

# OLD BRAESWOOD PROPERTY OWNERS ASSOCIATION, INC.

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Ann Garnett, Vice President  
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John Eldridge, At-Large #1  
Daniel Parker, At-Large #2

January 2, 2022

My dear neighbors,

I write on behalf of the Executive Committee to update the community on various initiatives underway by the Association.

As you may know, the Association recently held its annual election of members to the Association's nine-member Executive Committee. The Committee is the governing body of the Association charged with overseeing the day-to-day affairs of the Association with the goal of protecting and improving property values and enhancing the community for all Association members. Although it is challenging to find members with the time and interest to join the Committee, Committee membership is an honor and my fellow Committee members and I take our roles seriously.

When I joined the Exc. Committee, and especially when I was elected by the members to be the Association's president, I made it my aim to enhance transparency and communication between the Committee and Association members. All members should feel as though they have a direct line to the Committee to ask questions and voice concerns.

Based on feedback from Committee and Association members, the Committee has created three new subcommittees:

(1) Association Vice President, Ann Garnett, has been appointed to lead a Bylaw Subcommittee to review the Association's Bylaws and, in consultation with the community, propose amendments to be considered and voted on by Association members. This is a more complicated endeavor than it might appear due to the interaction of the various governing documents of the Association and applicable Texas law and the importance of not constraining the Executive Committee's discretion and ability to respond to day-to-day and unexpected situations. The Subcommittee's report is expected in a few months and will be shared with the membership.

(2) Patrol Committee Chair, Dee Murray, has been charged with leading an Ad Hoc Security Subcommittee charged with evaluating the Association's current security company, SEAL, and recommending whether a change should be made. Joining Ms. Murray in this endeavor are Committee At-Large Member, Daniel Parker, and Association members, George Hittner and Tommy O'Neil. The Subcommittee's report is expected shortly and will be shared with the membership.

Finally, the Committee is continuing its years-long effort to clarify and streamline the architectural review and enforcement process. As you may be aware, maintaining harmony and aesthetics of Old Braeswood is critical to the Association's ability to preserve property values and the character of our community. Of course, the Committee recognizes that "harmony," "aesthetics," and "character" are difficult to define and enforce. In response to long-stated concerns that the Old Braeswood Deed Restrictions were too vague, leading to complications and delays for owners seeking to construct and improve their homes, and risking the construction of low-quality structures incongruent with the community, various Association members drafted the Association's Architectural Guidelines. This was a labor-intensive process that relied on the input of Association members and building and design professionals who sought to provide clarity regarding appropriate architectural design and building elements commensurate with economic value of the community.

The Guidelines were adopted in 2019. However, the Guidelines were not intended as a static and inflexible document, particularly as such guidelines had not previously been in place in Old Braeswood. Since 2019, the Committee has sought—and continues to seek—feedback from the community regarding the guidelines and the architectural review process. My current Committee members and I recognize that there have been growing pains as the Architectural Review Committee (ARC) has begun operating under the Guidelines and that some members are unhappy with the architectural review process. Accordingly, I appointed three Committee members to a newly-formed Ad Hoc ARC Study Group: Vice President, Alex Roberts; Vice President, Fred Steves; and Secretary, Erica Hittner. This Study Group has only been at work for a little over a month. However, I understand that a small group of Association members is seeking to replace the Study Group members with new members of their choosing to include a heavy presence of building industry professionals. The Study Group is seeking input from Association members and building professionals and is carefully considering and evaluating the varying views of the many stakeholders in this issue. But the Committee believes it is impulsive and imprudent to prevent the Association's elected Committee members from doing their work—especially without giving them time to complete their task. The Study Group's report and recommendations are expected in a few months and will be shared with the Association.

As I am sure you do, I love our community. Old Braeswood is the envy of Houston for a good reason. We have beautiful homes and wonderful neighbors. There is always room for improvement; but nearly a century after the first homes came to Old Braeswood, and with the Association now numbering in the hundreds, my committee members and I believe that change should be considered and thoughtful lest decisions made in haste create new conflicts and avoidable problems.

I am continually impressed with dedication and seriousness of purpose of our volunteer Executive Committee and Subcommittee members. We understand that it is not possible to make every one of our hundreds of members happy with every action and decision of the Association but remain committed to listening and improving. Despite the challenges of homeowner association membership, we believe it is far preferable to work together as neighbors than to be governed by strangers, distant City councilmembers, or Court-appointed receivers.

I invite each of you to reach out to any of the members of the Executive Committee with your questions or concerns. Additionally, the Association has established numerous standing committees that are always in need of additional members and welcome new voices. I encourage you to visit our community website, [oldbraeswood.com](http://oldbraeswood.com), for additional information about the Association and our community.

Best regards,

*Samia Khalil*

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