

BROOKGLEN CIA

BrookglenCIA.com

August 8th, 2024

HOA Meeting

and Special Presentation

from the City of La Porte

6:30pm

Brookglen Community Improvement Association

Brookglen123@yahoo.com

www.BrookglenCIA.com

August 2024 Board Meeting Agenda at Brookglen Park Community Center Thursday, August 8th – 6:30pm

1. Call to order

2. Review and Approve minutes from the June Board Meeting

3. Old Business / Items previously discussed: 1) Update status of new security camera on Gladwyne just north of Brookwood 2) 3rd Mailbox wrap update 3) North Flood Basin update

4. New Business / Items Not Previously Discussed: 1) Storm damage and clean up progress in Brookglen

5. Architectural Control Committee Reports: Update on applications and violations

6. Finance Report: Update on income and expenses received/paid by the HOA

7. Upcoming Events: 1) LPISD First Day of School – Wednesday August 14th 2) Heavy Trash – August 21st-22nd

8. Public Comment from Residents * *Each resident is limited to a 5 minute maximum during the public comment period. Board Members are not required to respond during the Public Comment period..*

9. Meeting Adjourned

6:31pm

June 2024 Meeting MINUTES

Thursday, June 13th, 2024 - 7:00pm

Brookglen Community Center

7:04pm- Call to Order by President David Amyx **Board Members Present:** David Amyx, Debra Lopez, William Davis, David Turnquist **Board Members Absent:** Lee Mason

7:05pm – The May 2024 Minutes were read and approved

7:07pm – OLD BUSINESS: 1) 119 residents attended the annual summer party that was held on May 19th at Brookglen Park. There was a water slide, bounce house, live DJ, Kona Ice truck, La Porte Police & Fire dept, hot dogs, burgers and soft drinks 2) The security cameras on Somerton at Spencer had to have a new breaker box and meter installed and are now working fine. A request for a quote on a new camera on Gladwyne near Lazy Brook is under review 3) Construction began on June 3rd on the HCFCN North Basin near Gladwyne and Beechaven and the project will take at least 6 months to complete

7:14pm – NEW BUSINESS: 1) The City of La Porte will begin construction in November or December on the street widening and installation of larger sewer/drain pipes underground on the south end of Brookglen subdivision. This project will take 18 months to complete. 2) there are several cul-de-sacs in need of mowing and hedge trimming that the board will look into as well as trimming the trees at the entrances

7:36pm – The ACC Report indicated that there were 2 applications for a backyard driveway and a garage rebuild that were both approved. There were also 41 deed restriction violation notices sent out for various reasons such as un-mowed grass, RV's on the property, inoperable vehicle on property, basketball goals left out, and heavy trash out too early.

7:41pm – Treasurer Report – 606 homes have paid HOA dues so far in 2024. We have 103 homes that have still not paid. The HOA has brought in \$26,642 so far this year in dues and fees (does not include those that paid in December 2023). We still have 16 properties that owe \$1000 or more and they are receiving a letter from the HOA attorney about the fines and consequences

7:43pm – UPCOMING EVENTS: 1) Heavy Trash June 17-18 2) 4th of July fireworks at Pasadena Convention Center

7:44pm – PUBLIC COMMENT: 1) Concerns were brought up about the large vacant lot at Oakhaven and Scotch Moss that is unmowed

7:51pm – Meeting Adjourned

6:33pm

Installation of new neighborhood security cameras on **Gladwyne, just North of Brookwood**. The goal is to get cameras on the East end of Brookglen and to be able to monitor people entering Brookglen through the path that leads from the Baseball Fields and new apartments on East Boulevard at Fairmont Pkwy. These cameras will have 180 degree line of sight as well as night vision. ProCam can zoom in and see license plates and identify individuals from a reasonable distance. The total cost is just under \$5000 for the cameras, pole, equipment and installation. On August 6th we were told we would have an additional cost from an electrician because we have to tap in to the main line above and have a new meter installed at a cost of \$3000. We will be submitting a Grant request with the City of La Porte to cover \$2500 of these costs.



Mailbox #1 is on Somerton



Mailbox #2 is on Brookwood



Mailbox #3
Will Be
On Gladwyne
La Porte First
Responders
Theme

North Compartment

- 13.5 acre-feet of storage
- Drains to B112-02-00 tributary to the south
- Avoids major utilities and removes service connections
- Gladwyne Court and part of Gladwyne Lane abandoned
- 15-foot-wide maintenance access road



Brookglen Stormwater Detention Basin

Project ID: B512-02-00-E001 Bond ID: C-06



Construction on the North Basin began on June, 3rd

Harris County Flood Control is in charge of this project

The North Basin project should be completed by December, 2024

The South Basin Project will begin in early 2025



Storm Cleanup from Hurricane Beryl is still ongoing

- Heavy Trash has picked up normal heavy trash in Brookglen and is scheduled to be back on August 21st-22nd
- The City of La Porte hired an outside contractor to assist in picking up all the piles of tree limbs and vegetative debris . Residents are asked to separate the piles into vegetative heavy trash and regular heavy trash because different trucks will be picking up the different types of heavy trash. Do not park in front of the heavy trash piles
- The City of La Porte and Centerpoint have been seen in the neighborhood cutting down damaged tree limbs and fallen trees. If your property has trees that are growing near the powerlines you are asked to hire a tree trimming company to trim the tree limbs away from the power lines or report the problem to Centerpoint so that they can send a crew out to trim them (this may take a very long time though)
- The City of La Porte has temporarily waived permit fees for residents needing to do repairs on their homes from the storm, such as fences and roofs. You still need a permit, there just won't be a fee. This is only temporary until the city feels residents have had enough time to repair their properties
- If you had fence damage please make every effort to get your fence repaired by the end of August. The HOA will begin addressing fence violations again at the end of the month. If you receive a violation notice you can always contact brookglen_acc@yahoo.com to communicate your situation

Brookglen Architectural Control Committee Report

Improvement Applications

- 1 application for a new fence submitted on 6-13-24; approved 6-13-24
- 1 application for room addition submitted on 7-23-24; approved 7-24-24
- 1 application submitted for solar panels on 7-27-24; approved 7-31-24

Violations

- 23 violations for unmowed yards or trash/junk in yards
- 1 violation for Inoperable Vehicle
- 1 violation for RV on property

Heavy Trash violations were waived due to storm debris

Brookglen Financial Report

195 pymts in Dec. 2023 for 2024 Dues

36 accts w/credits prior to Dec. 2023

\$9,824.00

\$2,096.00

For month of *July*

| Account Pymts | | | Transfer/Ref. Fees | | total | Removed | Monthly Totals |
|---------------|--------------|--------------|--------------------|-------------|--------------|-----------|----------------|
| Months | # Acct Pymts | Total | # Tra./Ref. Pymts | T&R Total | | | |
| Jan-24 | 287 | \$ 15,320.00 | 2 | \$ 150.00 | \$ 15,470.00 | \$ - | \$ 15,470.00 |
| Feb-24 | 67 | \$ 4,662.00 | 4 | \$ 275.00 | \$ 4,937.00 | \$ - | \$ 4,937.00 |
| Mar-24 | 33 | \$ 3,325.00 | | \$ - | \$ 3,325.00 | \$ - | \$ 3,325.00 |
| Apr-24 | 10 | \$ 1,050.00 | 5 | \$ 350.00 | \$ 1,400.00 | \$ - | \$ 1,400.00 |
| May-24 | 13 | \$ 1,285.00 | 3 | \$ 225.00 | \$ 1,510.00 | \$ - | \$ 1,510.00 |
| Jun-24 | 7 | \$ 535.00 | | \$ - | \$ 535.00 | \$ - | \$ 535.00 |
| Jul-24 | 8 | \$ 1,375.00 | 1 | \$ 75.00 | \$ 1,450.00 | \$ 100.00 | \$ 1,350.00 |
| Aug-24 | | \$ - | | \$ - | \$ - | \$ - | \$ - |
| Sep-24 | | \$ - | | \$ - | \$ - | \$ - | \$ - |
| Oct-24 | | \$ - | | \$ - | \$ - | \$ - | \$ - |
| Nov-24 | | \$ - | | \$ - | \$ - | \$ - | \$ - |
| Dec-24 | | \$ - | | \$ - | \$ - | \$ - | \$ - |
| Totals | 425 | \$27,552.00 | 15 | \$ 1,075.00 | \$ 28,627.00 | \$ 100.00 | \$ 28,527.00 |

709 properties

| | |
|--|-----------------|
| As to Date 8/7/24 | |
| Total balance on primary sheet- \$28,852.00 | |
| 619 | are pd for 2024 |
| 90 | not pd for 2024 |
| 96 w/balances | |
| 6 pd 2024 but still have balances | |
| 16 accts \$1000+ | |
| \$30,867.00 | |
| Note: every quarter when late fees are added | |
| could bring other accounts up to \$1000+ | |

6:52pm

Upcoming Events

Wednesday, August 14th – LPISD First Day of School

August 21st-22nd – Heavy Trash Pickup

Thursday, September 12th – Brookglen HOA Meeting

6:53pm

Presentation from La Porte Police Department

**Assistant Chief of Police
John Kreuger**



**POLICE
DEPARTMENT**
LA PORTE, TEXAS

and

Officer Steven Guerrero

Public Comment

Each resident is limited to a 5 minute maximum during the public comment period. Board Members are not required to respond during the Public Comment period.

The BCIA Board will not address individual violations during the monthly meeting. If you have a concern about a violation letter you received or you wish to discuss an issue on another property that needs to be looked into, please stay after the meeting to voice your concerns or contact the board through the BCIA email at Brookglen123@yahoo.com or to the Architectural Control Committee at Brookglen_ACC@yahoo.com . Copies of the HOA rules / restrictions can be found on our website at www.BrookglenCIA.com or you can request that a copy be mailed to your home. Please refrain from using profanity or singling out specific board members or other residents that you may have an issue with. The HOA Board Meetings are not a place for name calling or personal attacks, they are held to provide residents with updates and information about what is going on in our neighborhood. Questions about the Brookglen CIA Finances/Budget can be asked after the meeting and the Treasurer will speak to you to address your question. Requests for financial records/expenses must be submitted in writing to the Treasurer, who will have 30 days to respond to your written request.

7:00pm

HOA Meeting Adjourned

We now have a special presentation from La Porte Mayor Rick Helton. Other City of La Porte officials will also be in attendance tonight including District 2 Councilman Chuck Engelken

7:00pm – 7:30pm

**Mayor
Rick Helton**



**City Manager
Corby Alexander**



**District 2
Councilman
Chuck Engelken**





Brookglen Subdivision Drainage Improvements Phase I – May 9 Public Meeting Frequently asked questions

- Q.** *What is the project's purpose, and what are the project limits?*
- A.** The project aims to increase drainage capacity and reduce ponding within the Brookglen Subdivision. The project limits are generally bounded by a CenterPoint transmission line corridor to the north, Willow Springs Bayou (B112-00-00) to the west, Fairmont Parkway to the south, and Gladwyne Lane to the east.
- Q.** *What improvements are part of the scope of the project?*
- A.** The project scope consists of replacing the existing water line system, roadways, sidewalks, and driveways, as well as improving the storm drainage system and outfall.
- Q.** *What is the construction project cost/budget?*
- A.** The estimated construction cost is \$10,600,000.
- Funding Sources include:
 - 30% - CDBG – MIT grand award
 - 25% - Harris County
 - 45% - City Funding Sources
- Q.** *What is the schedule for this project?*
- A.** The overall Construction Phase is scheduled to be completed in eighteen (18) months from the Notice to Proceed. The Notice to Proceed is expected in late summer.
- Q.** *What about the trees in my front yard?*
- A.** The City will work to preserve as many trees and landscaping as possible within the right of way. Any trees and landscaping within the right-of-way that you wish to save should be moved before the onset of the construction project.
- Q.** *My driveway is already cracked and buckling. Will I get a new driveway?*
- A.** The City will replace driveway approaches that are required to be removed by the project design. If the driveway approach (the segment within the right of way) needs replacement, it will be replaced only as far as the Right-of-Way line. The City cannot go onto private property to repair or replace the driveway. Approaches will be replaced with street pavement whenever possible to reduce the inconvenience as much as possible.
- Q.** *Will access to my driveway and home be impacted?*
- A.** The City will work to minimize any inconveniences. Still, you will most likely be asked to park on the street or around a corner for a week to ten days and deal with temporary ONE-WAY traffic on the street while demolition and reconstruction occur. The City envisions the demolition and reconstruction taking place on half of the street width at any one time, leaving the other half in a



one-way condition to access homes on that side of the street. Once the new pavement is in place and cured, access will be restored to the first side, and the second side will be removed and replaced. However, existing broken pavement may create situations where this intended procedure temporarily leaves old pavement in poor condition. The contractor will be aware of that and will work to mitigate it as much as possible.

- Q.** *Will construction affect my yard and landscaping?*
- A.** Every provision will be made to work around landscaping safely. However, landscaping within the right-of-way may be impacted. Before the start of construction, the Project Team will walk the site to discuss options. If landscaping is irreplaceable, please mitigate the impact by removing it before construction.
- Q.** *How will I know what will happen and when to expect these changes?*
- A.** During the Construction Phase, the Project Team uses the following to provide project information:
- The Contractor or Construction Manager may utilize door hangers to provide notice of short-term localized action.
 - The contractor or Construction Manager may schedule front-yard meetings to convey scheduling or activity-type information.
 - The contractor may use Electronic Message boards on site.



