

Pine Hollow Homeowners Association
Membership Meeting Minutes
May 13, 2009

Attendees

Nancy Kozanecki – Trustee
Ron Ricaldi – Trustee
Regina Blue - Trustee
Al Lentz – Lentz Engineering
Narciso Lira – City Engineer – Pearland
Mike Yost – DD#4
Danny Cameron – Public Works Director – Pearland
Sampson Ukaegbu – Traffic Engineer - Pearland

Call to Order

A quarterly meeting of the Pine Hollow Homeowners Association was called to order by Nancy Kozanecki at 6:35 pm.

Rainfall Data

Hourly rainfall data concerning the recent rains vs other large rain events were presented to the membership. From this information, the storm intensity, 3 hour rainfall amount, that was experienced in April, 2009 was similar to the storm intensity for Tropical Storm Allison.

Drainage – Short Term Projects

Raise Weir Height Temporarily

- Considering sandbagging weir structure to 6” – 8” above the steel plate.
- If funding is available, a more permanent solution may be implemented.

Check Storm Sewers in Flooded Areas for Blockages

- The inlets have been checked for blockages. No major blockages were found.
- The City has ordered a sewer camera in order to check the underground system more thoroughly.

Check Flapper Gate on Ditch #6

- This was checked by the City and the flapper gate is functioning properly

Adding a Flapper Gate on Ditch #8

- The drawback of adding a flapper gate is the additional head pressure on the subdivision side that would be required to open the flapper gate in order to release water. This may cause additional back up in the HOA system

Drainage Project Status

Pine Hollow HOA Projects

- All interior drainage projects that were the responsibility of the HOA are 95% complete. Waiting on final walk thru and punch list items.
- Barriers in the detention ponds will remain until the grass grows in.
- The new pipe that was installed at the Ditch #8 outfall will be unplugged when DD#4 starts the Mary's Creek Bypass Work

City of Pearland

East Mary's Creek Detention Facility – This is required to off-set the drainage improvements by the HOA and DD#4

- The East Mary's Creek Regional Detention Facility will help take water off of the creek and bypass thereby lowering the downstream water surface elevation. Pending on the point downstream, this improvement will lower the water surface level between 6” – 12” once all of the work is complete.
- The Bond election passed for this improvement in 2008.

- Currently in design
- Plan to go to bid in May, 2009
- Construction to start in Summer, 2009
- The shift in the City schedule was due to the Army Corps of Engineers delay in approving the permit due to wetlands issues.

Decommissioning Detention Pond #9 – This detention pond does not function as a detention pond.

- Cannot start until the construction of East Mary's Creek Detention Facility
- Dirt from the East Mary's Creek Detention Facility will be used to fill in Ditch #9

DD#4

Mary's Creek Bypass Work Phase I - This will address the erosion issues as well as channelize the area along Mary's Creek bypass from 518 upstream along Pine Valley almost to the first bend.

- Funding is in place and the design has been completed.
- Advertising for bids has already started
- Expect construction to start when East Mary's Creek Detention Facility is started
- Overall the bypass work will help lower the surface level elevation of the water. Lowering the elevation of the water in the bypass will also lower the elevation of water in the subdivision
- There is a limitation on how deep Mary's Creek Bypass can be dredged due to the wet sand layer.

Ditch #8 Outfall – Open second pipe that was installed by the HOA project.

- Part of Mary's Creek Bypass Work Phase I

Mary's Creek Bypass Work Phase II - This will address the erosion issues as well as channelize the area along Mary's Creek bypass from the bend to slightly past weir structure on ditch #6.

- Schematic design is complete
- Funding and right-of-way is not in place
 - Need 4 parcels of land.
- Expect construction to start – unknown at this time but after Mary's Creek Bypass Work Phase I

Ditch #6 Outfall – Install a second outfall pipe and raise bank height permanently to full height

- Part of Mary's Creek Bypass Work Phase II
- Schematic design is complete

Mary's Creek Bypass Work Phase III - This will address the erosion issues as well as channelize the area along Mary's Creek bypass from slightly past weir structure on ditch #6 to Dixie Farm

- Schematic design is complete
- Funding and right-of-way is not in place
- Expect construction to start – unknown at this time but after Mary's Creek Bypass Work Phase II

Pine Crest/Pine Chase Channel – Install a channel between the 40 acres of undeveloped track and the homes along Pine Crest/Pine Chase to redirect the water directly to the bypass

- Part of Mary's Creek Bypass Work Phase III
- Project is designed

Suggestions/Comments

Determine if a diesel pump or lift station can be put in at Ditch #6 to pump water to Ditch #9.

Create a new detention pond at the end of Pine Tree Drive where there is open space by the pipelines.

Allow the water to flow towards 518.

Need to address the 40 acres of runoff in the Pine Chase/Pine Crest area sooner than Phase III of the DD#4 projects

If residents need emergency assistance during a rain event, they can call Public Works 281-652-1900.

The City has high water vehicles and boats for these purposes.

What things can be done to prevent the flooding – obtain temporary pumps before a large storm event, sandbags, high water vehicles, etc.

Concerns were expressed about the 6" – 8" pipe that was installed to collect water from the 40 acres of undeveloped tract which is not shown on any drawings. This pipe is between 1610 Pine Crest and 3701 Pine Chase. Residents want the water to be re-routed so that this water does not take up capacity in our system.

Open one end of the new pipe on ditch #8 – not much to gain in opening this 36" pipe on one side. There may be an issue with sediment if it is opened now and the other end is still plugged. Opening the one end of this pipe would not provide a significant increase in storage capacity.

The City and DD#4 are working as quickly as possible to complete the bidding process. However, the bidding process that is followed is required by state law and ordinances. The City and DD#4 are committed in moving these projects as quickly as possible.

A question was asked as to who checks the subdivisions during a storm. The Public Works Director stated that City employees do go around during a storm event and monitor the various areas of the City.

A delay of 18 months was incurred by the City due to the Army Corps of Engineers permitting process.

Traffic Calming Study Results

Pine Hollow HOA requested consideration of traffic calming devices in January 2009 based on the perceived speeding problem within the subdivision

City of Pearland Traffic Management Strategies:

1. Establish, revise, and enforce general traffic laws
2. Educate residents on solutions to the problem
3. Install traffic control devices, as needed
4. Install traffic calming design features

First Step, Quantify the existing problem:

1. traffic volume counts
2. traffic speed assessments
3. accident records, and/or
4. reports of problems from City personnel

Measures taken per Pine Hollow Request:

Traffic volume counts and speed assessments were performed to determine whether 85th percentile was traveling at or greater than 10 mph above the speed limit

Based on speed analysis, the 85th percentile was below the 40 mph threshold required in order to move into step two the policy.

Recommended Solutions:

1. Look at installing some traffic control signage to help raise awareness
 - Traffic calming devices will not be installed based on this study
2. Identify to Police Dept. locations and times of some speeding for increased enforcement

Comments/Suggestions

Think about where signage will be placed in the subdivision with respect to houses and front yards
Evaluate the Dixie Farm and Pine Crest intersection – this is very dangerous at this time since traffic is required to merge on Dixie Farm right at Pine Crest. There have been several accidents in this area.

Conduct a speed survey in the middle of Pine Valley

This is a subdivision problem. Based on the study result, the subdivision is safe and people are driving appropriately.

If there are speeders in the neighborhood, residents are encourage to report them to the police with the license plate number, vehicle make and color, and time of day. The police will try to find the vehicle and ticket it for speeding

Deeding of Detention Ponds to DD#4

Why Deed to DD#4

- Put detention areas/easements in the hands of an organization that have the expertise and resources to properly maintain detention.
- Reduces the PHHA liability
- Association fees associated with the maintenance of these easements could be reduced or directed elsewhere.
- Unlike HOA's or MUDD's, DD#4 will be around for the long-term.
- Moves property into "public" hands so that the HOA can qualify for TxDOT grants and assistance other governmental agencies (City) to improve easements

Property Involved For Deeding

- All Detention Ponds that are Owned by the HOA – Excludes the Detention Pond in Estates II
- Easement Along Mary's Creek Bypass
- Approximately 20 acres of property

HOA Requests

- Deeding states that this is a deeding of detention and drainage easements.
- The maintenance responsibilities are passed through to the next owner.
- The HOA reserves the right to continue development of the hike and bike trails in conjunction with owner and other required entities.
- The HOA reserves the right to enforce deed restrictions.

Deeding Process

- Evaluation of Property by DD#4 – Complete
- Address Problems Identified in Evaluation – Complete
 - No major defects were identified in the evaluation
 - Issues found were mainly re-establishing grass in the areas where construction occurred
- Cost of deeding to DD#4 – In progress
 - The "rack rate" to deed property to DD#4 is \$10,000 per surface acre.
 - The first estimated cost is approximately \$110,000 for the deeding of 20 acres.
 - Some acreage along the bypass DD#4 is willing to take for free.
 - DD#4 Board has not waived the fee before.
 - DD#4 is working on bringing this cost estimate to as close to zero as possible
- Requires a 2/3 vote of the entire HOA membership to deed property over
 - Will need resident to help encourage and collect these votes if the deeding costs can be acceptable to the HOA

Comments/Suggestions

MUD#18 is working with DD#4 to deed the detention ponds within the MUD as well as those outside of the MUD that are in subdivisions that are split between MUD and no MUD areas.

The Pine Hollow HOA would still need to get a 2/3 vote of the entire membership if the deeding was done to DD#4 or the MUD#18.

Path Forward

A meeting is tentatively scheduled Monday, June 8th to discuss the comments made at the membership meeting, and to have a full understanding of the path forward. That should give the City and DD#4 enough time to evaluate the issues and comments that were made at this meeting.

Adjournment

The meeting was adjourned at 8:30 pm.

Approved:

Nancy Kozanecki, Recording Secretary

Member, Board of Trustees