

Pine Hollow Homeowners Association
Community Meeting Minutes
April 30, 2008

Attendees

Nancy Kozanecki – Trustee
Ron Ricaldi – Trustee
Linda Pancherz – CMSI Representative
Al Lentz – Lentz Engineering

Call to Order

A quarterly meeting of the Pine Hollow Homeowners Association was called to order by Mr. Ricaldi at 7:05 pm.

Update and Review of Drainage Improvements

A review of the Pine Hollow Drainage Improvement project as well as associated City of Pearland and DD#4 projects was given by Al Lentz

The project is designed to prevent flooding of homes but there will still be water in the streets.

Bid documents are being prepared at this time, it is expected that the bids will be returned the City of Pearland on May 29th

The Corps of Engineers permit has been approved by default. The Corps has a specified number of days to either approve or reject a permit. If a permit is not acted upon before the time expires, the permit is automatically approved.

DD#4 was waiting for the Corps permit before acquiring right of way and additional parcel of land for their project scope. Now that the permit has been approved, DD#4 will now acquire the land and right of ways.

If all approvals are given in a timely fashion, it is expected that construction could start as early as July.

An estimated time of completion including rain day is 180 day. However, if the weather cooperates and the contractor is motivated, the project could be completed in 90 – 120 days.

The projects that are actually funded and implemented will not be known until the bids are reviewed.

The City of Pearland will manage all contract and contractors. The HOA is only the funding source.

The DD#4 project includes the shoring up of the backyards in PHE2 that are falling into the bypass.

A review of the PHE2 detention pond was done on a preliminary basis. The new detention pond being built by the City could hold the capacity if the PHE2 detention pond was decommissioned. However, neither the City nor DD#4 were interested in this detention pond when it was reviewed.

Priority of the project will be given based on the impact to the neighborhood. The reference number on the project plan is not the order of priority.

Putting bars across the outlets of the large pipes to prevent kids from traversing the detention system is not recommended because it could clog from flood debris causing flooding in the neighborhood.

Officer Vance Report

Officer Vance addressed residents concerns about issues surrounding the park and the associated mischievous actions of the kids in the neighborhood.

A suggestion about erecting a fence between the subdivision and the apartment complex was made in order to deter apartment complex kids from entering into the subdivision easily.

The association between the apartment complex kids are causing all of the problems in the subdivision is unfounded. Pine Hollow children are also to blame for this problem.

Fundamentally the lack of supervision and parental guidance is at the root cause of this problem. A fence will not prevent the issues that are occurring in the subdivision.

As a whole, this issue may have been blown out of proportion. The issues occurring in Pine Hollow are minor compared to other areas and are typical in subdivisions.

A request was made to Officer Vance to share his reports with all residents of the subdivision. Officer Vance will consider the request and how best to do this.

Committee Reports

Website – www.pine-hollow.org

- No report

Kid's Party

- Thank you to Sonya Clauson for chairing the Spring Fling
- The date for National Night Out may be moved to October

Newsletter

- No report

ARC

- No report

Outreach Committee

- Looking for more volunteers to help with this committee.

Welcome Committee

- No report

Goals and Beyond/Aesthetics

- Looking for more volunteers to help with this committee.

Miscellaneous

Issues from Prior Quarterly Meetings

None

Open Forum

A question about the PHE sign replacement was asked. The PHE sign will be replaced soon. The City of Pearland has not given official word but the preliminary report was unable to conclusively determine that one of their contractors damaged the sign.

A question about when will the remaining designated drainage funds being available for other improvements in the subdivision now that the project and the association liability is known. There is still another project outstanding, Deeding of Detention Ponds to DD#4. Part of this process is to have an engineering study done on the detention ponds to determine what needs to be done to bring them up to standards. The HOA has submitted all of the paperwork to DD#4 to do this study and is waiting for the results. So the designated drainage funds outside of the lawsuit will not be available until this project is fully understood.

Adjournment

The meeting was adjourned at 8:45 pm.

Approved:

Nancy Kozanecki, Recording Secretary

Member, Board of Trustees