



Estates of Brentwood 2023 Annual Meeting

Agenda

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

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

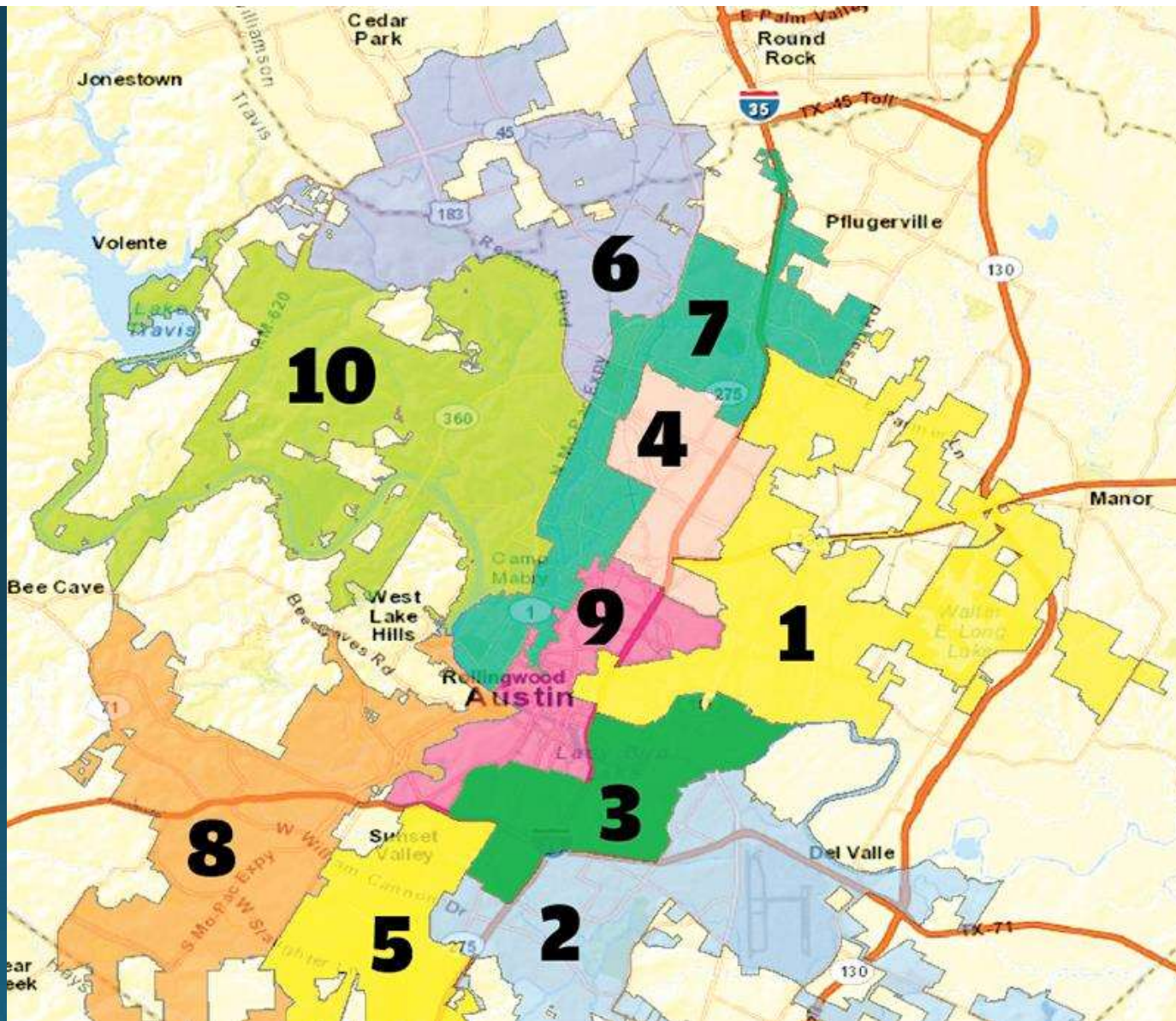
Charles Loftin

Roger Ferris

Nithya Rajesh

Bill Throop **Chairman**

Gary White





HOUSING & PLANNING

Council District

6

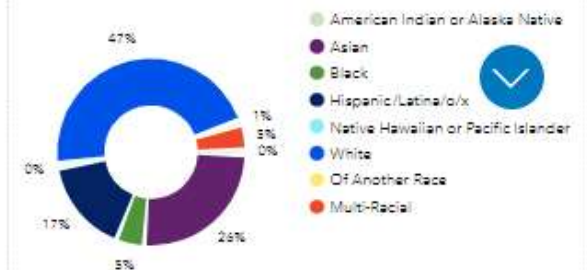
Council District Demographic Profiles

City of Austin
Housing & Planning Department
Strategic Data Initiatives

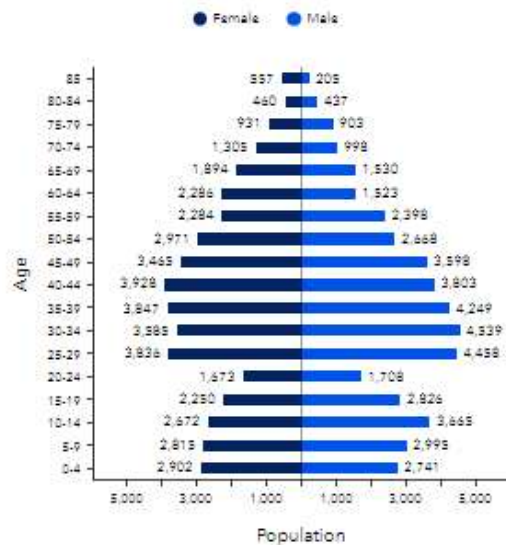
Population



Population by Race/Ethnicity (2020 Census Count)

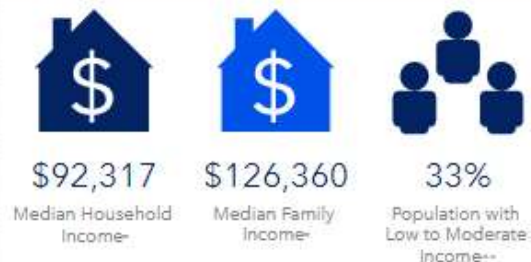


Population by Age (2020 ACS 5Y)



Note: The U.S. Census Bureau asks a binary sex question in surveys. Therefore, these data may not represent people who identify as non-binary.

Income



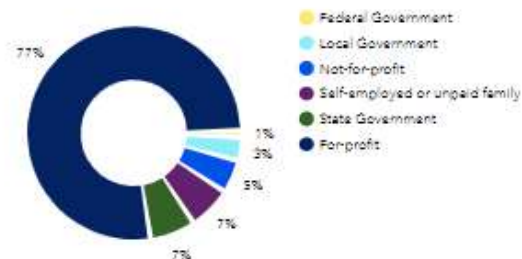
Households



Employees



Employment Type (2020 ACS 5Y)



Education



Special Guest: Mackenzie Kelly



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



Open Houses

News Letter



New Residents



**11317 Rockwell Court
Cory Jucius & Jessica French**



**11421 Rockwell Place
Art & Karry Ponce**

Real Estates Activities

Estates of Brentwood Real Estate



10740 Centennial
Price: \$1,040,000



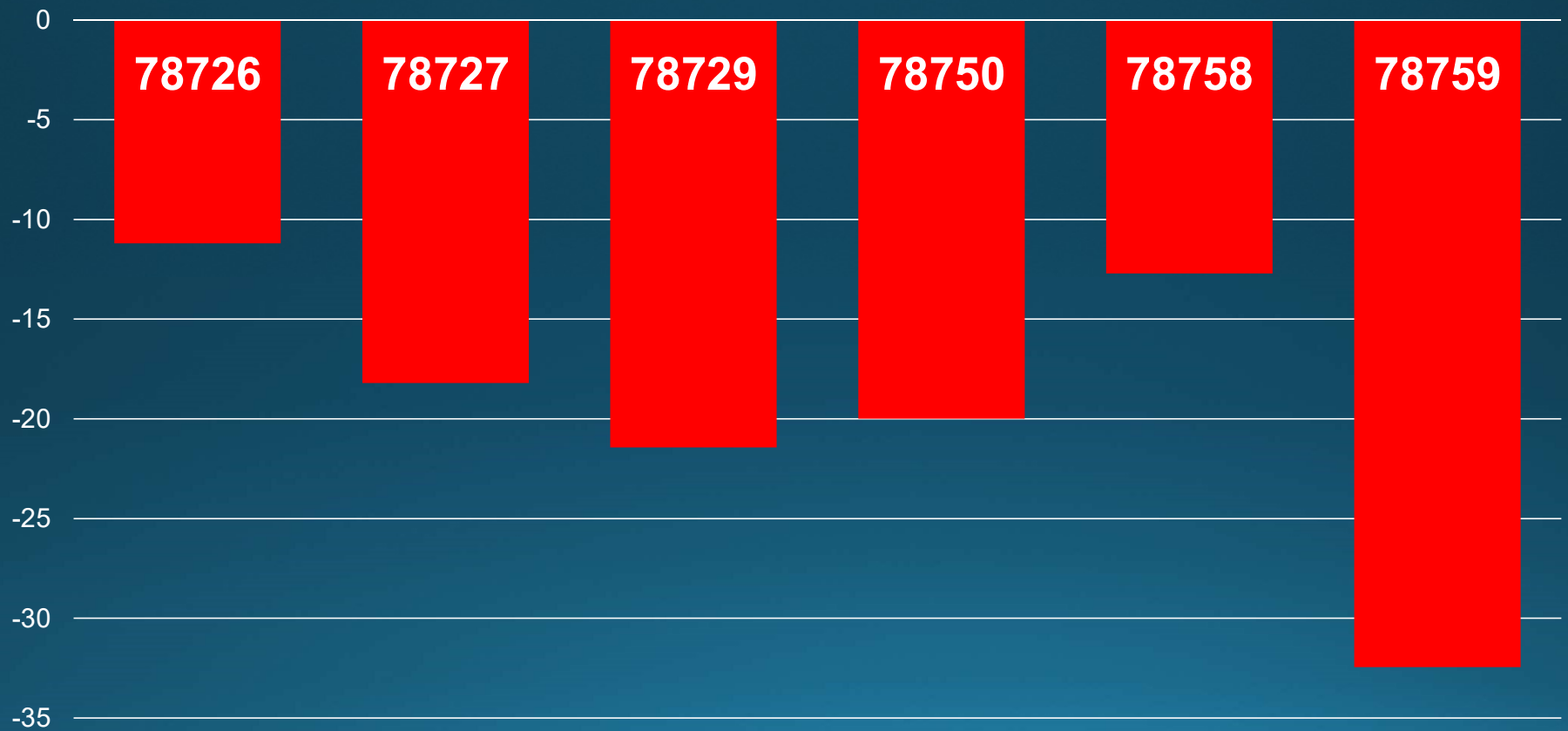
11408 Monet
Price: \$1,000,000
Sold (Sales Price ?)



10740 Monet
Price: \$700,000

\$335 -\$340 pre Sq Ft

Median Price Home Sold Change 2022 to 2023



Austin Board of Realtors

Estates of Brentwood Guidelines

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

Developments along 620



Former golf
driving range
on FM 620



Woodland Greens

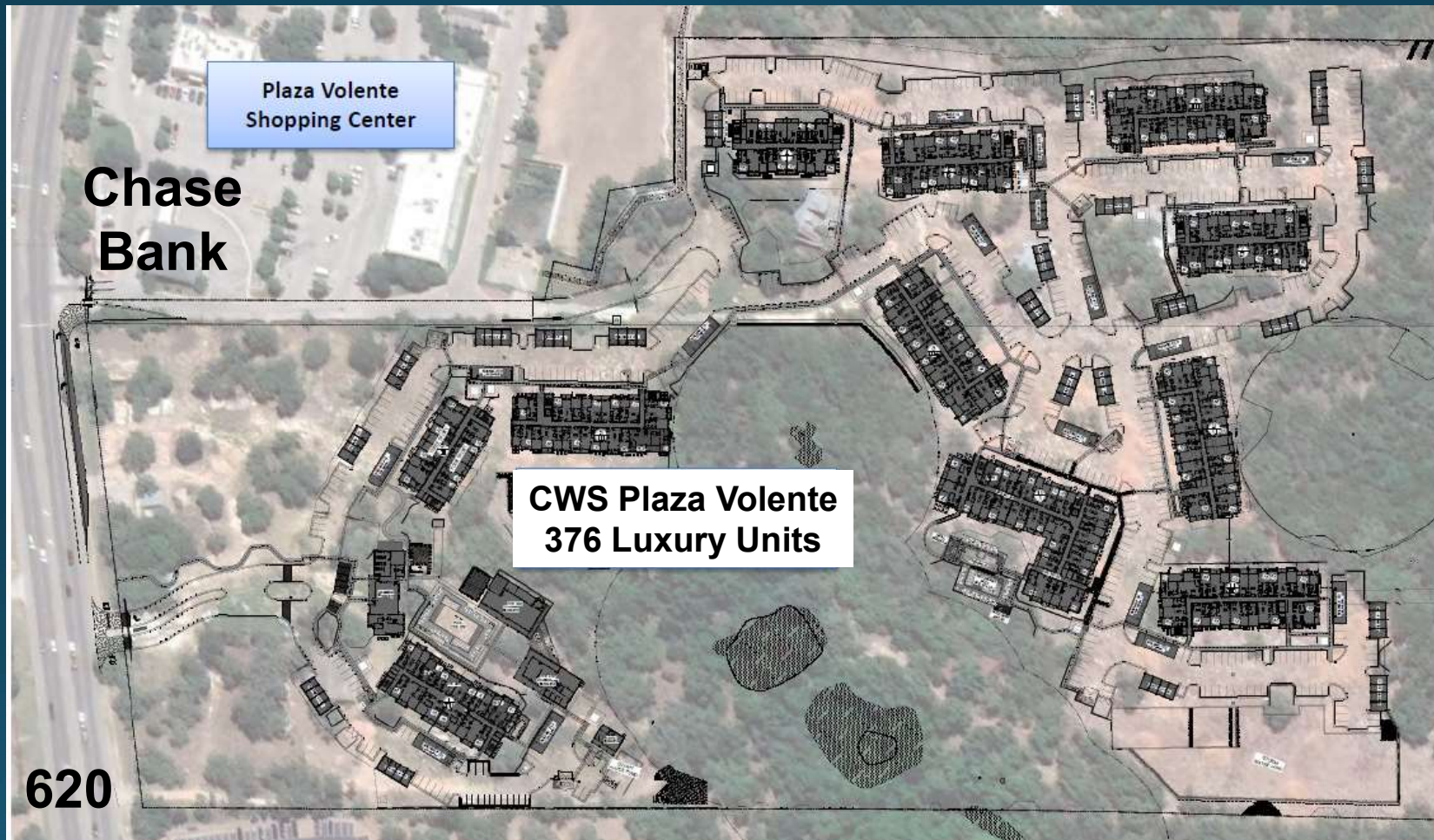


186-unit multifamily garden style apartment complex
Parking: 263 spaces

CWS Capital Partners, LLC Plaza Volente Residential 34.4 Acre –Low-Density MF –Northwest Austin

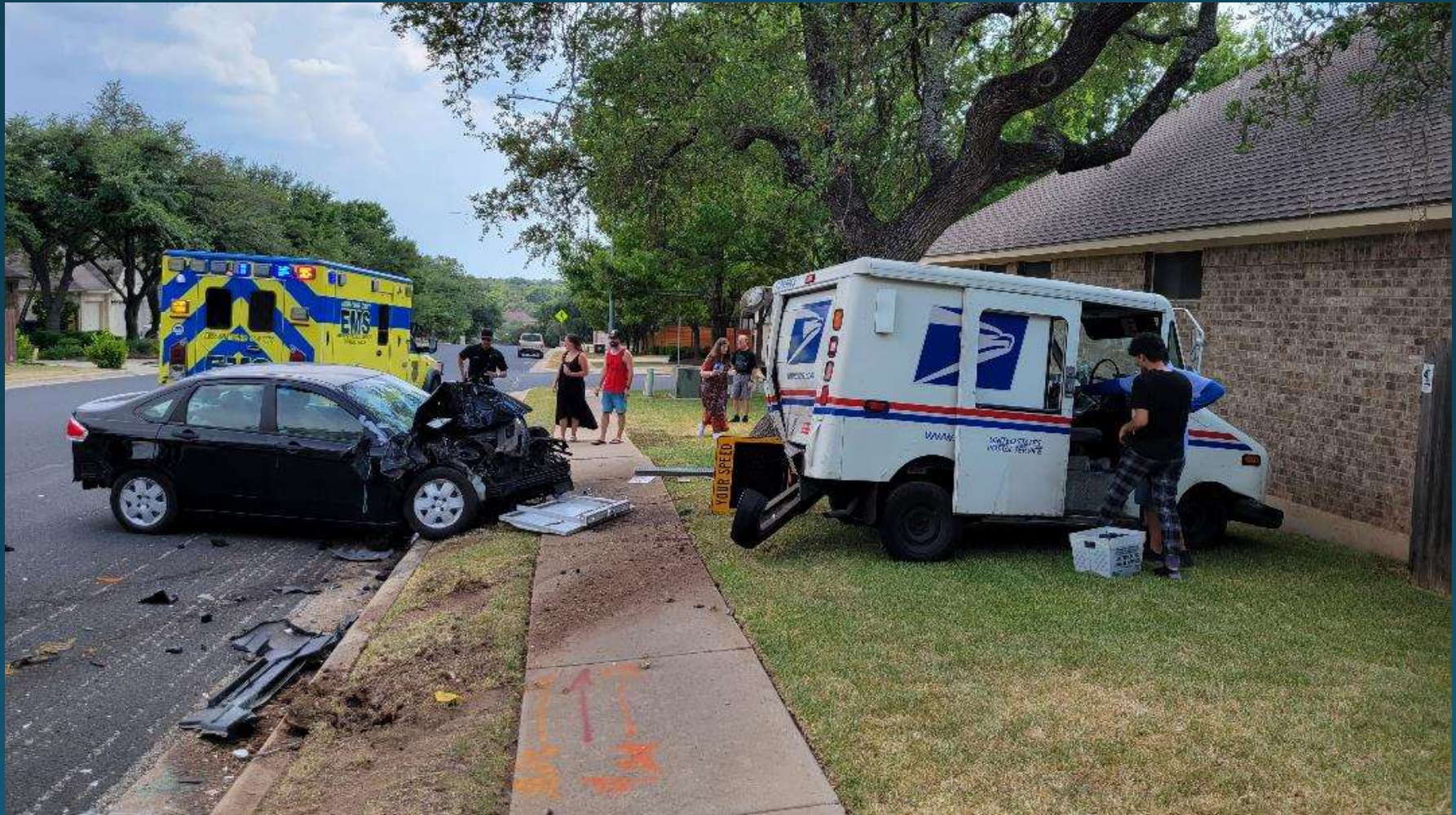


376 unit Apartment Complex off of FM 620



Auto Accidents

Mail Truck Accident



Mail Truck Accident



Car Accident Fatality



Intersection of 620 and
Pecan Blvd***

Anderson Mill Road and
FM 620 are dangerous
roads

*** Site of multiple accidents

Neighbor Accident

- Please drive with care in our neighborhood
- Children ride their bikes and play in the streets
- People walking their dogs
- Delivery vehicles



Crime

Crime

- **Mail Boxes**

- Crime (Burglary, Car Break-ins, Theft) has been increasing
 - Especially in surrounding areas

- **HEB Parking Lot**


- Everyone must be diligent in locking your car if parked outside and not leaving garage door openers in the car

- **Auto thefts are increasing**

- **> 24 Thefts in North Austin week of April 16**

- 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

	Crime	Date		Address	Link
A	Burglary	04/17/23 10:10 AM		11300 BLOCK OF TATERWOOD DR	Details
B	Vandalism	04/15/23 10:00 AM		00 BLOCK OF RIDGELINE BLVD	Details
C	Theft	04/18/23 10:29 PM		120XX N FM 620 RD	Details
D	Assault	04/17/23 09:26 PM		12400 BLOCK OF MELLOW MEADOW DR	Details
E	Assault	04/17/23 08:55 PM		9000 BLOCK OF FM 620 RD	Details
F	Burglary	04/17/23 08:18 PM		13700 BLOCK OF US 183 HWY SVRD	Details
G	Theft	04/17/23 02:31 PM		13800 BLOCK OF US 183 HWY	Details
H	Assault	04/17/23 05:14 AM		12600 BLOCK OF HYMEADOW DR	Details
I	Other	04/18/23 12:13 AM		9200 BLOCK OF BALCONES CLUB DR	Details
PART II CRIMES					
J	Theft	04/17/23 06:43 AM		13900 BLOCK OF US 183 HWY SVRD	Details
K	Assault	04/17/23 04:52 PM		13300 BLOCK OF US 183 HWY SVRD	Details
L	Burglary	04/16/23 06:51 PM		13200 BLOCK OF FM 620 RD	Details
M	Theft	04/16/23 06:00 PM		14000 BLOCK OF US 183 HWY SVRD	Details
N	Assault	04/18/23 01:22 PM		21XX SUN CHASE BLVD	Details
O	Theft	04/17/23 04:42 PM		10900 BLOCK OF LAKELINE MALL DR	Details

Your Local Crime Alert

VIEW AS A WEB PAGE

powered by
SpotCrime

Mail Boxes

Mailbox Break-in in December



Mailbox Break-in

- Boxes were open with a key, not physically broken into
 - More sophisticated thieves
- Thieves have keys to the boxes
 - Postal carriers have been held up and had their keys taken.
 - One master key
- **Pick mail up on a daily basis**
- **Mail Hold?**
 - Doing it online is no guarantee it will be done (No dedicated carrier)
 - Need to leave message for carrier

Leave message in Mailbox



Park

Tree Treatments

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



Ice Storm Clean up

- Original proposal for total clean up: Anderson Mill Road, Park, Centennial Entrance, Ponds / Trees along Centennial
 - Bids: \$40,00 - \$45,000 range / Would require special assessment
- Interim proposal: \$15,000 (Assumed partial cleanup)
- Neighborhood clean up: Park & Pond Area (Two groups)
 - 24 People participated
 - Garden Tractors & Trailers
- Volunteer clean up of Entrance area and Anderson Mill Road
- Professional work:
 - Remove Hanging “Chads” & Suspended limbs / Climbers required
 - Removed dead trees: 6
 - Wall trims Centennial & Anderson Mill Road
 - Total costs: \$7900







Special thanks: Rich Siegmund and Gorlyn Janzen





Your **LARGE BRUSH COLLECTION** begins the WEEK OF:

May 22, 2023

Set Out Guidelines



Large Brush



Trunks (length)



Trunks (diameter)

Please leave on curb through Thursday of your scheduled week.

Large Brush Collection Guidelines

- Stack unbound brush in one row that is **no more than 4 feet high and 15 feet across.**
- Place brush at **least 5 feet away** from other objects with the cut ends facing the street.
- Cut trunks 3-8" in diameter to lengths **no longer than 6 feet.**
- Cut trunks over 8" in diameter to lengths **no longer than 3 feet.**

BRUSH
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months and co
Brush collectio
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Management P
austinrecy



Roads

Road Updates

Anderson Mill Road

- 50+ is the new 40 / Little to no police monitoring
- Concerning issue: ***Traffic volume, Police monitoring, Lighting***

RM 620

- Traffic continues to increase / Long delays at AMR & 620
- New developments will bring additional traffic

183

- Construction has started
- 21+ months until completion

Centennial

- Speeding is still a concern
- Speed monitoring devices have helped some

RM 620

**562 additional apartments (1 mile of EoB)
Potential 750-800 additional autos**

TXDOT 620 - AMR Intersection meeting scheduled for 5/18

- In-person option will be held on Thursday, May 18, 2023, from 5:30 to 7:30 p.m., at Noel Grisham Middle School cafeteria at 10805 School House Lane
- Gather input on proposed safety and mobility improvements at the intersection of RM 620 and Anderson Mill Road, from South of Foundation Road to Little Elm Trail, in Travis & Williamson Counties, Texas.

Centennial

- Installed portable **Speed Radar Monitors**
- Two modes:
 - Stealth - Captures information but no information displayed
 - Display mode - Captures information & displays speeds

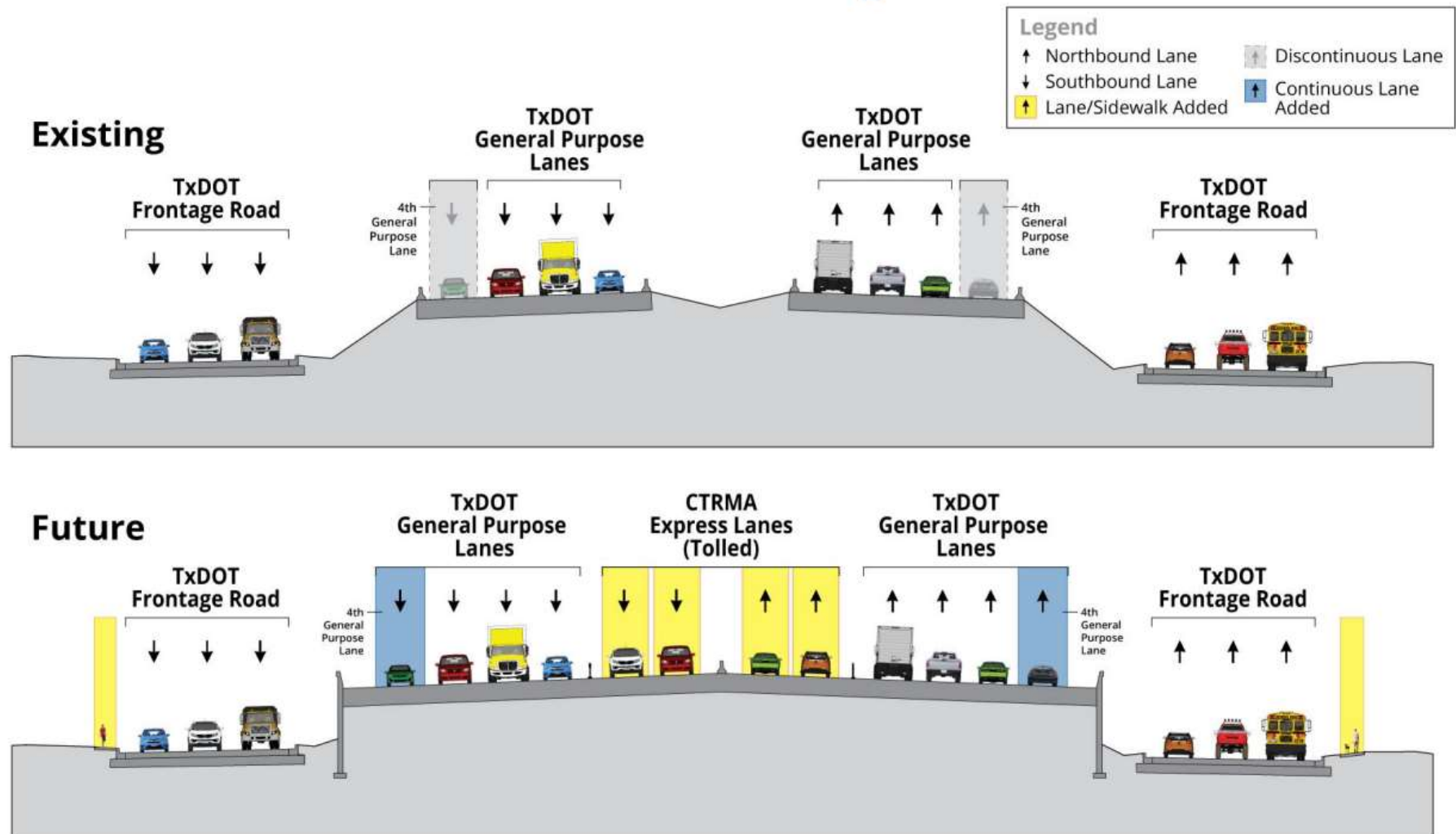


183 North Mobility Update

- *The project is approximately 25% complete (January 2023).*
- Phase 1 of Next Generation Concrete Surfacing neared completion
- LIGHTING Installation almost complete



183 NORTH MOBILITY PROJECT

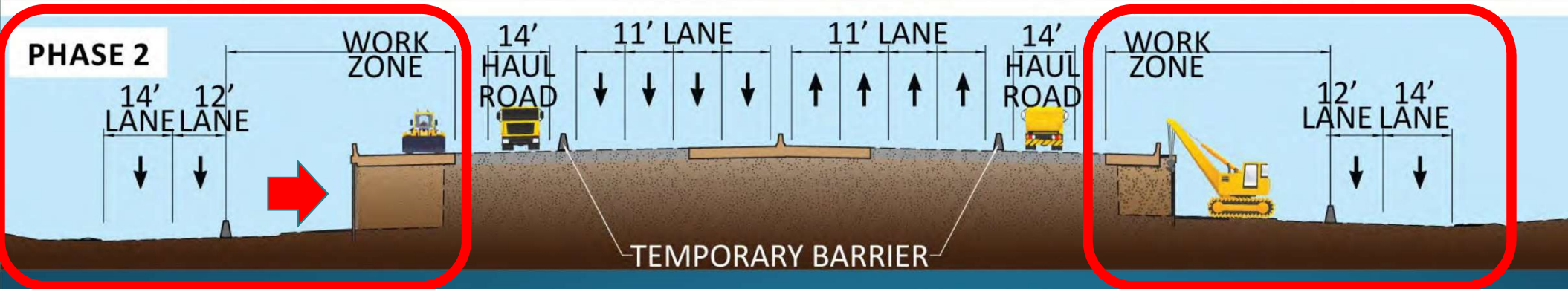


183 North Mobility Update

PHASE 1



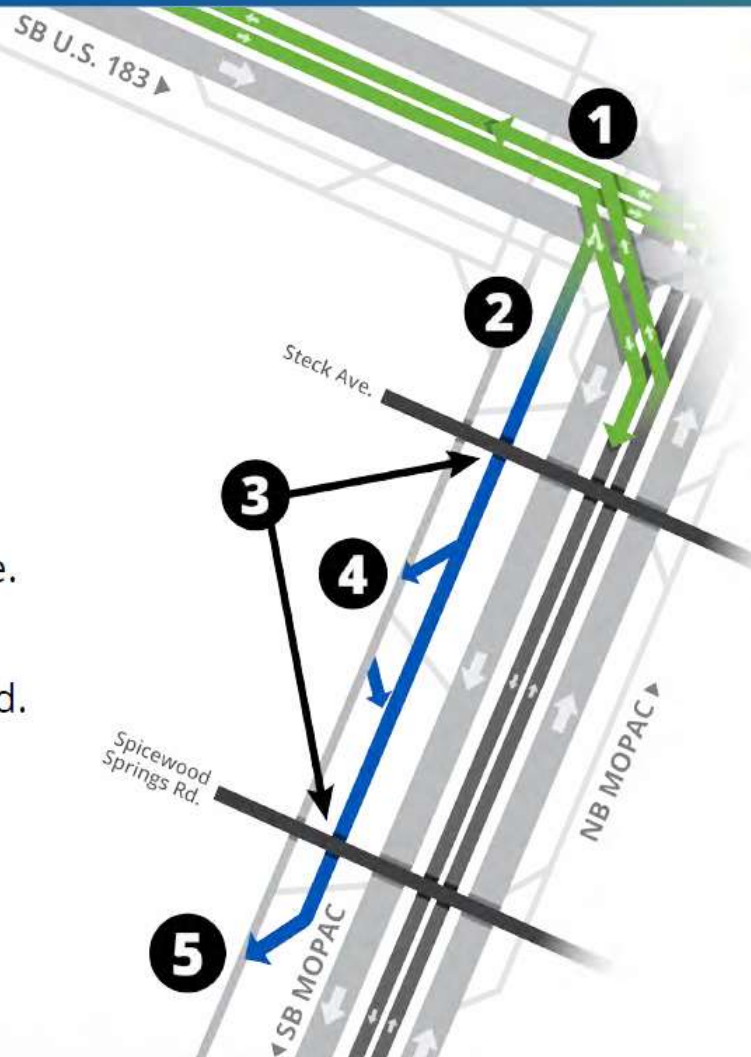
PHASE 2



MoPac/US 183 Interchange

- 1 Direct Connection to MoPac Express Lane
- 2 Collector-Distributor road from 183 Express Lanes
- 3 Signal bypasses at Steck Ave. and Spicewood Springs Rd.
- 4 Exit to Spicewood Springs Rd.
- 5 Exit north of Far West Blvd.

Not to scale. Illustration details have been exaggerated for clarity.



LEGEND

- New 183 North Collector-Distributor
- New 183 North Express Lanes
- Existing MoPac Express Lane
- Existing Mainlanes
- Existing Frontage Road



CONSTRUCTION ACTIVITIES: MEDIAN WORK (DUVAL)



December 2022



April 2023

Gas Meters

AMR Gas System

Traditional meters: Measure total energy consumption and typically only give monthly measurements.

- Meters aren't connected to an online network
- Measurements must be read manually by a professional meter reader.

Automated Meter Reading System (AMR): Installations have been completed.

- Meter reading is simplified. Transmit data to digital device.
- No more estimated Bills

Long term: Smart Gas Meters

- Similar to "Smart Water Meters"



Ponds

Tree Removal: China Berry trees removed (7)



Wild Flowers Summer 2022



A photograph of a field of Johnson grass, a tall, green, clump-forming grass with long, narrow leaves and some yellowish seed heads. The field is in the foreground and middle ground, with a line of trees and a fence in the background. The sky is overcast with some light clouds. The image is framed by a dark blue border on the left and right sides.

Johnson grass
September 2022

Trash (Ponds)

- No longer receiving support from “**The Other Ones**”
 - They were contracted by the city
 - Picked up trash 3 – 4 times per year
- For 2023 – Three large bags so far
 - Mostly recycling content
 - Plastic, beverage cans, paper, etc.
- Future ????
- ADR trash separate item
 - Mowers will assist with smaller items

Wildlife

- **Foxes**
 - Pair of them
 - Litter of two last year
 - Roamed the neighborhood
 - Do not feed (Or leave cats out at night)
- **Hawks**
 - Family
 - Reduced squirrel and snake count
- **Black Squirrels**
 - More “Venturous” than brown ones

Neighborhood Activities

Social events / activities..

- Spring: Festival of Colors (Holi)
- Date: March in the park
- Good turn out / Good Food / Dancing

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







Christmas Lights

Christmas 2022



Christmas 2022



Architectural Control Committee

Chairman: Bill Throop

Members

Charles Loftin

Nithya Rajesh

Roger Ferris

Gary White

Architectural Control Committee

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

1. Read the Covenants, Conditions, and Restrictions (CCRs.) These can be found on the Estates of Brentwood web site: **estatesofbrentwood.org/files/covenants**
2. Submit a request to the HOA, Attn: Pat O'Rourke. The request will be 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 and let you know whether any additional details are needed. The committee may request to make a site visit to learn more about what you are planning to build and where you are planning to build it.
3. Determine whether a permit is required for your project. Your contractor or installer should be able to advise you on whether a permit is required. The 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 Report

Activity	Address	Date
Landscaping part of front lawn with river rock	Centennial Trail	5/30/2022
Storage Shed	Rockwell Pl.	6/24/2022
Fence replacement with horizontal pickets	Rockwell Pl.	10/12/2022
Fence replacement with TREX fencing	Cezanne St.	1/16/2023
Roof replacement - acceptable colors	Cezanne St.	2/13/2023
Roof repair with same color and style	Matisse Trail	2/24/2023

ESTATES OF BRENTWOOD
Residential Architectural Review Application - DRAFT

Owner/Applicant Information

Owner/Applicant Name: _____
Property Address: _____
Phone: _____
Mailing Address (if different than above): _____
Email Address: _____

Contractor Information (if applicable):

Contractor Name: _____
Contractor Phone: _____

Type of Proposed Improvement or Modification

- | | | |
|---|---|---|
| <input type="checkbox"/> Detached Structure(s) | <input type="checkbox"/> Lighting (String/Fixture/Path) | <input type="checkbox"/> Pool/Spa |
| <input type="checkbox"/> Fence (add, move, total replace) | <input type="checkbox"/> Solar Screen & Awnings | <input type="checkbox"/> Roof (changes) |
| <input type="checkbox"/> Painting (include color swatch) | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Play/Sports Equipment | <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Turf (Natural/Artificial) | <input type="checkbox"/> Patio/Arbor/Deck | _____ |

Detailed Description of Request (attach additional sheets if necessary):

ESTATES OF BRENTWOOD
Residential Architectural Review Application - DRAFT

Owner/Applicant's Acknowledgements:

By my signature below, I acknowledge that I understand that:

- No work on this request shall commence until I have received approval from the Architectural Control Committee (ACC).
- Any variation from the original application must be submitted for approval prior to commencement of the change.
- If I have commenced or completed any construction or alteration to the subject property and any part of this application is disapproved, I may be required to return the subject property to its original condition at MY OWN EXPENSE. If I refuse to do so and the Estates of Brentwood Homeowners Association (HOA) incurs any legal fees related to my construction or alteration, I will reimburse the HOA for all legal expenses incurred.
- ACC approval is contingent upon construction or alterations being completed in a neat and orderly manner.
- All proposed improvements to the property must comply with city, county, state and local codes and easements and that applications for all required building permits are my responsibility. Nothing herein shall be construed as a waiver of, or modification of, any codes. My signature indicates that these standards are met to the best of my knowledge.
- If approved, said alteration must be maintained per the Declaration of Covenants, Conditions and Restrictions for Estates of Brentwood (CCR).
- This alteration will not detrimentally affect the proper drainage of any common areas or surrounding lots. I will be responsible at my expense to correct any drainage problems to such areas that may occur as a result of this work or alteration.
- The ACC and HOA assume no liability resulting from the approval or disapproval of any plans submitted. The ACC and HOA assume no liability and make no representations regarding the adequacy or quality of any submitted plans or whether such plans comply with any governing authority requirements. The ACC's review, comments, and/or approvals do not relieve me of my responsibility and obligation to comply with the CCR. I agree to grant the ACC or HOA access to the property at any reasonable hour to inspect for compliance.
- It is the duty of the homeowner and the contractor employed by the homeowner to determine that the proposed improvement or alteration is structurally, mechanically, and otherwise safe and that it is designed and constructed in compliance with applicable building codes, fire codes, other laws or regulations and sound practices. Neither the HOA, the ACC, nor any employee or member thereof, shall be liable in damages or otherwise because of the approval or non-approval of any improvement or alteration.

I certify that the above information is an accurate representation of the proposed improvements or alterations and that the work will be completed in accordance with the approved application

Owner/Applicant (printed name): _____

Owner/Applicant Signature: _____

Date: _____

Future

2023 - 2024

Path Maintenance

Landscaping

Tree Maintenance

- **Park, Fence cuts, ponds, etc.**

Park

Wall Cleaning

Update Covenants

Property Guidelines

Homeless (Laurel Canyon)

Financial Report

Financial report 2022

- Income:
 - Projected: \$29,900 Actual: \$33,039.25 (Late Dues)
- Expenses:
 - Admin
 - Projected: \$5020 **Actual: \$8204.80** (Legal: \$3060.20 / \$300)
 - Utilities
 - Projected: \$1000 **Actual: \$1200.80**
 - Property
 - Projected: \$18,500 Actual: \$17,575.06
 - Taxes / Insurance
 - Projected: \$3500 Actual: \$ 3517.56
- Total Expenses
 - Projected: \$28,220 Actual: \$30,713.78
- Fund Balance: **\$45,016.65** as of Jan 1 (Includes dues paid for 2023)
- Reserves: ~\$17,000

Projected Budget 2023

- Income:
 - Projected: \$32,200
- Expenses:
 - Admin
 - Projected: \$5470
 - Utilities
 - Projected: \$1250
 - Property
 - Projected: \$20,775 (Trees & path maintenance)
 - Taxes / Insurance
 - Projected: \$3500
- Total Expenses
 - Projected: 31,195

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

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!