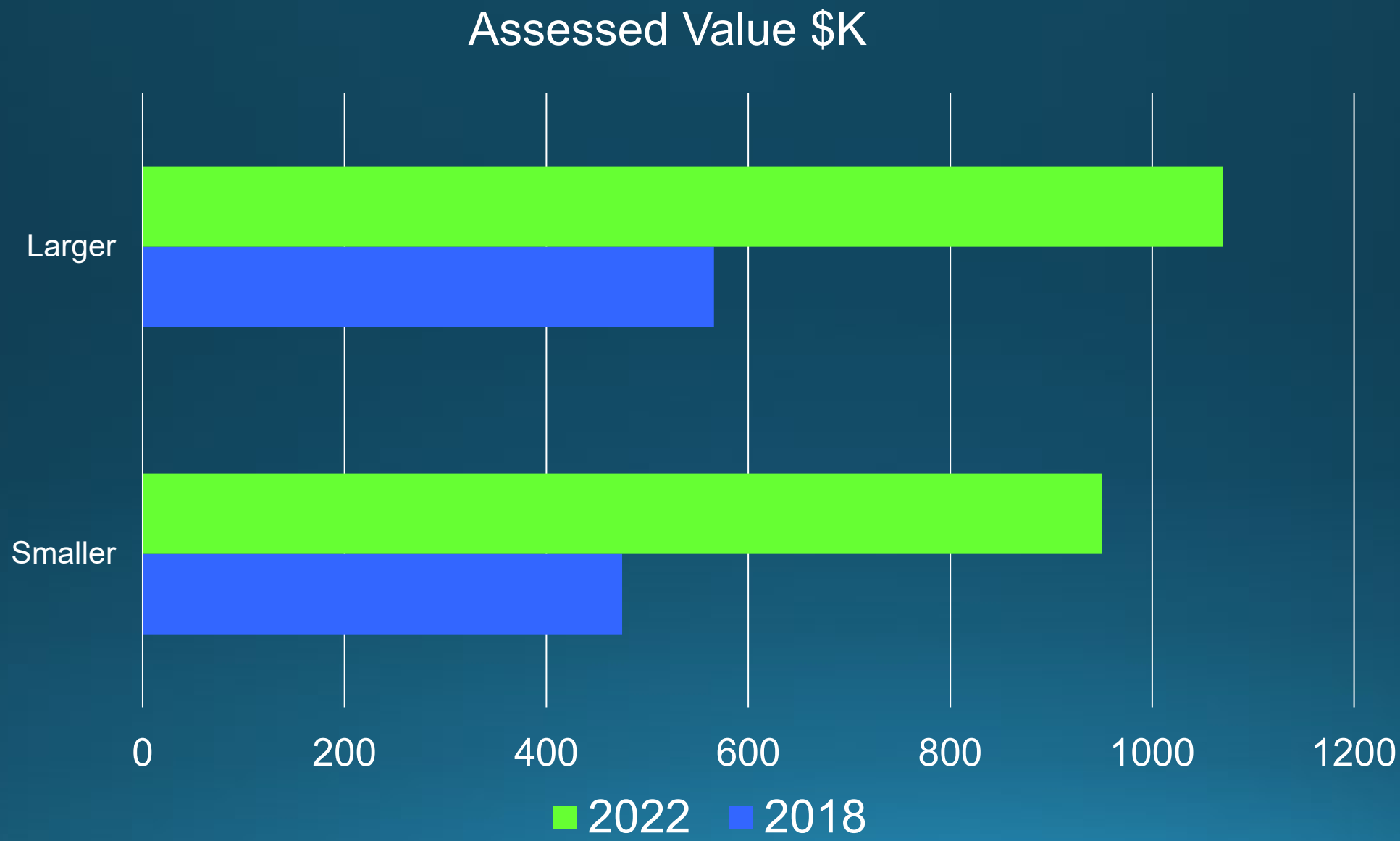
• 10718 Centennial Trail	Jeff & Marianne Johanns
• 11401 Cezanne Court	James Cordera
• 11409 Cezanne Court	Kurt Chew
• 11109 Cezanne Street	Hoi Jeong Yoo
• 11209 Cezanne Street	Sanjay & Chitra Deshpande
• 11308 Cezanne Street	John & Nancy Ryder
• 11200 Matisse Trail	Gary & Betty White

Original EoB Homeowners

• 11300 Monet Drive	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
• 11401 Rockwell Place	James & Tulin Varan

Five non resident home owners

Property Values Estates of Brentwood

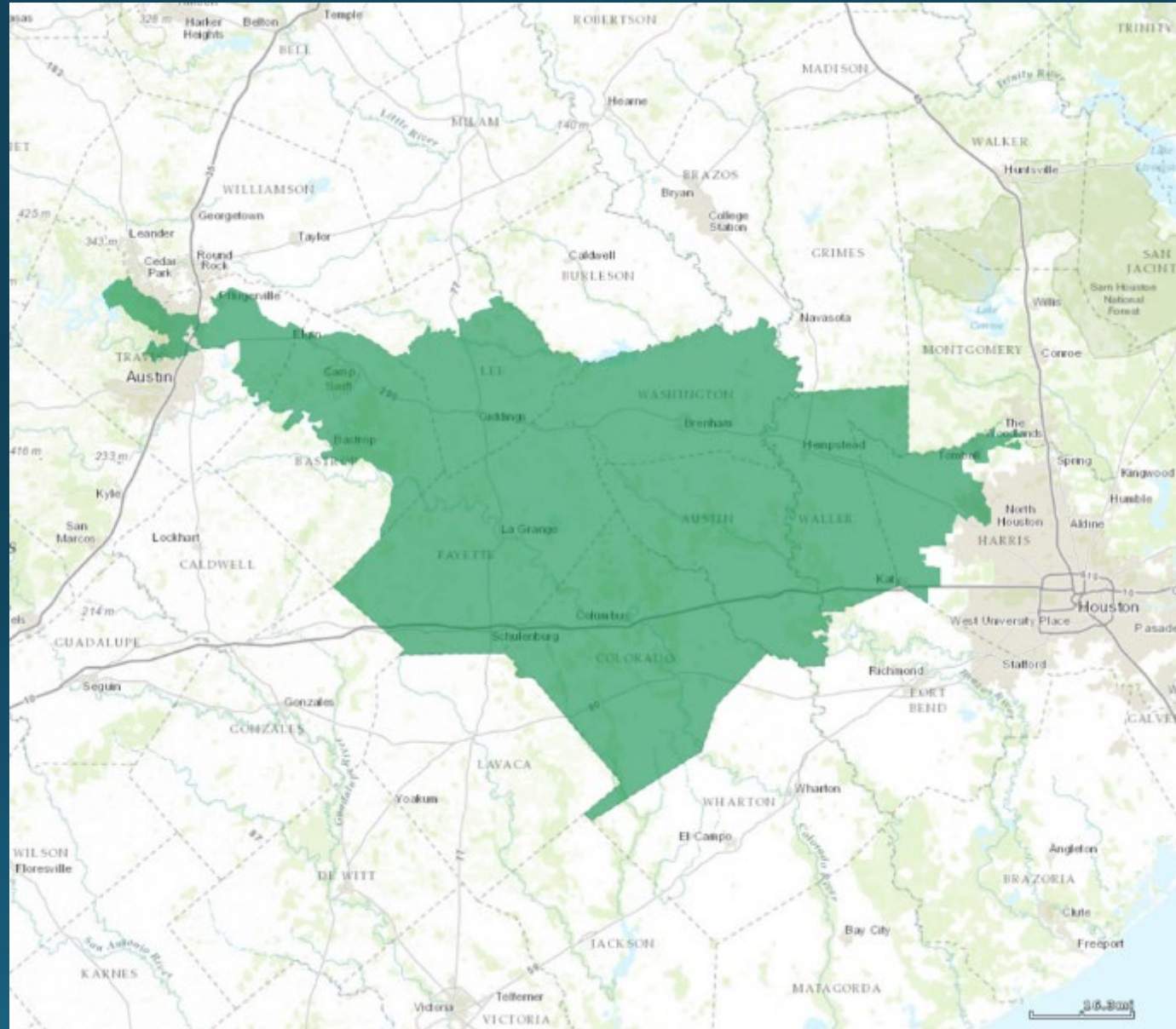


Assessed Property Values by Street

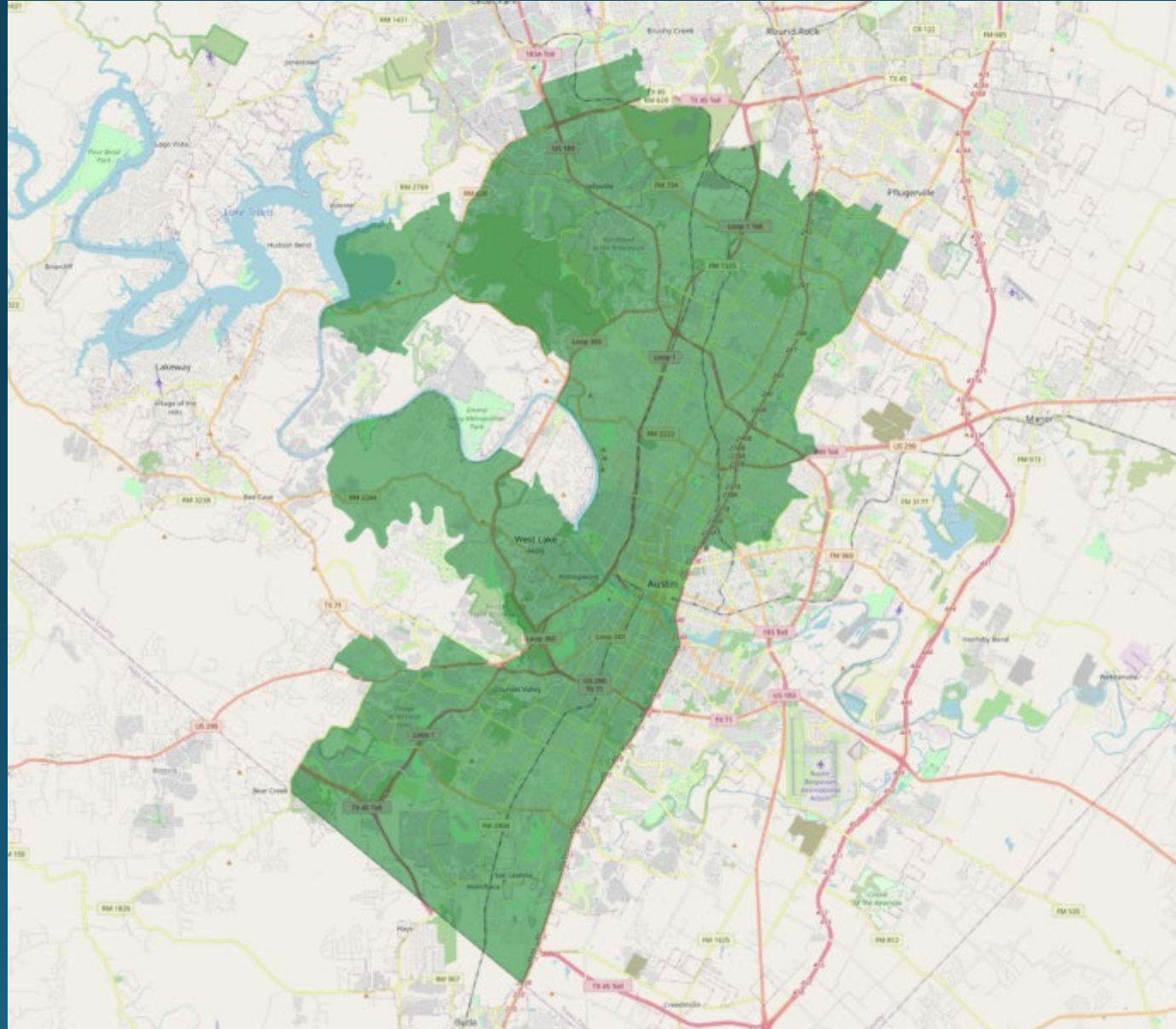
Street	# of Homes	
Centennial Trail	7/8	\$1,000,000+
Cezanne Court	7/7	\$1,000,000+
Cezanne Street	13/15	\$1,000,000+
Matisse Trail	11/13	\$1,000,000+
Monet Drive	15/21	\$1,000,000+
Rockwell Court	6/9	\$1,000,000+
Rockwell Place	15/19	\$1,000,000+
Totals:	74/92	\$1,000,000+

Legislative and City Voting Map Changes

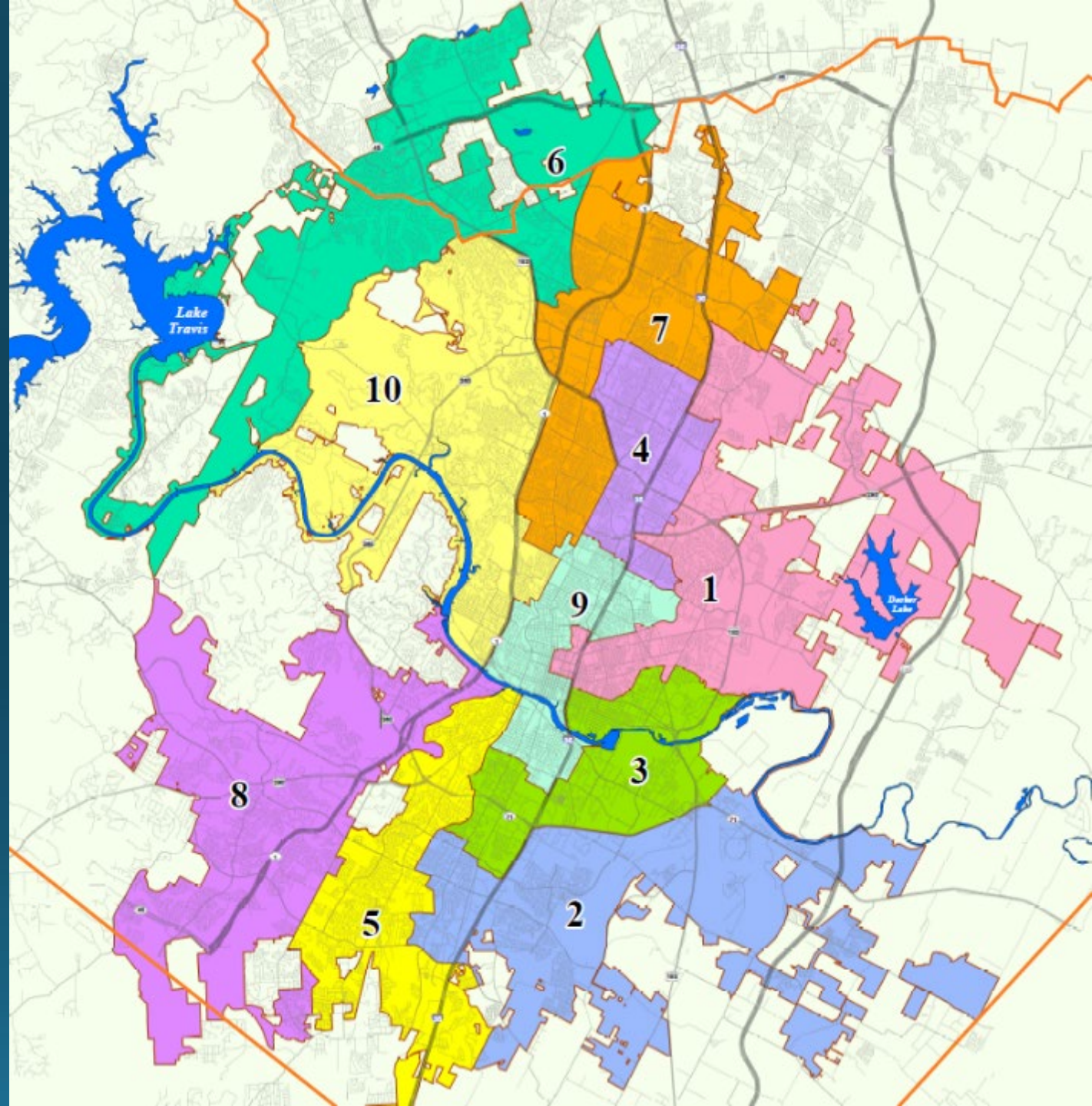
Old Legislative District: #10



New Legislative District: #37



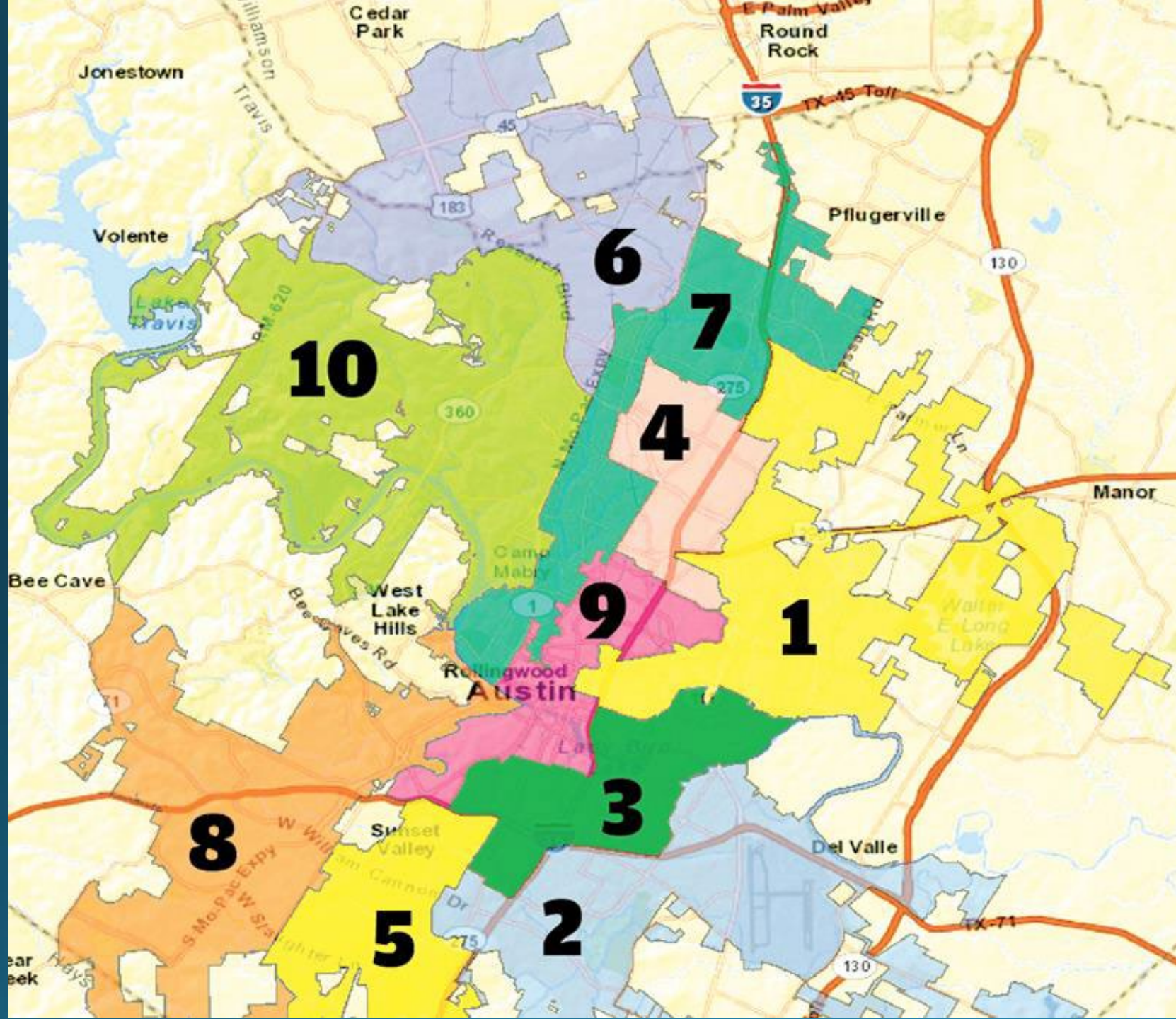
Old District Map



2020 U.S. Census Population, Austin, TX: 961,855

Ideal Population per District: 96,185

District	Population (2013)	Population (2020)	Population per New District (2021)
1	76,111 (-3.85%)	97,387 (+1.25%)	94,010 (-2.26%)
2	79,587 (-0.25%)	98,165 (+2.06%)	98,165 (+2.06%)
3	79,536 (-0.31%)	86,733 (-9.83%)	91,533 (-4.84%)
4	79,360 (-0.53%)	80,710 (-16.09%)	94,936 (-1.30%)
5	80,675 (+1.15%)	102,617 (+6.69%)	97,457 (+1.32%)
6	82,747 (+3.72%)	108,460 (+12.76%)	95,409 (-0.81%)
7	80,924 (+1.43%)	102,929 (+7.01%)	95,077 (-1.15%)
8	77,399 (-2.99%)	96,001 (-0.19%)	99,175 (+3.11%)
9	79,735 (-0.06%)	91,801 (-4.56%)	98,949 (+2.87%)
10	81,152 (+1.72%)	97,052 (+0.90%)	97,196 (+1.05%)



New District Map

District 6 Population Distribution

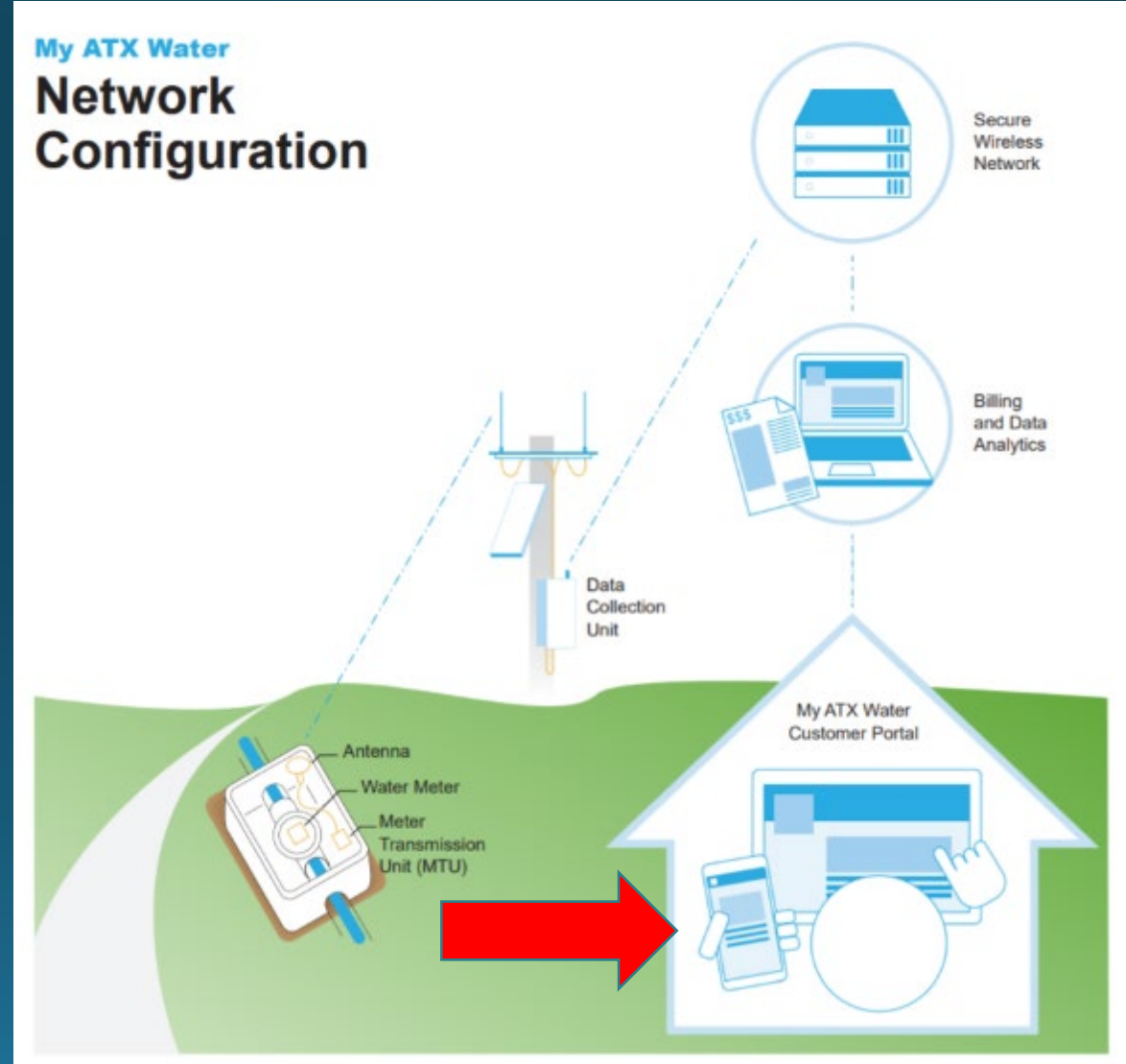
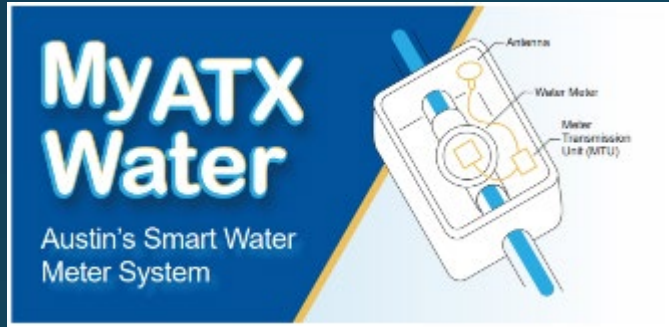
Constitutional compliance

Total Population: 95,409 (deviation: -0.81%)

Racial/Ethnic Population Percentages

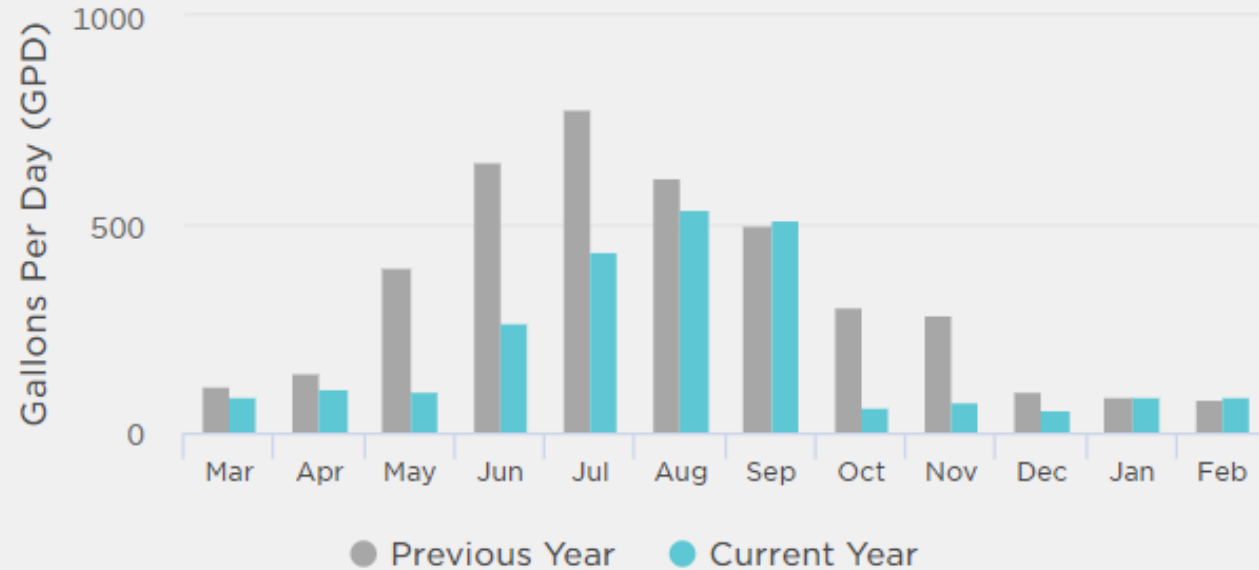
Non-Hispanic White	46.7%
Hispanic	16.6%
Black	7.1%
Asian	28.4% 

Smart Water Meter System



Smart Water Meter System

Comparing Your Use: Last 24 Months



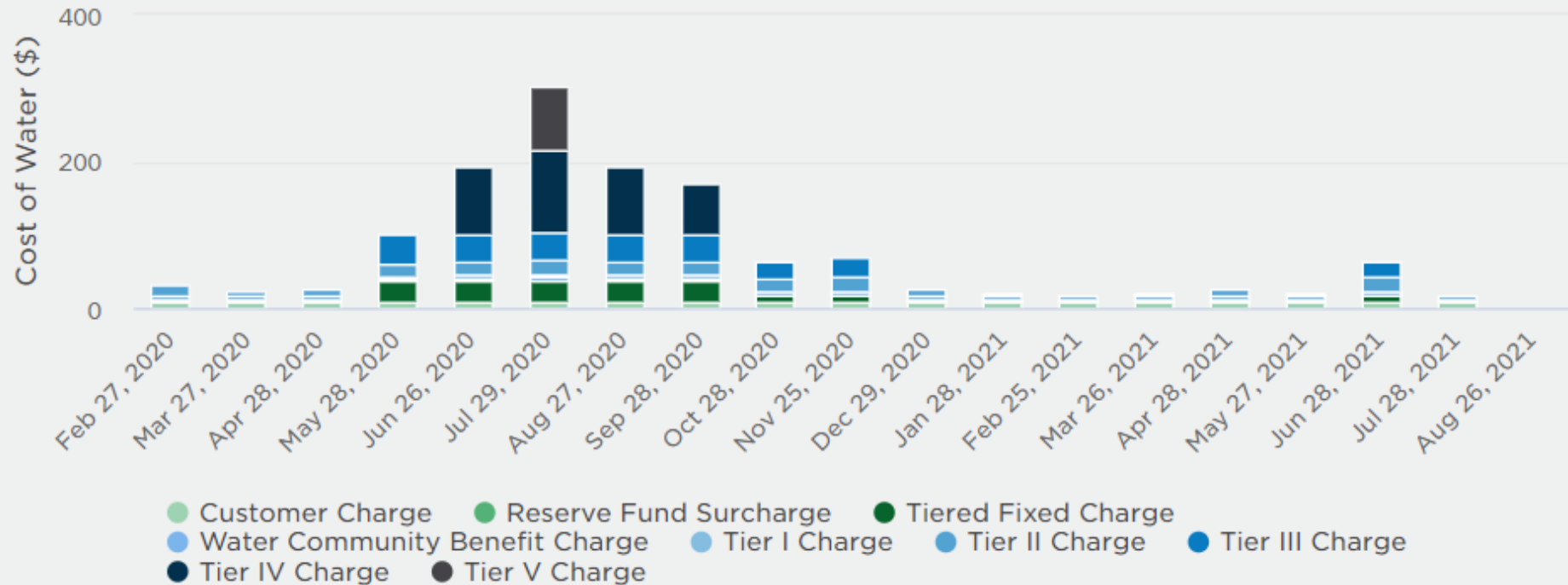
Decreasing use

You used about **41% less water** during the most recent twelve-month period compared to the prior twelve-month period.

[Set use notifications](#)

Smart Water Meter System

Understand Your Water Use



Austin Water has a tiered rate structure

Austin Water has a five-tier volume charge for residential properties.

[See details](#)

[Download your data](#)

Smart Water Meter System

Hourly

DAY

WEEK

2 WEEKS

2 MONTHS

YEAR

Mar 23, 2022

Mar 23, 2022

Normal Use Possible Leak Data Unavailable

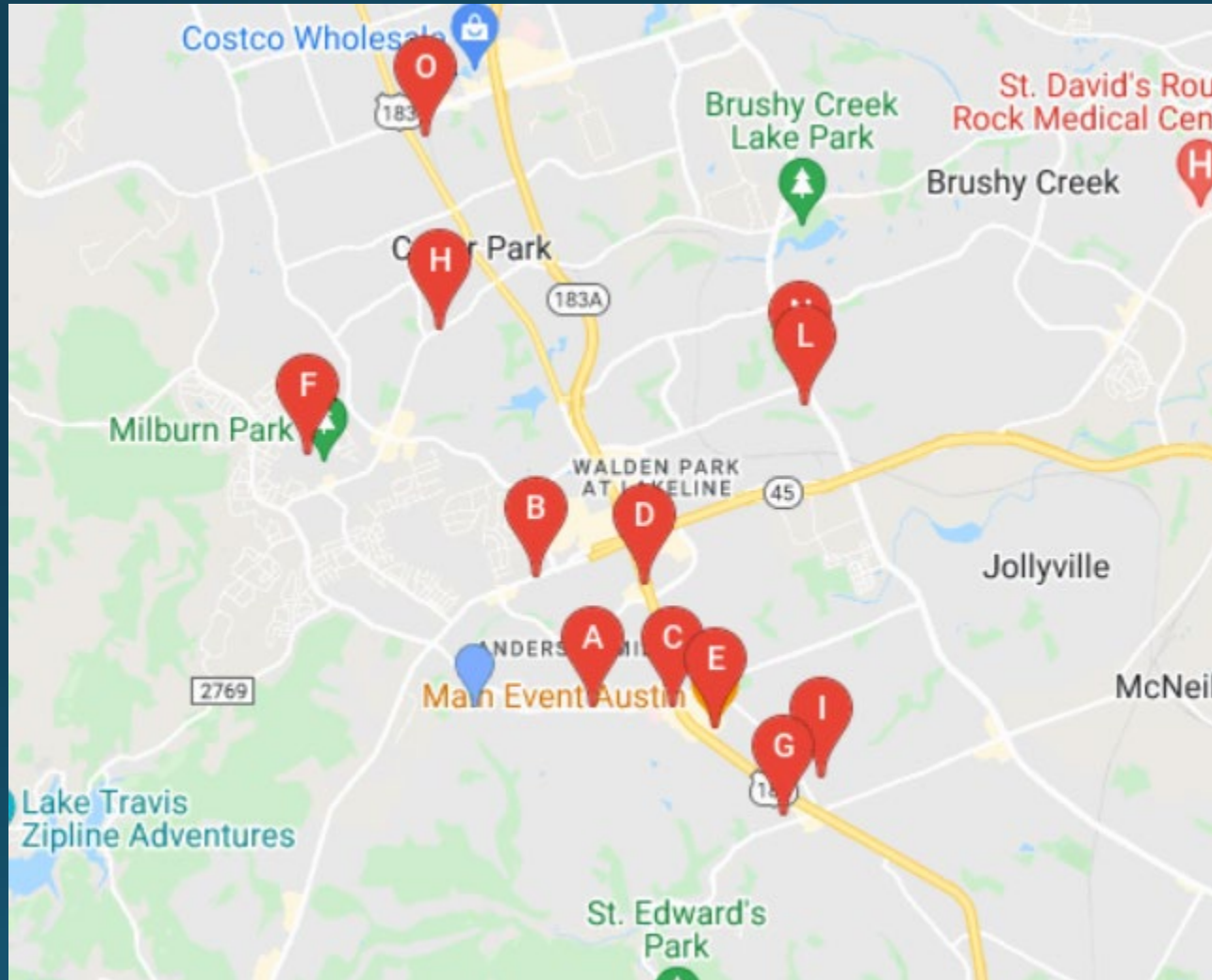
Last updated Wednesday, Mar 23, 2022 at 10:00 AM



Crime

- Crime (Burglary, Car Break-ins, Theft) has been increasing
 - Especially in surrounding areas
- **Garage break-in on Monet**
 - **Utilized garage door opener**
- **Vehicle Burglary (Service person) on Rockwell Place**
- 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

Crime Map



Your Local Crime Alert

VIEW AS A WEB PAGE

powered by
SpotCrime

Crime Map

	Crime	Date	Address
A	Arrest	03/23/22. 05:14 PM.	11800 BLOCK OF NENE DR AUSTIN
B	Arrest	03/25/22. 01:31 AM.	DEERBROOK TRL/N FM 620 RD CEDAR PARK
C	Burglary	03/17/22. 04:00 AM.	13400 BLOCK OF US 183 HWY SVRD AUSTIN
D	Theft	03/24/22. 02:22 PM.	13700 BLOCK OF US 183 HWY AUSTIN
E	Theft	03/19/22. 04:14 AM.	13300 BLOCK OF US 183 HWY SVRD AUSTIN
F	Other	03/24/22. 09:35 PM.	17XX LION HEART DR CEDAR PARK
G	Theft	03/24/22. 03:15 PM.	8600 BLOCK OF SPICEWOOD SPRINGS RD AUSTIN
H	Arrest	03/24/22. 08:30 PM.	6XX CYPRESS CREEK RD CEDAR PARK
I	Vandalism	03/24/22. 10:00 AM.	7900 BLOCK OF SAN FELIPE BLVD AUSTIN
J	Burglary	03/24/22. 12:47 PM.	10300 BLOCK OF FM 2222 RD AUSTIN
K	Burglary	03/24/22. 07:34 PM.	10300 BLOCK OF FM 2222 RD AUSTIN
L	Theft	03/23/22. 03:17 PM.	9800 BLOCK OF PARMER LN AUSTIN

Your Local Crime Alert

VIEW AS A WEB PAGE

powered by
SpotCrime

Traffic

Traffic / Speeding Issues

Anderson Mill Road

- Completion of Project encourages speeding / 50+ is the new 40
- Little to no police monitoring
- Concerning issue: *Lighting for street*

RM 620

- Traffic continues increase / Long delays at ADM & 620
- Have had multiple conversations with City

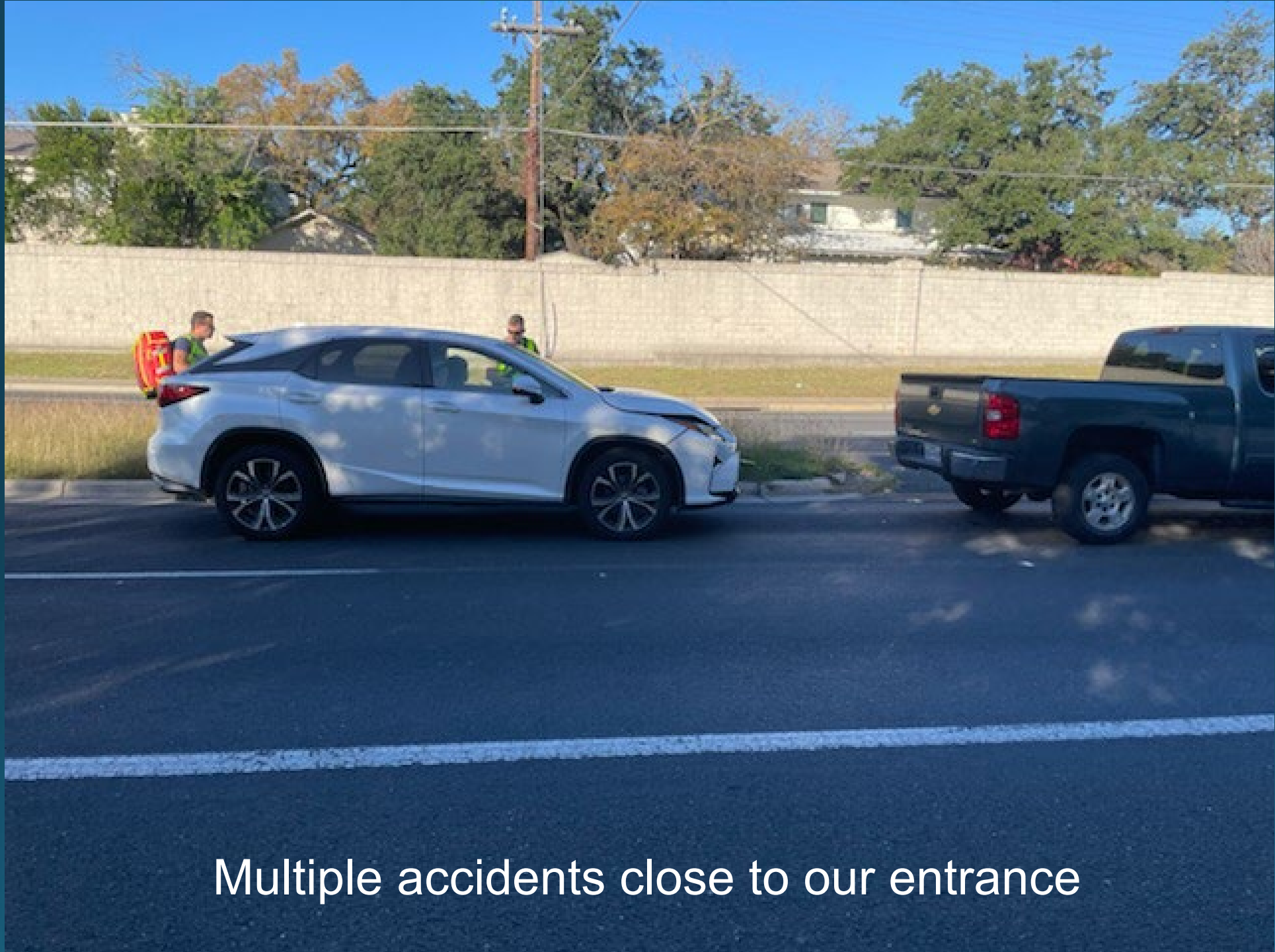
Centennial

- Speeding - Sporadic but is very concerning when it happens
- Have had multiple conversations with City
- Next steps....

183 Project

- Work has started





Multiple accidents close to our entrance

New Chevron signs



RM 620 Update

- **RM 620 at Anderson Mill Road**
- Grade-separated intersection (bridge at Anderson Mill)
- **Public hearing is expected in early fall**
- The environmental team is working on technical reports
- **RM 620 North – Colorado River bridge to US 183**
- A design has not yet been developed for this section
- **RM 620 South – SH 71 to Hudson Bend Road**
- This project would add a third lane in each direction with a center median and turn bays
- Right-of-way acquisition is underway
- **No construction funding has been identified**

120 unit Apartment Complex off of FM 620

More Traffic for FM 620

HEB
Center



Centennial

- Working with the City of Austin to do Speed study
In works for multiple years
- Will be using portable Speed Radar Monitors
- Two modes:
 - Stealth - Captures information but no information displayed
 - Display mode - Captures information & displays speeds
- Minimum of 4-6 weeks capturing information

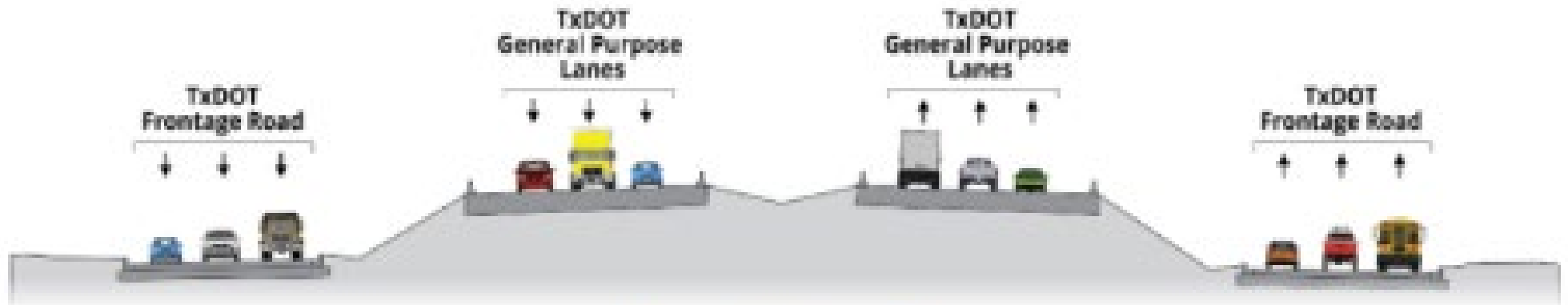


183 North Mobility Project Timing

- Official ground breaking took place in January
- Contractor's work to-date has been centered on design
- Late Spring & early summer of 2022, work is anticipated to focus on:
 1. Installation of high mast lighting
 2. Construction of median access points
 3. Pavement grinding on the US 183 general-purpose lanes
 4. Earthwork for the express lanes and driveway and sidewalk reconstruction will start this late summer / continue into 2023

183 Project

Existing



Legend

- ↑ Northbound Lane
- ↓ Southbound Lane
- ↑ Lane/Sidewalk Added

Proposed



Park

Tree Treatment

- Second treatment for fungus
 - Not Oak Wilt, but very serious
- Injection + Deep root feeding
- Expensive treatment
- Prevent spread to other large oaks
- Feedback from multiple experts



Work Day Park Clean Up Jan 29

- Great turnout
- Cleared:
 - Scrub Trees
 - Invasive plants
 - Vines
 - Dead branches
 - Undergrowth
- BIG THANKS



Work Day Park Clean Up



**One of two piles
along Centennial**



Park Clean Up 1 week later



Top half of tree fell down
Lots of branches (large and small)
Lots of vine material

Fallen Oak

- Landed in Pond
- Concerns
 - Wood ants & termites
 - Fire hazard
 - Harder to control bugs
- Major effort to remove

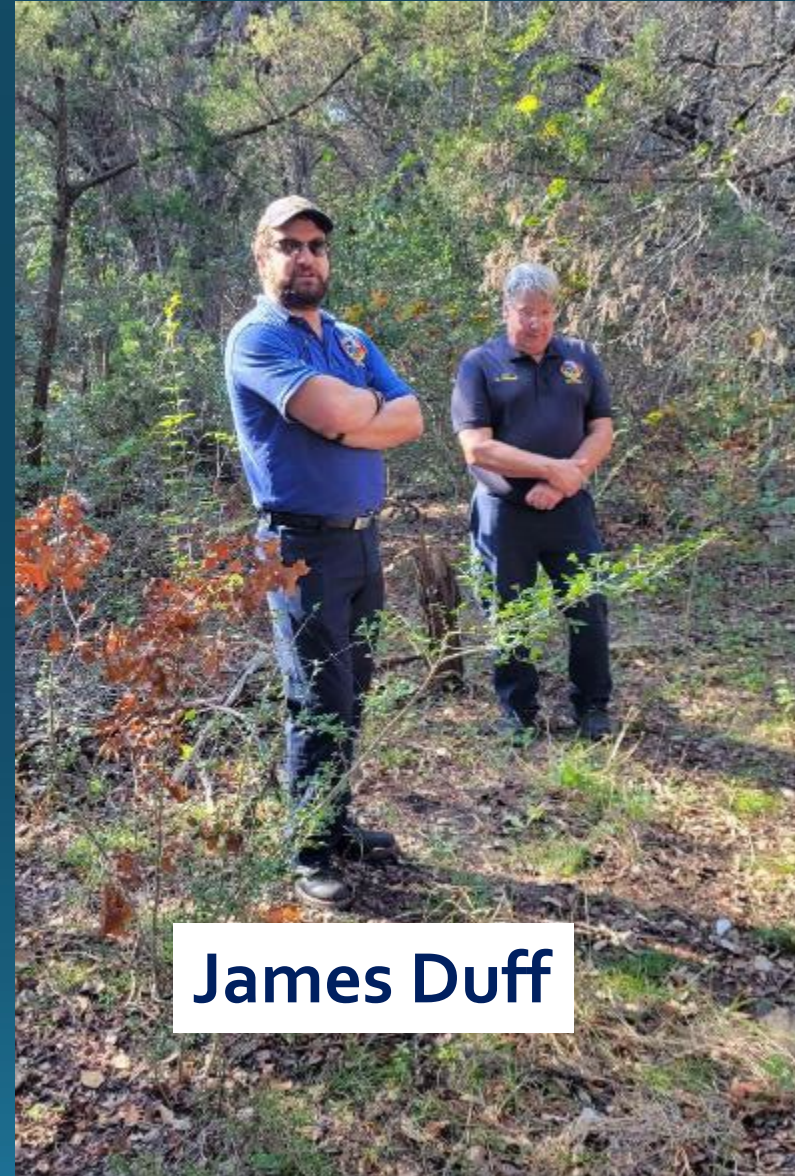




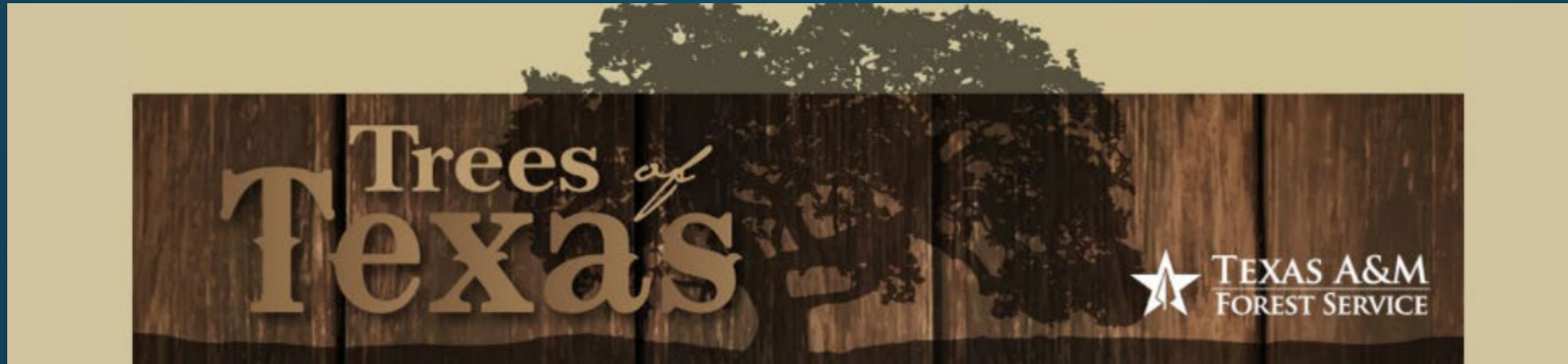


Austin Wildfire Dept.

- Key messages:
- Monitor ground material
 - Dead composition
 - Trash trees / Vines
 - ***Raise canopies***
- Critical Areas
 - Monet Court
 - Matisse
 - Rockwell Court



James Duff



- Surveyed the trees in the park
- Trees appear to be relative healthy
- Impressed with the size
- Largest tree is the oldest they have recorded in Travis County
 - ~ 600 Years
 - Texas has many trees older

Historical Commission

Travis County

Interested in Park Structure

- Ruins of old building associated with spring
- Age: 100 to 200 yrs old
- Unique wall structure in regards to its height
- Protect or not Protect?????



Ponds

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 second wild flower seeding in November 2021
 - Mowing mistake



Wild Flowers June 2021



A photograph of a grassy field, likely a meadow or pasture, taken after mowing. The foreground is covered in a mix of green grass and dry, brownish stubble. In the middle ground, there is a dense line of trees with green foliage. The sky is a clear, pale blue. The image is framed by dark, leafy branches in the upper corners.

Wild Flowers 2021 after mowing



October 2021

Ponds 2022



Unique Trash

Grocery Cart

- Was being used by homeless person
- Was sitting along AMR
- Ended up in our neighborhood
- Returned to HEB

Other items:

- Carpeting - 6' x 9'
- Various automotive parts
- Lumber



Playscape

Playscape for Park

Board plans to have a meeting later in the summer

- Review options and alternatives
- Review Pros & Cons

Homeowner participation and vote

Trevor Hanes - Previous Exec. Dir West Cave Outdoor Center

Nature Based focus – Climbing, Exploring, etc.

Physical landscape - Mounds, logs, rocks, etc.

Playscapes for Park



2020 Activities and Events

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



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



2022 Follow up: Ice Storm Damage

Extensive landscaping damage at the entrance

- Decorative grasses and succulents are in very bad shape
- Rose bush replacement needed



Extensive damage done to our trees

- > 50 Dead trees in our subdivision
- Neighborhood volunteers assisted in cleanup
- **More work needs to be done**

Social events / activities..

Spring: Festival of Colors (Holi)

- Date: March 19 in the park
- Good turn out / Good Food / Dancing

Fall: Halloween event

- Date: October in the park
- Kids (and parents)



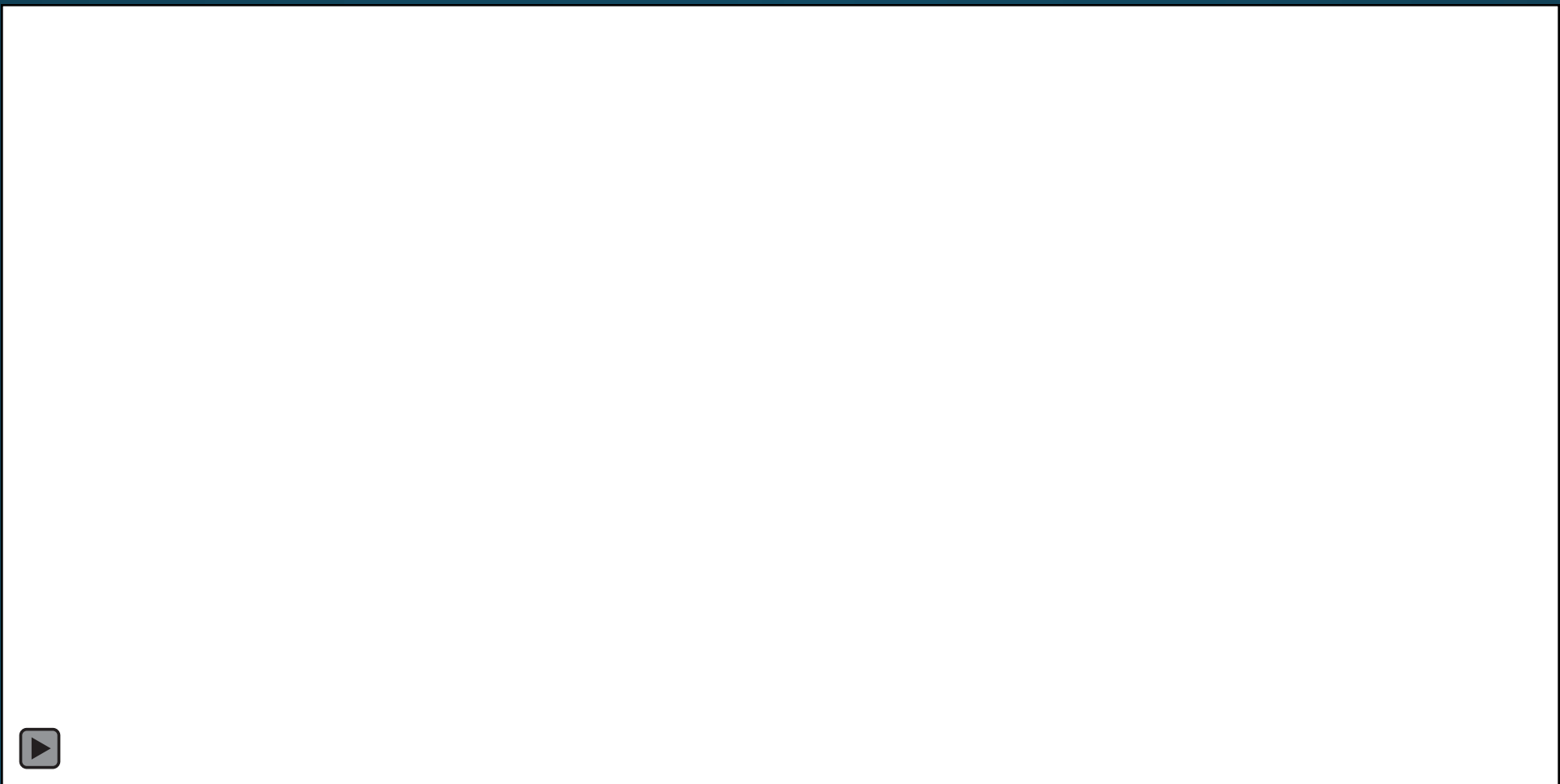
Festival of Colors







Wildlife



Wildlife



Hawk



Ringtail Cat

Architectural Committee

What to do if you want to make an addition or modification to your property:

1. Read the Covenants, Conditions, and Restrictions (CCRs.)
2. Submit a request for to the HOA, Attn: Pat O'Rourke. The request routed to the ACC for review. Provide as much information as you can on what you are planning to construct, including materials to be used, colors, where the project will be located, whether it will be visible from the street and/or from adjacent lots, and how the construction is going to be carried out. Photos of similar projects are also helpful. The committee will review your request (Might need additional details) are. The committee may request to make a site.
3. Determine whether a permit is required for your project. Your contractor or installer can advise. City of Austin can also advise you regarding the requirement for a permit.
4. If you have questions about something you plan to construct or install, contact the ACC Chairman: **Bill Throop, at 512 426-5297, or throopwh@gmail.com**

Architectural Committee

Requests received by the ACC since the last HOA Meeting:

- Landscaping changes
- Screened Porch
- Swimming Pool
- Fence
- Backyard shed
- Pergola
- Enclosed patio
- Patio Roof

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

Three officers up
for reelection

New Business

Final comments

- Thank you to all who assisted with the park cleanup
- Lee Cauvin for Christmas Wreathes
- Everyone for making the Estates of Brentwood a special place to live!