

# **Brookglen Community Improvement Association**

**March 13<sup>th</sup>, 2025 HOA Meeting**

**[www.BrookglenCIA.com](http://www.BrookglenCIA.com)**

# Brookglen Community Improvement Association

[Brookglen123@yahoo.com](mailto:Brookglen123@yahoo.com)

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## March 2025 Board Meeting Agenda

at Brookglen Park Community Center

Thursday, March 13th – 7:00pm

1. Call to order and affirmation of board members
2. Review and Approve minutes from the February Board Meeting
3. **Old Business / Items previously discussed:** 1) Project Update on Sewer Lines and Gutters currently under construction on South end of Brookglen 2) Project update on Flood Retention Basin in North Brookglen 3) Flock Cameras in Brookglen 4) Brookglen Spring Neighborhood Party on Saturday May 3rd
4. **New Business / Items Not Previously Discussed:** N/A
5. **Architectural Control Committee Reports:** Update on applications and violations
6. **Finance Report:** Update on monthly income and expenses received/paid by the HOA.
7. **Upcoming Events** 1) Heavy Trash March 24<sup>th</sup>-25<sup>th</sup> 2) Sylvan Beach Festival April 26th
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

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## February 2025 Meeting Minutes

**Thursday February, 13<sup>th</sup> 2025 – 7:00pm Brookglen Community Center**

**7:00pm** – Call to Order. **Board Members Present:** David Amyx, Lee Mason, Debra Lopez, David Turnquist, William Davis **Board Members Absent:** None

**7:01pm** – Read and approved minutes from the January 2025 meeting (Motion by David Amyx, 2<sup>nd</sup> by William Davis) APPROVED

**7:03pm** – Old Business: 1) Jameson Appel from the City of LP Public Works answered questions from residents about the current construction in Brookglen on the sewer line replacement project. One resident shared a concern about a fire hydrant relocated right in front of his home. Another resident was concerned about the drains being blocked during the heavy rains we had a few days before and the street and yards flooding. There was also a complaint about people speeding down the Gladwyne detour and the turn onto Ashwyne not having any lights to warn drivers 2) The HCFCD North Basin is about 90% complete and is working well with all the rain we had. Construction on the South Basin will begin in the Fall of 2025. 3) The board tentatively approved the purchase of 2 Flock cameras to be installed on th Somerton and Brookwood entrances. BCIA will apply for the grant money with the City of La Porte to help pay for half of the cost of the cameras.

**7:30pm** – New Business: 1) The BCIA board tentatively approved moving the annual neighborhood Summer Party to May 3<sup>rd</sup> or 4<sup>th</sup> and it will now be a Spring Party

**7:39pm** – ACC Report: 1 application for improvements (exterior siding, paint and gutters). 3 violations for yard infractions, inoperable vehicles, and fence needing replacement

**7:41pm** – Treasurer Report: Of the 709 properties in Brookglen 509 have paid dues for 2025 while 200 have still not paid the \$50 annual dues. 15 properties have over \$1,000 in back dues and fines..

**7:46pm** – PUBLIC COMMENT: 1) A resident asked for Oakhaven to be blocked off at Gladwyne to prevent illegal dumping and suspicious vehicles from parking there. Another resident voiced a concern about erosion at the west end of Venture and if it could be contributing to foundation cracks in homes next to the erosion area, A worker lost a set of keys near Venture and Somerton

**7:59pm** – Meeting Adjourned . Next meeting will be on March 13th, 2025

DocuSigned by:

David Turnquist 2/17/2025

A2A7C1BC7576493  
David Turnquist (Secretary)

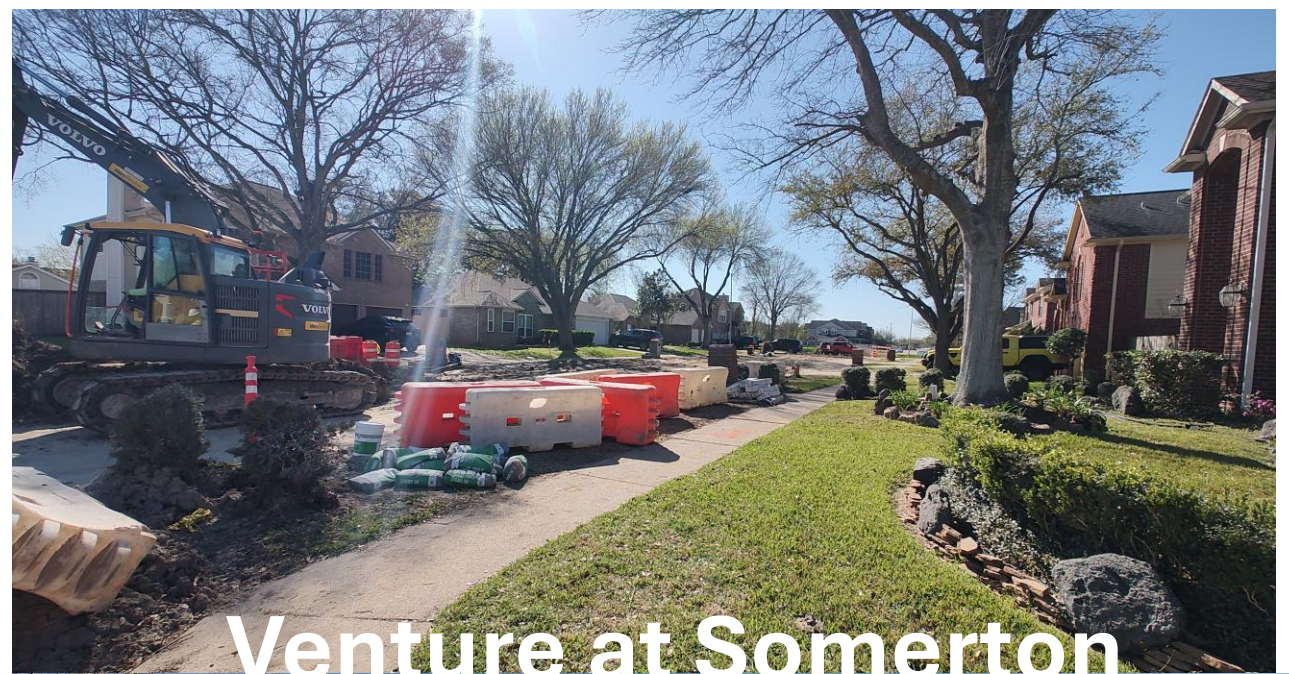
# of people attending = 17



**Brookglen**

**March 11th 2025**

**Sewer Line  
Replacement  
Project**





# Brookglen – March 11th 2025

## Sewer Line Replacement Project



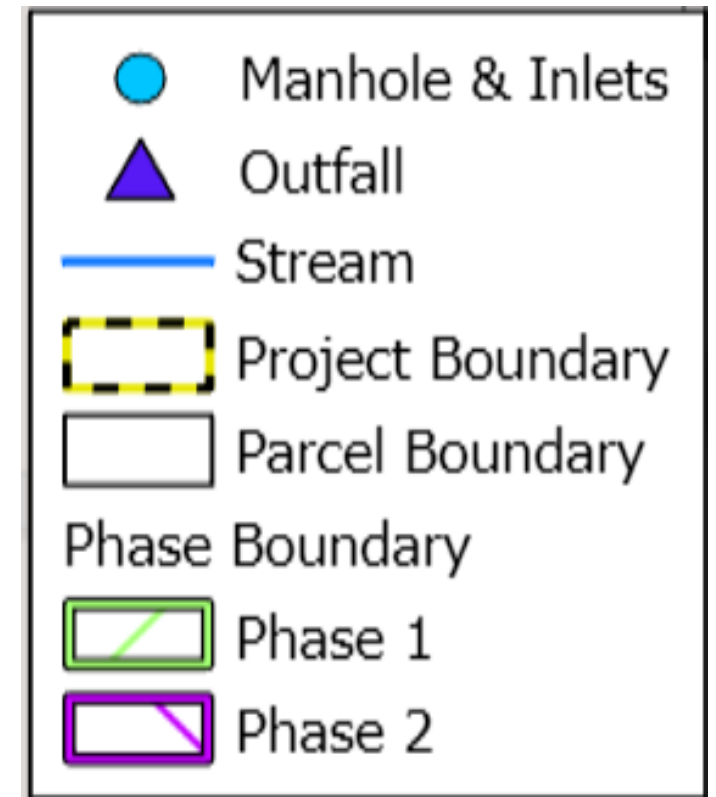
Brookwood looking WEST down Venture

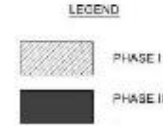


Brookwood looking NORTH towards Kensington



## Phase 1 is set to begin in November of 2024





**City of La Porte**

Established 1892

2963 N 23rd Street, La Porte, TX 77571

281-471-9650 | [PublicWorks@LaPorteTX.gov](mailto:PublicWorks@LaPorteTX.gov) | [LaPorteTX.gov](http://LaPorteTX.gov)

**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 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 early November.

**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) 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:

- o The Contractor or Construction Manager may utilize door hangers to provide notice of short-term localized action.
- o The contractor or Construction Manager may schedule front-yard meetings to convey scheduling or activity-type information.
- o The contractor will use Electronic Message boards on site.



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**Brookglen NORTH flood basin as of March 11<sup>th</sup>, 2025. Facing SOUTH from Beechaven**





**Brookglen NORTH flood basin**  
**Facing southwest from Beechaven & Gladwyne**  
**as of March 11<sup>th</sup>, 2025**





**North Basin is about 95% complete and will be finished by March 2025**

**South Basin construction will begin in the Fall of 2025 and be completed by the Fall of 2026. There are still some permits that have to be completed before construction begins**

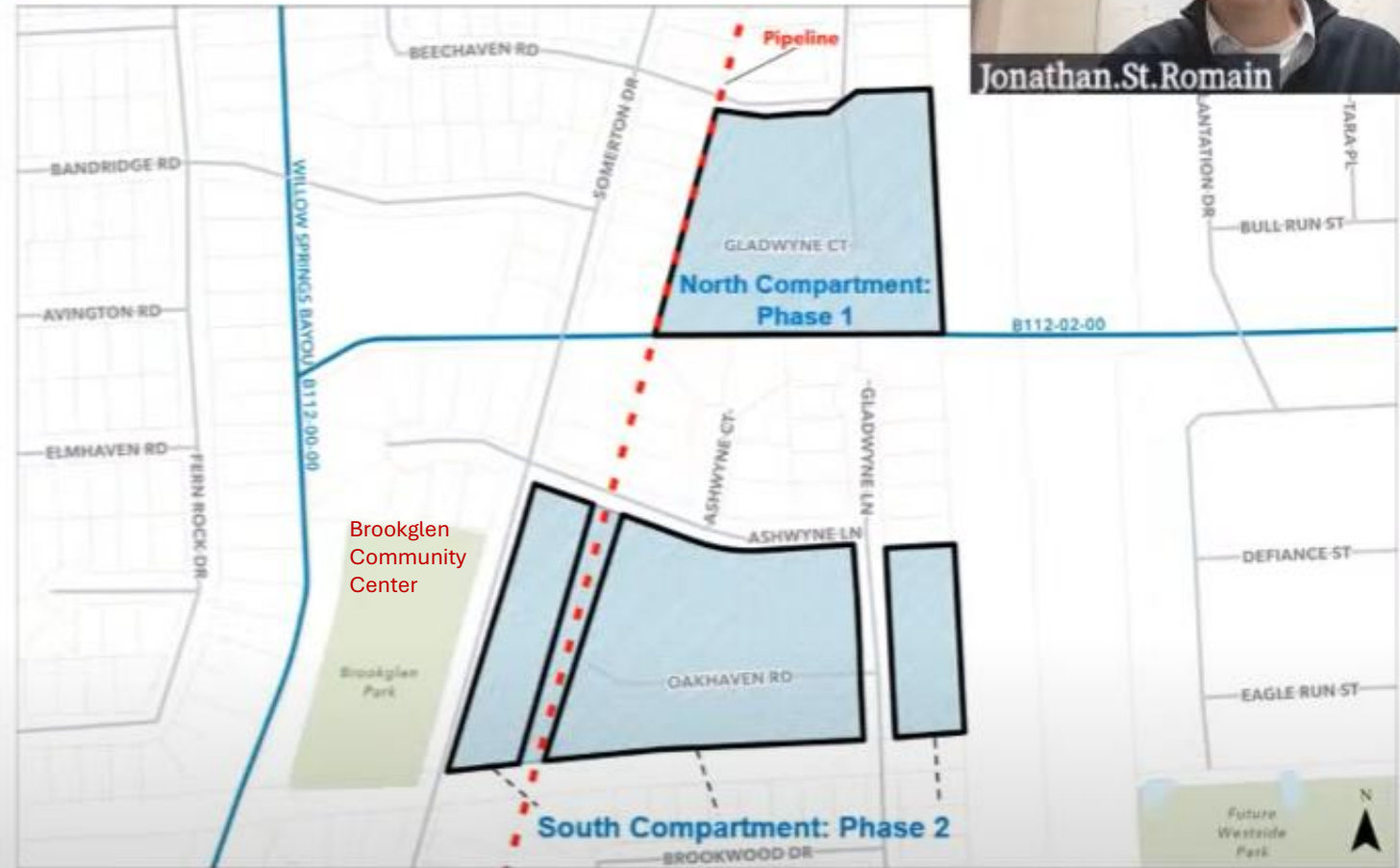


Watch later Share



# Brookglen Stormwater Detention Basin

- Two compartments
- North: 4.4 acres
- South: 9 acres



Play (k)

Brookglen Stormwater Detention Basin

Project ID: B512-02-00-E002

Bond ID: C-06







# Flock Cameras

The City of La Porte has a program that will pay for 50% of our camera operating costs if we install Flock cameras.

Flock cameras are a national company that use technology to identify license plates on vehicles and report back to law enforcement immediately. Police can review footage and identify a vehicle suspected of criminal activity and enter the plate into the system and then track where that vehicle went / is going . The success rate of capturing criminals is greatly increased because vehicles can be found quickly and efficiently

Police DO NOT track everyone's car. If your plate is not entered into the system as suspected of being involved in criminal activity then it is not tracked and you are not impacted in any way. Police can enter specific license plates to search for in an area and wait for the system to get a hit. They only do this for elevated offenses.

**Annual Cost Per Camera = \$2500 (City of LP will pay ½)**

**Installation Fee Per Camera = \$650-\$850 (wind requirements)**



# Spring Party

## Spring / Summer Neighborhood Party At Brookglen Park

When ? **Saturday May 3<sup>rd</sup>, Saturday May 10<sup>th</sup>, Saturday, May 17<sup>th</sup>**

*Sylvan Beach Festival April 26th, Mothers Day is Sunday May 11th, Strawberry Festival May 15-18*

**1:00pm-4:00pm ? 2:00pm -5:00pm? 3:00pm – 6:00pm?**

**What to have? Food, Drinks, Inflatables, Live DJ, Sno Cones/Ice Cream  
*burgers & dogs, chips, Kona Ice, bounce house, water slide, fire trucks, music***





# **ACC/Deed Restrictions Report for February 2025**

**There were no applications submitted for ACC Review**

## **Deed Restriction Violations**

**Heavy Trash Violation = 4**

**Inoperable Vehicle = 3\***

**Trailer / RV = 4**

**\*1 of the inoperable vehicles was hit by another vehicle. It was towed away earlier this week**

# Financial Report as of February 28th, 2025

# of Homes who have paid 2025 HOA Dues = 566 out of 709

# of Homes who have not paid 2024 HOA Dues = 143 out of 709

# of Homes with a balance owed = 151 out of 709

# of Homes who owe over \$1000 in back dues and fines = 15 out of 709  
(\$30,442)

YTD Income = \$28,298

Dues can be paid by Zelle at [Brookglenzelle@yahoo.com](mailto:Brookglenzelle@yahoo.com)

*\*\*\*Please include your name, address and account #\*\*\**



**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..*

*\*Note: 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](mailto:Brookglen123@yahoo.com) or to the Architectural Control Committee at [Brookglen\\_ACC@yahoo.com](mailto:Brookglen_ACC@yahoo.com) . Copies of the HOA rules / restrictions can be found on our website at [www.BrookglenCIA.com](http://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.*

# Meeting Adjourned

*Thank You For Your Attendance*

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**Next meeting is on April 10th**

**HOA Meeting at 7:00pm**