

Pine Hollow Homeowners Association
Community Meeting Minutes
October 21, 2009

Attendees

Nancy Kozanecki – Trustee
Ron Ricaldi – Trustee
Regina Blue – Trustee
Maria Leal - CMSI

Call to Order

A quarterly meeting of the Pine Hollow Homeowners Association was called to order by Mr. Ricaldi at 7:00 pm.

Home Maintenance

Hector from Sherwin-Williams gave a presentation concerning home maintenance to the Membership. Sherwin-Williams is offering all Pine Hollow residents a discount for paint and supplies.

Secretary/Treasurer Report

The meeting notes from the May membership meeting were presented. 2010 Annual dues are set at \$315. If you require a payment plan, please contact Maria Leal so that arrangements can be made.

Neighborhood Safety

Officer Vance discussed neighborhood safety.

A reminder was given not to leave your purse in the car when dropping or picking your kids up from daycare. Essentially, be most careful when you are most comfortable.

2009 Goals

Completed

- Improve Landscaping on Pine Hollow Dr Entrance Around New Sign by Resident Committee
- Improve Landscaping on Subdivision Islands - Pine Knot
- Improve Landscaping on Subdivision Islands - Pine Tree Court
- Plan Estate Entrance Revamp for 2010 Implementation
 - Vendor has been selected
 - Applied for Keep Pearland Beautiful Grant
 - Implementation – Spring, 2010
- Oversee Fence Installation at Park
- Traffic Calming
 - Stop signs installed at Pine Crest and Pine Chase
 - Evaluated intersection of Knotty Pine and Pine Chase – Stop sign not warranted
 - Evaluated intersection of Pine Lawn and Pine Forest – Stop sign not warranted
 - City traffic engineer determined that additional traffic calming devices (speed bumps, tables) are not warranted in Pine Hollow
- New Policies and Guidelines Adopted
 - Violations and Repeat Violations
 - Pine Hollow HOA Elections Guidelines
 - Records Retention
 - Inspection and Copying of Association Records
 - Donation Policy

Execute plan to address flooding problems in subdivision with local governmental agencies

- City of Pearland & DD#4 – Permanent Weir Structure
- Pine Hollow – Complete Construction of Drainage Projects

In Progress

- Execute Plan to Address Flooding Problems in Subdivision with Local Governmental Agencies
 - DD#4
 - Phase I Mary's Creek Bypass Improvements (518 to approximately first bend)
 - Ditch 8 Outfall Construction
 - Project is out to bid
 - City of Pearland
 - Construct East Mary's Creek Detention Facility
 - Decommission Detention Pond #9
 - Obtain easement behind Pine Chase in Estates Section
 - Property owners have agreed to the buyout by the City of Pearland
 - Plans are being developed for the swale by DD#4 and the City of Pearland
- Deeding of Detention Ponds or Detention Pond Maintenance to Governmental Agency – Or Other Options
- Financial Audit
- Establishing a Neighborhood Watch Program
- Traffic Calming
 - Working with the City of Pearland to determine if the speed limits within the subdivision can be reduced from 30 mph to 25 mph per the HB87 passed in 2005

Postponed until 2011

- Hike and Bike Trails – Joint Project with City of Pearland

Deeding 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
 - The Association will no longer be the primary responsible entity for maintenance of these areas.
 - 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 (Hike and Bike Trails)
- 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 22.5 acres of property
 - Cost
 - The Board has been successful in having the \$113K deeding fees waived for the membership
- DD#4 Responsibilities
 - Routine mowing of detention ponds – 7 times per year
 - Long term maintenance costs
 - Sediment removal
 - Bank restoration and stabilization
 - Structural repairs and replacements
 - Unclogging of inlets and piping due to trash and debris
 - Property taxes
 - Hydraulics
 - Liability
 - Deeding documents and associated costs
 - Land survey and associated costs
- Pine Hollow HOA Responsibilities
 - Routine mowing of flat areas around detention ponds for "park-like" appearance
 - It may be possible in the future that DD#4 will take over the flat area mowing on a frequency of 1 per month after the first year.

- If more mowing is desired, the HOA would be responsible for the costs associated with the additional mowing.
- These details to be worked out next year.
- Consult with DD#4 with development of possible projects on easements (example: Hike and Bike Trails, soccer fields, landscaping, benches, etc)
 - DD#4 has supported these types of initiatives in the past.
 - These types of amenities would need to be worked with the City of Pearland as the intermediary.
 - These types of projects would need to have separate inter-local agreements developed between the various entities.
- The HOA will be given a letter from DD#4 stating that the HOA has the authority to enforce the following:
 - No overnight parking except for those vehicles necessary for reserve or detention pond maintenance
 - No motorized vehicles except for those vehicles necessary maintenance
 - No dumping
- Continue the cooperative relationship between both organizations
- General Information
 - Residents have the right of access to the easements for the use of recreation purposes such as walking, volleyball and other unmotorized activities.
 - Homeowners can use the easement as access for pool installations, fence repairs and etc. However, the homeowner will need to get permission from DD#4 and the HOA in order to do so.
 - Property will remain as is, will not be developed.
- Potential Savings to Homeowners
 - \$66,000 over 5 years – HOA Dues
 - \$23,000 over 5 years – MUDD Taxes
 - Path Forward
 - An informational flyer will be sent to all lot owners
 - Signatures of 2/3 of the membership need to be collected
 - If a lot has joint ownership, then each owner should sign the document to be returned
 - Return signed document as soon as possible -- Send in separately or with your dues payment.
 - Target December 31 for document return
 - Target to turn over property to DD#4 in February

A suggestion was made by the membership to establish a committee when the interlocal agreement between the HOA and DD#4 is developed for review and comment.

Committee Reports

Website – www.pine-hollow.org

- No report

Festival Event Committee

- Thank you to everyone who helped with the Fall Festival
- Sharon Bradley and Brenda Esparza will be stepping down from this committee at the end of the year. New chairperson(s) will need to be found.

Newsletter

- Newsletter deadline is November 20th
- Newsletter will be going out the week of December 6th

ARC

- No report

Elections Committee

- Candidate Declaration forms are due by November 29th
- Ballots should be mailed the week of December 14th

Outreach Committee

- No report

Welcome Committee

- No report

Neighborhood Watch

- Brandon Shimek has offered to chair this committee.

Goals and Beyond/Aesthetics

- Looking for volunteers
- If you have any suggestions for the committee to research, please contact Sonya Clauson.

Open Forum

A request was made for force mowing to be done. Homeowners need to provide the addresses for those homes that are empty and require mowing to the management company.

A request was made that when the revised version of the ARC guidelines is available that it is posted on the website for the membership to review.

A request was made that the HOA discontinue the DCR and other walk through of the neighborhood. However, the DCR enforcement is still wanted.

A homeowner stated that she received the second and third notices about a violation on the same day. The management company will be contacted to determine why this happened and if it is a recurring problem.

Adjournment

The meeting was adjourned at 9:45 pm.

Approved:

Nancy Kozanecki, Recording Secretary

Member, Board of Trustees