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**Estates of Brentwood  
2006 Homeowner's  
Wall / Fence Meeting**

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# Agenda

- Road Construction Update
- Review of Board Activities
  - Follow up to previous HOA meeting
  - Review the data / information that has been obtained
- Fence Discussion
- HOA Decision / Vote

# Proposed Changes to Declaration of Covenants, Articles of Incorporation and Bylaws

## Declaration of Covenants

**In Agreement**

**Against Change**

	<b>In Agreement</b>	<b>Against Change</b>
<b>Article I Section 8</b>	<b>71</b>	<b>4</b>
<b>Article II Section 7</b>	<b>64</b>	<b>11</b>
<b>Article III Section 2</b>	<b>67</b>	<b>8</b>
<b>Article VIII Section 7</b>	<b>71</b>	<b>4</b>

## Articles of Incorporation

	<b>In Agreement</b>	<b>Against Change</b>
<b>Article VIII</b>	<b>75</b>	

## Bylaws

	<b>In Agreement</b>	<b>Against Change</b>
<b>Article I</b>	<b>72</b>	<b>3</b>
<b>Article III Section 1</b>	<b>75</b>	
<b>Article III Section 4</b>	<b>65</b>	<b>10</b>
<b>Article III Section 5</b>	<b>72</b>	<b>3</b>
<b>Article IV Section 1</b>	<b>75</b>	
<b>Article IV Section 2</b>	<b>74</b>	<b>1</b>
<b>Article V Section 2</b>	<b>74</b>	<b>1</b>

<b>Total Documents</b>	<b>75</b>	
<b>Total Lots</b>	<b>92</b>	

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# Road Project...

- **Good News**

- Contractor: Cash Construction
- Utility Work has been completed
- Construction has started

- **Updated News**

- Started in front of our Subdivision
- Ahead of schedule
- Completion Date: **<300 Days**



**Height  
of  
Retaining Wall**



**Height of Retaining Wall  
4ft down to 0  
Distance from fence: 18in to 40in**



ONLY





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# Plans.. (Previous HOA meeting)

- Review feedback from surveys and this meeting
- Follow up surveys
- Research
- Meeting with Contractor & County Engineers
- Possible vote at next annual meeting

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# Research

- Investigate the option of build a new wall ( Stone )
- Contacted County Engineer and Commissioner Office
  - Road construction starting in front of subdivision
    - Original plans were to start at one end, work to the other
    - **VERY SHORT WINDOW of OPPORTUNITY**
  - Information on retaining wall on West side
    - Constructed in December / Fully cured in January
    - Speed up the decision process...
  - Gained agreement to allow construction of fence / wall on County retaining wall with the following guidelines
    - Need commitment in December
    - Construction of wall will have to start in January

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# Research, con't

- Board actions...
  - Numerous work sessions
    - 500+ Man Hours
  - Meeting with Contractors
  - Examined walls and construction of walls in other neighborhoods
  - Obtained pricing information
  - Meeting with homeowners that would be directly affected
    - General discussion to solicit input
    - Disruption that might take place
    - Preliminary research activities
    - Potential for additional surcharge

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# Research, con't

- Board actions...
  - Sessions with Insurance provider
  - Payment alternatives
  - Legal arrangements with the Travis County
- No funds were spent
- No documents were signed
- Report back to the membership
  - Need approval to proceed

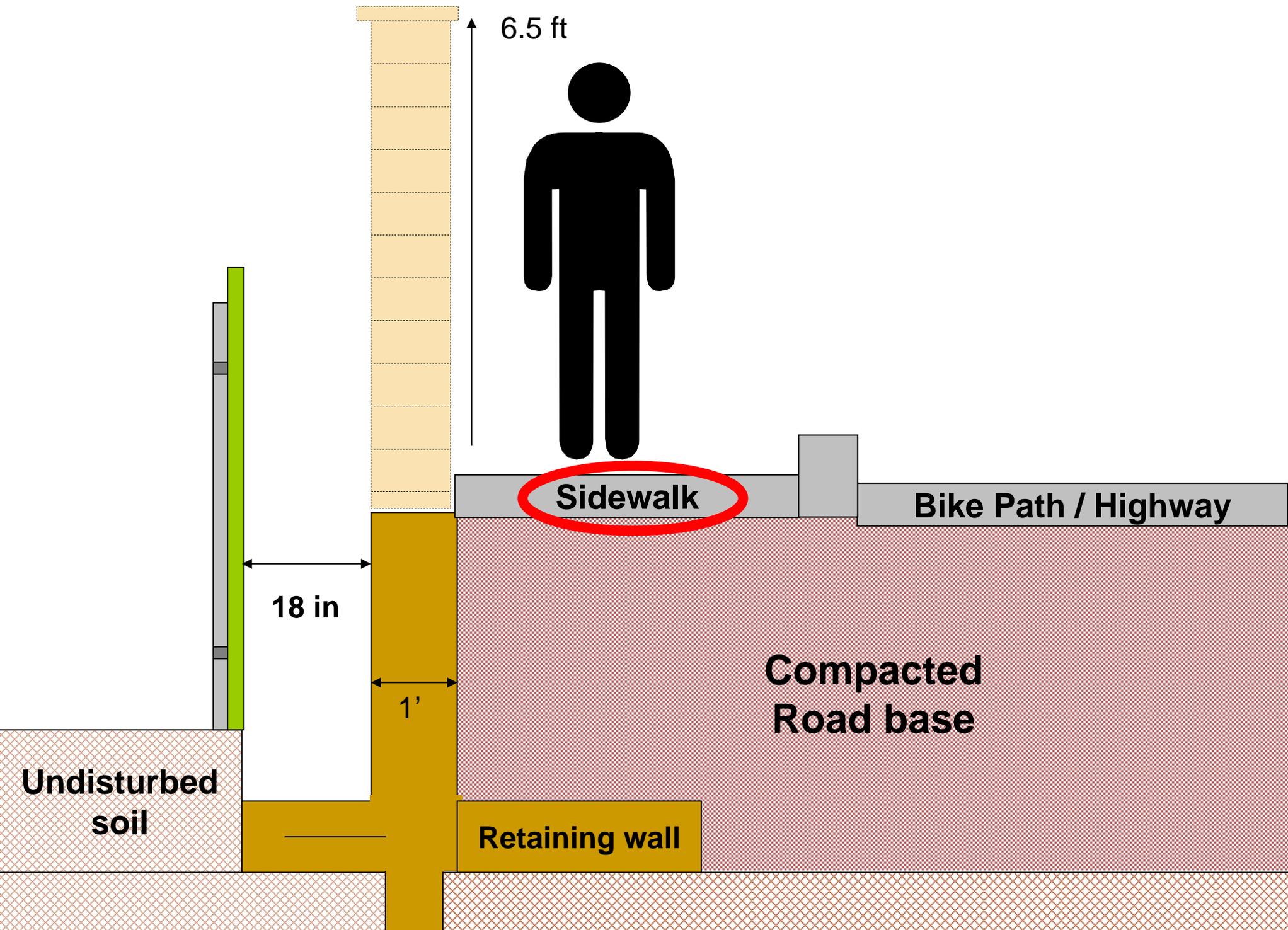
Retaining Wall

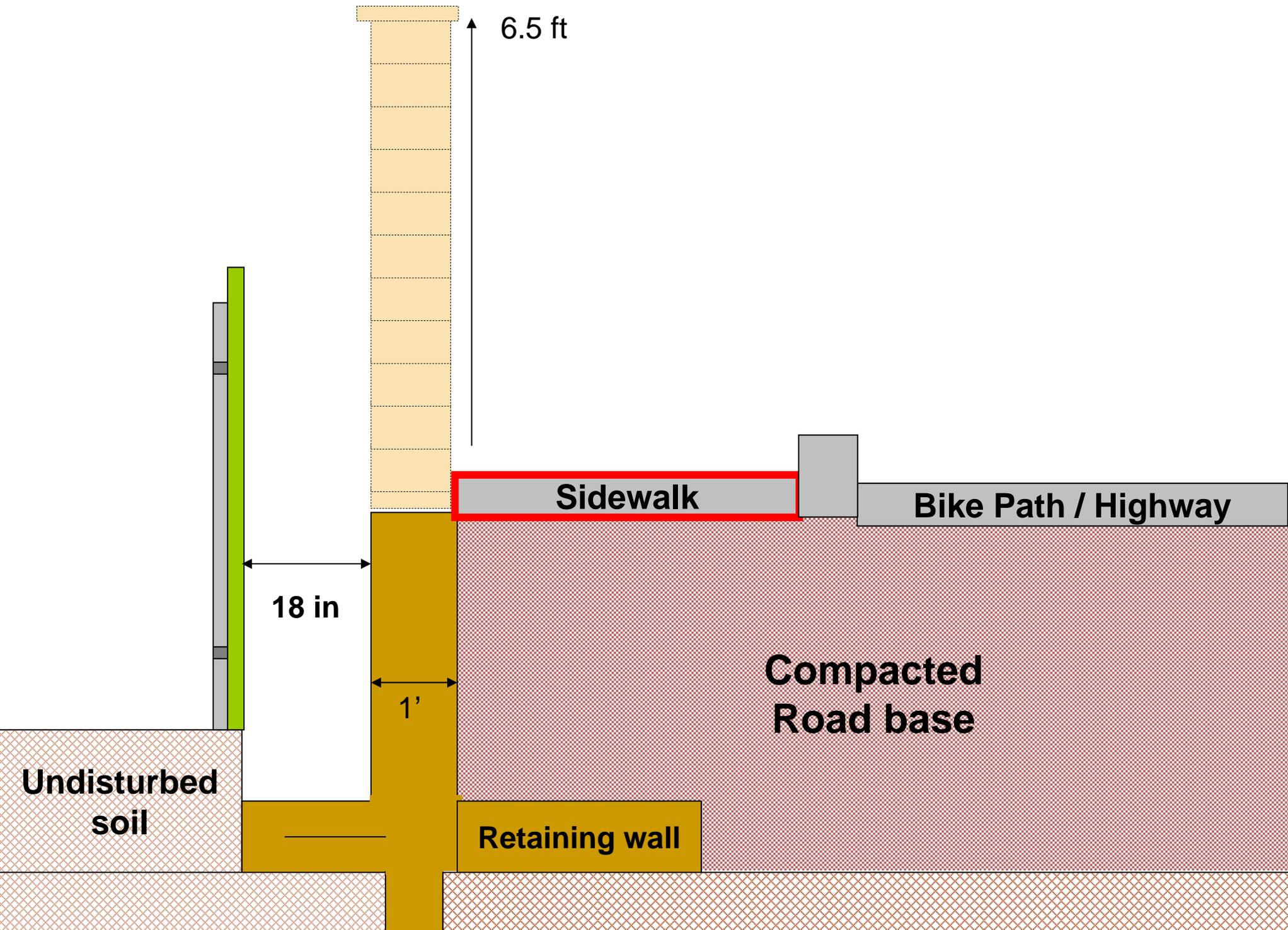


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# Retaining Wall

- Retaining wall / fence
  - Location
    - West Side: 18 in to approx. 48 in
    - East Side: N / A
  - Physical Characteristics: 12 in wide
  - Timing
    - Constructed in December / Fully cured in January
  - Sidewalk to be installed later date
    - April time frame





# Stone Wall Example...



Material:  
Texas White Stone

Height: 6.5 – 7 ft

Columns:  
Approx. Each 100ft

Cap:  
Brick

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# Summary of Proposal

## Highlights

- Texas White Stone wall approximately 1230' in length along Anderson Mill Road, with a top cap of brick.
- Wall is 6 ½ to 7 feet in height, with columns spaced every 100 ft
- Homeowners to be offered option of payment in full (currently estimated not to exceed approximately \$1400) or option of financing payments over five years ( estimated annual payment of approximately \$365).
- No finance cost to homeowners paying in full

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# Summary of Proposal, con't

## Highlights

- Homeowners along Anderson Mill Road pay additional \$20 per foot for the length of wall built in their yard with a cap of 115 ft. ( \$2300 )
- Wall will be insured, as is our present Brick Monument at the Centennial entrance
- Structural engineering drawings will be procured from an independent contractor if proposal is approved
- Independent inspections will be used to ensure quality
- Proposed wall contractor has been identified

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## Comments from Chiddi.N'Jie @co.travis.tx.us

Pat

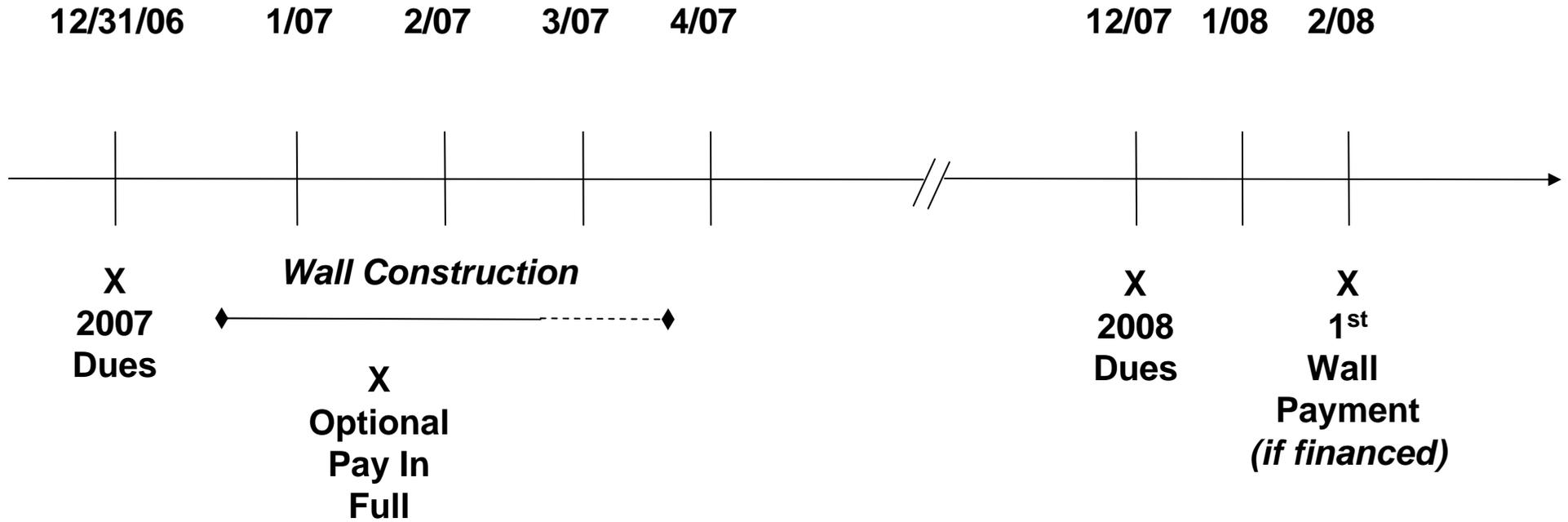
I cannot give you "a written statement from the county stating their approval to allow your HOP to construct a wall on top of the retaining wall" , only the Commissioners' Court can do that. That action will be part of the approval of the License Agreement. If the HOA's wall can be supported by the County's retaining wall with or without modification, **TNR will recommend it's approval to the Court.** I see no reason at this time why the Court may go against our recommendation. This, of course, is with the understanding that the County will not be paying for any of this, except for the allowance needed to accommodate your fence on the retaining wall up to the value of replacing your existing cedar(?) privacy fence. I need to see the selected design before we can make a recommendation. As discussed, I need to get a final answer about this as soon as possible.

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# Financing

- 5 year loan
- Interest rate: 8.75%
  - Regents Bank
- Single payment option would be available
  - No Finance charges

# Time Line



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# Insurance

- Liability
  - Covered under current policy
- Damage protection
  - Add extension to current policy
  - Current policy is \$932 a year
  - New policy would be \$1259
    - Increase of \$327 a year.

## COMMERCIAL PACKAGE

### **Property**

Location: Intersection of Centennial Trail and Cezanne Street, Austin, TX 78731

Limits: \$ 6,500 Blanket Building (Includes Water/Sewage Lift Pumps)  
\$ 100,000 Free Standing Wall

Deductible: \$ 1,000 Each Occurrence

Coinsurance: 80 Percent

Coverage: Special with Replacement Cost

### **General Liability**

Limits: \$ 1,000,000 Each Occurrence  
\$ 2,000,000 General Aggregate  
\$ 2,000,000 Products/Completed Operations  
\$ 1,000,000 Personal & Advertising Injury  
\$ 100,000 Fire Damage (Any One Fire)  
\$ 5,000 Medical Expense (Any One Person)

Exposure

Basis: 94 Members

### **Business Auto**

Limits: \$ 1,000,000 CSL for Hired/Nonowned Auto Liability

Company: American Hallmark Insurance Company Best Rating: A- VIII

Estimated Annual Premium: .....\$1,259.00

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# Approval

- Yes / No approval to move ahead.
  
- Yes
  - Proceed ahead
  - Drawings / Engineering review / Final Proposal
  - Generate budget
  - Send assessment statements
  
- No
  - Status Quo

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# The End

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# Origin of Fence....

From: Leon Whitney

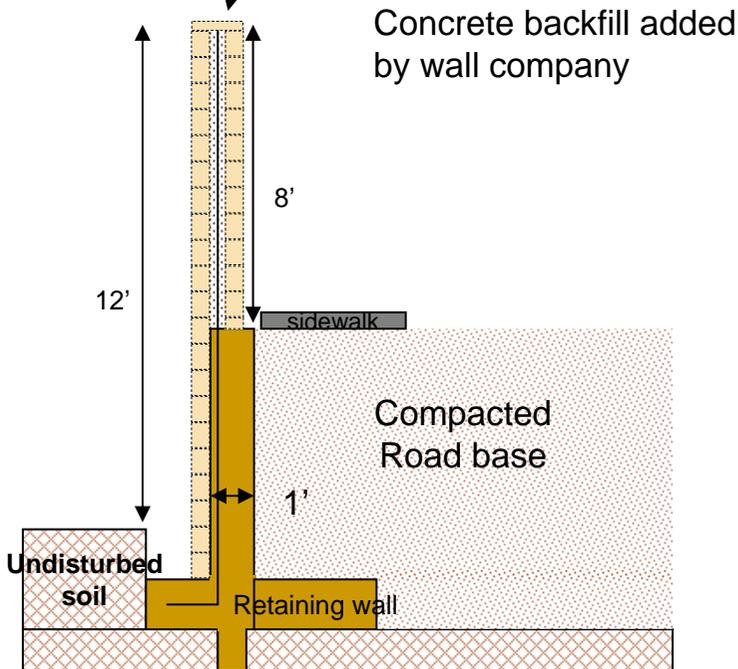
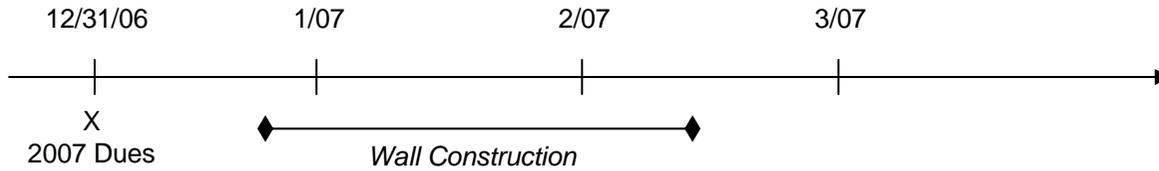
To: Pat O'Rourke

You asked about my original intention when I had the entrance monuments and custom designed fence built on Anderson Mill Road. These improvements were paid for by my company, **Rockledge, Inc.**, as part of the development costs of the Estates of Brentwood. The custom fence along the road was built all at once. It was not built piecemeal by the builders as they began construction of each new home as were the standard six-foot fences within this subdivision.

I consider the custom fence to be the property of the homeowners' association (HOA). As with other HOA property it should be maintained by the HOA. I would not consider it fair or practical to ask the individual homeowners who back to Anderson Mill Road to maintain the HOA custom fence just because it is located across the back of their lots. Otherwise, some homeowners might replace a portion of the custom fence with a different fence or paint "their section of fence" a different color which would look terrible. The HOA should keep control of this fence.

Discussion Topics

- Timeline of activities
- Financing options, addtl assess
- Construction impacts
- wall types



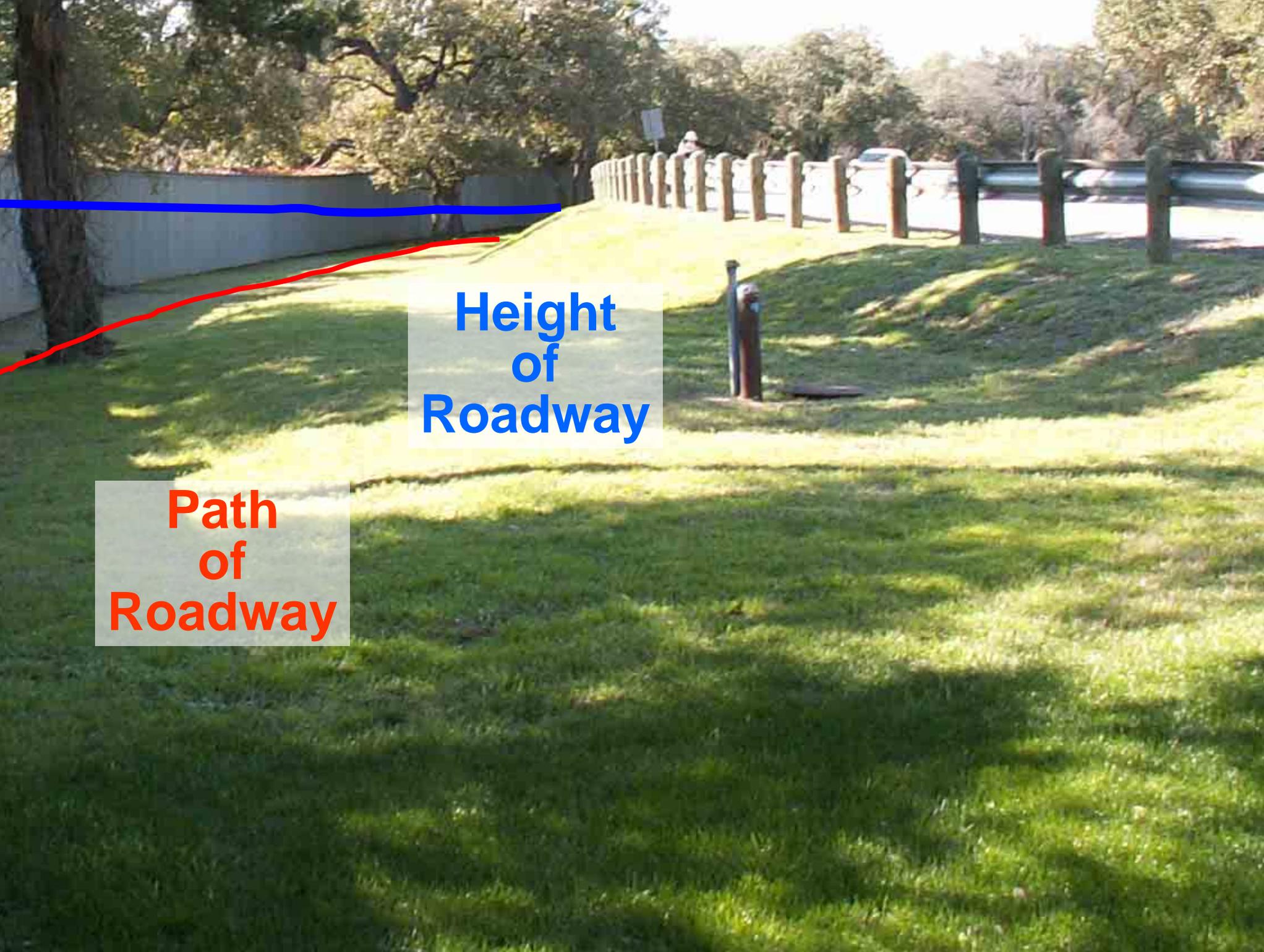
	<u>Date</u>	<u>Activity</u>
	Nov 06	Update Covenants
	Nov 06	Notice of 2007 Dues
	12/3/06	Community Vote
P	<b>1/10/07</b>	Last day 2007 dues
	1/15/07	Construction start
	1/31/07	Notice of buyout amt
	3/1/07	Construction end
P	<b>3/15/07</b>	Last day pay buyout amt
	3/22/07	Obtain Loan
	4/1/07	Final wall payment
	1/10/08	Last day 2008 dues
	3/15/08	Last day 2008 wall pay
	3/22/08	1st loan payment
	1/10/200x	Last dy 200x dues
	3/15/200x	Last day 200x wall pay
	3/22/200x	Xth loan payment

	<u>Homeowner</u>	<u>Linear Feet of stone wall</u>
	<b>total -&gt;</b>	<b>1486</b>
W	11412 Monet	39
W	11416 Monet	192
W	11413 Monet	70
W	11412 Cez Ct	182
W	11413 Cez Ct	77
W	10707 Cent. Tr	81
E	11517 Rockw. Pl	73
C	11517 rockw PL	65
E	11513 Rockw. Pl	107
E	11509 Rockw. Pl	80
E	11505 Rockw. Pl	111
E	11501 Rockw. Pl	105
E	11425 Rockw. Pl	100
C	11510 rockw Pl	12
C	11514 rockw PL	192

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# Board discussion issues

- Ownership
- Liability
- Appearance
  - Benefits: Neighborhood or Homeowner?
  - Comments: Realtors
- Funding
- Road construction impact....



**Height  
of  
Roadway**

**Path  
of  
Roadway**



**Path  
of  
Roadway**

# Fence Alternatives

- Wood
  - Life span: 15 Years ( Properly Cared for )
  - Cost: \$27.5K
- Hardi-Plank
  - Life span: Potentially 20-25 Years
  - Cost: \$60K
- Stone
  - Life span: Potentially 40-50 Years
  - Cost: \$110K ( Based on 2 yr old data )

Road construction is the wild card

# Estates of Brentwood - Fence Survey

## Maintenance

6	15 homeowners on whose property the current fence sits
28	All Homeowners to ensure consistent appearance and quality
1	Neither Box Checked
<hr/>	
35	

## Replacement

5	15 homeowners on whose property the current fence sits
25	All Homeowners to ensure consistent appearance and quality
1	Neither Box Checked
4	All homeowners w/ 15 paying higher assesment
<hr/>	
35	

# Estates of Brentwood - Fence Survey

Replacement should be paid with:

9	One Time Assessment
20	Loan Repaid Over 5 Years
6	Neither
<hr/>	
35	

Replacement Fence - I am willing to pay for the appearance & quality of:

16	Stone
6	Concrete Plank Fence
4	Either a Stone Fence or Concrete Plank Fence
5	Wood Fence Like Current Fence
1	Either a Concrete Plank Fence or a Wood Fence Like Current Fence
3	None of the above
<hr/>	
35	

# Meetings

- W + X + Y + Z = 92
  - W = People in attendance
  - X = Proxies
  - Y = People promising to come but do not
  - Z = Unable to contact regarding meeting ( 3+ attempts )
- W Averages 40-42 home owners
- X Takes multiple visit to obtain
- Y Can NOT control
- Z ????