

Brookglen Community Improvement Association

September 10th , 2026 HOA Meeting

www.BrookglenCIA.com

Brookglen Community Improvement Association

Brookglen123@yahoo.com

www.BrookglenCIA.com

September 2026 Board Meeting Agenda

at Brookglen Park Community Center

Thursday, September 10th – 7:00pm

1. Call to order / Attendance of Board Members

2. Review and Approve minutes from the August Board Meeting

3. Old Business / Items previously discussed: 1) Project Update on Phase 1 Sewer Lines and Gutters completion construction on South end of Brookglen by Branch Construction 2) Project Update on Phase 2 Sewer Lines and Gutters completion construction on South end of Brookglen by Tandem Services 3) Update on South Flood Basin Project in Brookglen by HCFCD 4) Flock Camera discussion

4. New Business / Items Not Previously Discussed: 1) Brookglen Park parking lot closure and expansion

5. Architectural Control Committee Report

6. Financial Report

7. Upcoming Events: Heavy Trash September 23rd-24th , Santa & Gingerbread December 13th

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..*

August 2026 Meeting Minutes

Thursday August 13th, 2026 – 7:00pm Brookglen Community Center

7:00pm – Call to Order. **Board Members Present:** Debra Lopez, William Davis, David Tumquist **Board Members Absent:** David Amyx, Lee Mason

7:00pm – Read and approved minutes from the June 2026 meeting (Motion by William Davis, 2nd by David Debra Lopez) **APPROVED**

7:03pm – Old Business: 1) Water/Sewer Line Construction Update: Phase 1 of the project is scheduled for completion by Mid September. They are finishing regrading resident yards and laying sod and pouring the final concrete at the end of Venture. Any residents that still have issues on their property should contact Jameson Appel at the City of La Porte to report the issue before Branch Construction receives their final payment and leaves the area. 2) Phase 2 was awarded to Tandem Service LLC and they will begin construction in August of 2026 on the remaining streets. They will have an on-site Project Manager (Colton Campbell) and the Chief Construction Officer (Dan Reynolds). The project is scheduled to be completed by September of 2027 and will begin on the south end of Somerton Drive and then move to Gladwyne. Residents will be notified with door hangars if their property will be impacted by construction or water service interruption. 3) Update on South Flood Basin in Brookglen: Work continues on the flood control basin with excavation on dirt removal. The project is moving ahead as scheduled the metal plates that cover Somerton should be removed by early September.

7:34pm – 1) The Brookglen CIA will request that the Keep La Porte Beautiful Committee place metal tags on the gutters reminding residents not to pour oil, chemicals or pesticides down the gutters since all waste water ends up going directly to the bay 2) A presentation about Airbnb properties in La Porte was shared with residents. Any property that is being used for short term rentals (Airbnb) must fill out an application (\$300) with the City of La Porte and get a permit. The application requires owner names and contacts, a floorplan, proof of smoke detectors and fire extinguisher, adequate parking on site and proof that the property complies with the Texas Property Code for rental properties.

7:40pm – ACC Report: 1 application was received and approved for a swimming pool. The following Deed Restriction Violations were addressed with notices to the homeowners: 11 trailer/boat/rv on property, 26 tall grass/weeds/debris on property, 4 inoperable vehicles, 6 fences needing repair, 13 gutter/wood rot/paint violations, 1 roof needing repair violation

7:45pm – Treasurer Report: Of the 709 properties in Brookglen 611 have paid dues for 2026 while 98 have still not paid the \$50 annual dues. 19 properties still have over \$1,000 in back dues and fines. Year to Date income is \$35,462 for 2026

7:53pm – Upcoming Events – 1) Heavy Trash will be on June 24-25 2) 4th of July fireworks at Sylvan Beach and Pasadena Convention Center on 7/4/26, no trash pickup on Friday July 3rd

7:54pm – PUBLIC COMMENT: 1) A resident asked about the Brookglen Community Center Building and what it was used for. It is operating as a Senior Citizen Center during the week for all La Porte residents on the west side of La Porte. Activities and lunch are provided every weekday for senior citizens. 2) A resident asked about tree trimming regulations and if they were allowed to trim a tree that is encroaching in their yard. The answer is yes, a resident can trim any tree/bush but ONLY the part that is touching their property or their air space on their property.

8:04pm – Meeting Adjourned. Next meeting will be on September 10th, 2026

of people attending = 20

David Tumquist (Secretary)

Brookglen Water/Sewer/Drainage Line/Street Repair Project Update

PHASE 1

City of La Porte and Branch Construction

September 2026 – Phase 1 95% complete. Branch Construction is finishing up the street repairs, sidewalks, mailboxes and replacing the sod that was removed/damaged. The transition on Brookwood at Fairmont Parkway should be permanently fixed in the next few weeks.

Residents that still have issues should notify the city at
Appelj@laportetx.gov

New sod being installed on Brookwood at Orchard

Tuesday 9/8



Brookwood entrance at Fairmont Pkwy

3" deep gap waiting for repairs



Phase 2 of the Project

Contractor: Tandem Services LLC

Contact Information: Dan Reynolds, Chief Construction Officer
Colton , Project Manager
tandem@tandemservices.com

Project Timeline: August 2026 – October 2027

Water lines are currently being replaced near the sidewalks in front yards on Lazybrook and Somerton (south)

Somerton at Fairmont Pkwy

Tuesday 9/8



Fairbrook / Somerton curve

**New water
lines being
installed**



EXHIBIT A - CONSTRUCTION PHASING PLAN

Baseline Schedule: August 10, 2027 - April 6, 2028

- 1 B PHASE 1** Somerton Dr: Fairmont Pkwy to Lazy Brook Ln via Fairbrook Ln (W)
- 2 B PHASE 2** Remaining Fairbrook Ln (W) and Lazy Brook Ln loop
- 3 B PHASE 3** Barrybrook Ln cul-de-sac
- 4 B PHASE 4** Gladwyne Ln from Brookwood Dr to Hunters Field Ln
- 5 B PHASE 5** Gladwyne Ln from Hunters Field Ln to Orchard Ln

HALF-STREET PAVING - EVERY ROADWAY IS SPLIT 50/50

- A** HALF A - first paving pass (phase color)
- B** HALF B - companion color (Phase 2 shown in cyan)

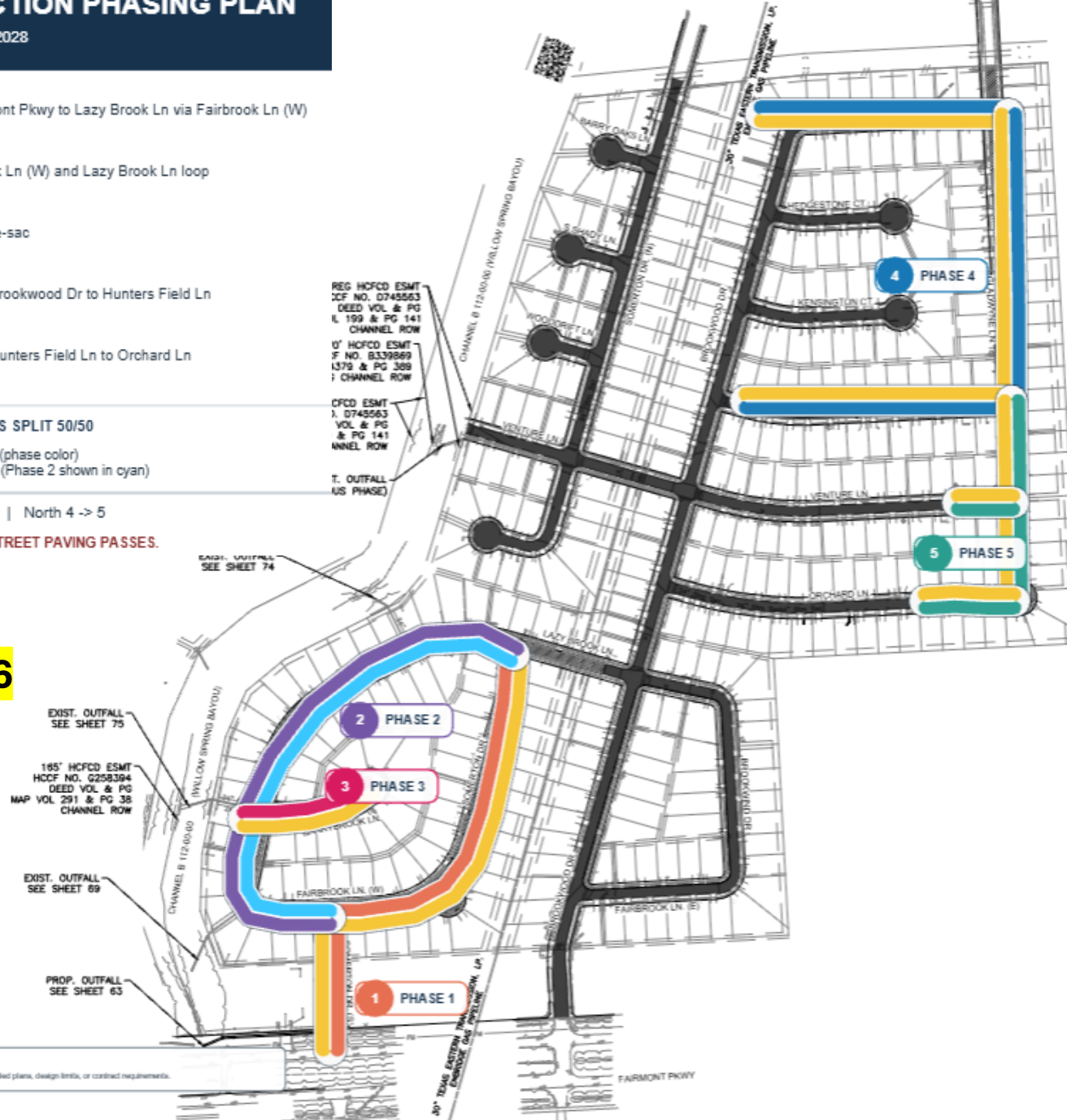
CONCURRENT STREAMS: South 1 -> 2 -> 3 | North 4 -> 5

TWO ADJACENT COLOR BANDS = TWO HALF-STREET PAVING PASSES.



Begin: August 2026

End: May 2027



4/6/2026

Derek Wedel



CITY OF LA PORTE

BROOKGLEN SUBDIVISION
DRAINAGE IMPROVEMENTS
PHASE 2

Project No.: 45119.001

Issued: 4/6/2026

Design By: CS

Checked By: DW

Scale:

Sheet Title

OVERALL SITE
PLAN

Sheet Number 10 OF 128

Phase 2 Timeline

Nighborhood Street Improvements - Phased Baseline Schedule

Two concurrent work streams | Four field crews | Half-width street construction

PLANNING BASELINE

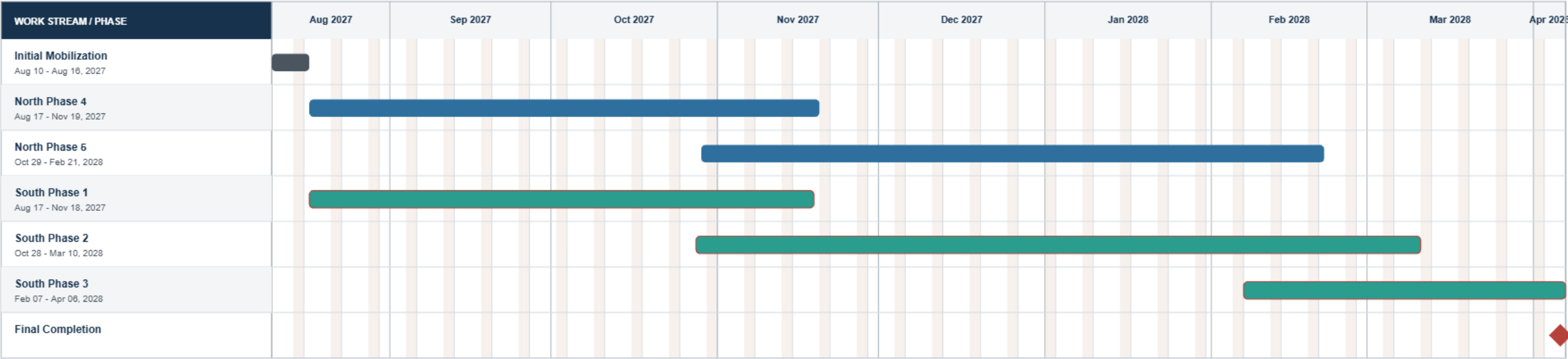
Page 1 of 4

START
Aug 10, 2026

FINISH
Apr 06, 2027

TOTAL SPAN
241 calendar days

WORK CALENDAR
Mon-Fri | 10 hours/day



Execution Strategy

TWO CONCURRENT STREAMS
North and South launch after mobilization and proceed independently.

FOUR FIELD CREWS
One underground crew and one paving crew assigned to each stream.

ROLLING HANDOFF
Underground moves to the next phase after Water Line; paving trails behind.

HALF-WIDTH ACCESS
Follow color changes and complete one street half before switching sides.

South Compartment

- Gladwyne Lane remains
- 14.8 acre-feet of storage
- 25% less storage capacity
- Reduces effectiveness of future storm sewer project
- Access to Pecan Park unchanged



Harris County Flood Control Project



Construction from February 2026 – December 2026

View from Gladwyne



View from Somerton



View from Somerton



View from Ashwyne



Flock Cameras Discussion

Flock cameras have been in the news a lot lately because of police misuse (Deer Park) and citizens around the country vandalizing and cutting the cameras down because they feel they are a violation of privacy.

Flock cameras are no different than any other security cameras already in use on residential homes (Ring Doorbells, Home Security, etc) and local businesses) with one exception. Flock cameras are monitored by local police agencies and the cameras can read license plates. The police don't do anything with the tens of thousands of photos taken every day unless a license plate has been flagged in the system as a wanted vehicle or suspect for a crime. If the plate has been flagged, any time that vehicle is seen by any Flock camera, the police are immediately notified. If you have no warrants and have committed no crimes, your plate should not be flagged and you have nothing to worry about because they aren't looking for you.

Brookglen has had Flock cameras for a year and a half now **and to our knowledge**, the Flock cameras have not been used to solve any crime in Brookglen or wrongfully track any of our residents. **Our contract with Flock expires in April of 2027.**



Brookglen Park Parking Lot and Community Center Closed for Repairs

Beginning September 14th, 2026 the Brookglen Park Parking Lot and Community Center will be closed and roped off while the parking lot expansion project is underway. This renovation should take around 60 - 90 days, so the project is scheduled to be completed by the end of November (weather permitting). The October and November HOA meetings will either be on ZOOM or held at an alternate location and announced on the [BrookglenCIA.com](https://www.brookglenclia.com) website and on Facebook



ACC/Deed Restrictions Report for August 2026

Applications for Improvements = 0

Deed Restriction Violations (Notices Sent/Posted)

Trailer/RV/Boat on Property = 2

Grass/Weeds/Trash/Debris = 6

Inoperable Vehicle= 1

Parking on grass in front yard = 2

Gutters/Wood Rot/Paint = 1

Non-Permitted Business in Home = 1

Financial Report as of September 8th, 2026

of Homes who have paid 2026 HOA Dues = 613 out of 709

of Homes who have not paid 2026 HOA Dues = 96 out of 709

of Homes with a balance owed = 104 out of 709

of Homes who owe over \$1000 in back dues and fines = 18 out of 709
(\$32,757)

YTD Income = \$36,462

Brookglen continues to operate on a balanced budget and maintain healthy reserves

Questions about your account can be sent to bcia_hoa@yahoo.com

Dues can be paid by Zelle at 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 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.*

Meeting Adjourned

Thank You For Your Attendance

www.BrookglenCIA.com

Official Brookglen HOA Website

Next meeting is on October 8th

HOA Meeting at 7:00pm