

# Braeburn Valley Civic Association

Sections I & II

## Minutes

May 13, 2024

### Braeburn Valley Civic Association Meeting

Location: University Park Baptist Church, 7887 Beechnut, 77074

Board Members: Bert Ruiz President (present)

Darren Spriggs Treasurer (present)

Jonathan Soffar Vice President (present)

Barbara Haney Secretary (present)

Christine McKeon At Large (present)

- I. 6:30 pm Welcome. Approval of Jan 2024 minutes. Approved by Rita Willhite and seconded by Ted Holubec.
- II. 6:35 pm Treasurer's Report (detailed yearly budget, profit/loss statement passed out and will be kept with the minutes)
  - Items discussed:
    - 2024 annual fees: 21 property owners have not paid their annual fees. Plus, there's been an increase in landscaping and trash pick up that adds \$200 per month additional or \$2400 per year, see details below.
    - Landscaping estimated to go up \$50 per month in June.
    - Trash pickup increased by approx. \$150 per month in April.
    - The board's decisions to offset the increase is to invest some of the money in savings. A 4-month CD purchase of \$50k would offset the increase in fees.
    - Additionally, the home sale transfer fee has increased to \$300 from \$150.
    - Also of note, an annual fee payment option for pay yearly Homeowner's Fee via credit card online, is now in place, more details to come.
  - Residents attending were asked if they had questions or comments related to the board's decisions on the transfer fee increase and the purchase of a CD to offset the increased landscaping and trash pickup fees. There were no concerns, and all indicated consensus of the decisions.
- III. New Business
  - a. Braeburn Country Club Wall Construction project: Jonathan and Bert met with Jeff Stahl, General Manager of the club, regarding the construction of the new cement fence on all three borders that do not currently have one.
    - i. Targeted timeline for construction: Construction expected to begin in the fall, pending approval of permits that are pending. The barrier(s) will be a 10-ft high cement wall. Landscaping designs have not been chosen but they do plan for it on their side of the wall. They will remove trees, brush and shrubs that are a hindrance to construction. The reason given for the replacement wall is for security purposes and preventing future breaches. HPD officer is on site from 11:00 pm - 5:00 am. But even so, security breaches have occurred on Braeburn Valley, the bayou and by Woodscape Apts on Gessner. Some violators have cut the fence to get in.
    - ii. Residents are concerned about:
      1. Property damage from golf balls. The General Manager seems to think this is not going to occur. He will explore possibility of installation of a net if Braeburn Valley residents deem it necessary.
      2. Flood mitigation - will they put vents in the wall? TBD
      3. Residents expressed concerns about graffiti on wall on our side. The country club manager maintained that they would be in charge of taking care of any and all vandalism to both sides of walls.

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- iii. Other news with regard to fence: The owner of Woodscape Apts is looking to sell the apts and the Club may explore purchasing it. The General Manager shared that the club will be happy if the cemetery purchased the complex as well. The club is also exploring a major renovation of of the clubhouse. Fireworks will be held at same location, on the course between Valley View and Nairn.
- iv. Several neighborhood residents noticed survey stakes were placed closer to our property boundary than where the fence is located.

#### IV. Other neighborhood news

- a. A resident mentioned seeing teenage boys seen in abandoned house on 1 Hideaway Circle and reported it to District J.
- b. 1 Hideaway Circle house has been purchased by the city and is slated to be torn down by June. The city is open to the neighborhood using this space for recreational/green space purposes but has mentioned that no structure or fencing can be put up that would impede the flow of water. Several residents believe this area could be a good place for Braeburn Valley section 1 and 2 events.
- c. The home located at corner of Nairn and Braeburn Valley has water leaking out of it. The owners are aware.
- d. Abandoned house at 7810 Nairn – attorney in charge of sale reported 2 health code issues have been or are being addressed. The fence has been repaired and pool is being evaluated. They plan to list for sale at the end of this week. Attorney is recommending that the new buyer demo the existing house.
- e. It was mentioned that a property on Hideaway Circle didn't have proper permits pulled so residents are concerned that this doesn't happen again. Dick Akkerman brought up the question, if the abandoned properties are purchased, will these properties be required by the city to be raised or torn down? No definitive answers given.
- f. Several other vacant homes in the neighborhood are not in good shape. A list from the super neighborhood meeting that includes 5 homes in our neighborhood has been submitted to dept of neighborhoods requesting that they be inspected.
- g. Lighting in neighborhood. Bert has reached out to District J and has been referred to a company to assess lighting for areas deemed to have insufficient lighting at night.
- h. Detention pond. The county assessed the health of the trees in the pond at Braeburn Valley and Braes Bayou. They removed one tree and trimmed some others in the pond.
- i. Bert has put in another request to explore putting in a traffic light at Braeburn Valley and Bissonnet. The city has responded that they are looking into it. One of the big topics at the super neighborhood meeting was the Bissonnet Safe Street Initiative and the subject of a traffic light came up in that meeting.
- j. Jeanie Spriggs mentioned that she will be meeting with Donald Bauku tomorrow at Gomez's Western Wear at 8 am so they can bear witness to the morning school chaos for Sharpstown HS when students are being dropped off by bus, car and arriving on foot. There seems to be no one in a supervisory position to maintain ordered street crossings at designated places. Residents are concerned about the danger to students and drivers crossing at all areas of Bissonnet instead of the designaed crosswalks. No HPD or school crossing guards have ever been observed at this school. Donald Baku is with Houston's Safe Street initiative. Residents are in agreement that cross walks need to be re-stripped, pull-off lanes need to be installed and hopefully that will be addressed in the redesign. Jeanie Spriggs mentioned the \$35 million in federal grant to be spent for this project on Bissonnet from Dairy Ashford to Hillcroft, will be determined by the voices who speak the loudest.

- k. Traffic Study – barrier has been up for 6 months at Wanda and Fondren. Tentative next meeting event (virtual) on June 11<sup>th</sup> the city will share results of the data. The city will communicate that the recommendation is to move the barrier to Lugary and Wanda and residents will have the opportunity to vote for the barrier to be made permanent.
  - l. Bryan Pendleton, from Harris County Precinct 4, attended the meeting to share news about events coming up in those areas.
- V. Other issues: Martha brought up the issue of water ponding on several streets in the neighborhood. Bert mentioned the ponding is due to multiple layers of asphalt being laid down over years and that what is really needed is to put in a new concrete panel. Bert said he will raise the issue again to District J.
- VI. Sewage is an issue on Nairn and Braes Bayou because the sewer lines for that street are apparently tied in with the apartments and are regularly clogging up requiring flushing. A company has been providing that service every 6 months or so, but residents affected maintain that the flushing is not consistent and it's not taking care of the underlying issue.
- VII. Another issue mentioned by a resident is the telephone lines between the backyards of home on Nairn and the apartments are leaning. Centerpoint has been notified of the issue but has been non-responsive. Jeanie Spriggs mentioned there is a city app that can be downloaded easily, and neighborhood issues reported that will also capture location.
- VIII. 7:35 Motion to adjourn by Dick Akkerman and seconded by Ted Holubec.