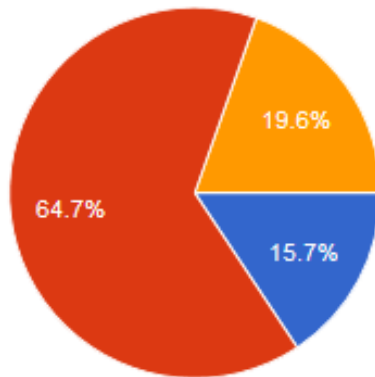


Old Braeswood POA Neighborhood Survey Results

(8/15/2016)

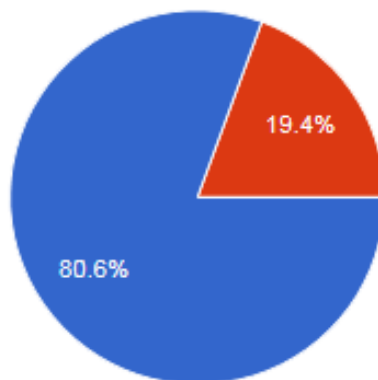
Topic I: Assessments

1. If we were to change the bylaws, which of the following would you support making mandatory:



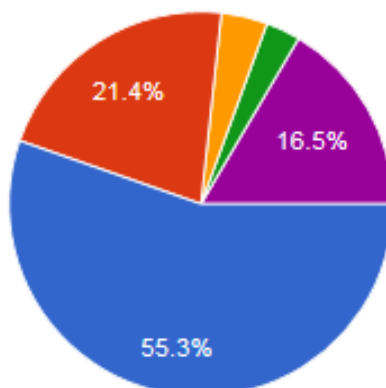
- Only the assessments that cover the security patrol (currently \$300)
- The amounts needed to cover the security patrol plus POA operating expenses (currently a total of \$400, consisting of \$300 for security and \$ 100 for operating expenses)
- None; I do not support making any portion of the OB POA assessments mandatory

2. We currently purchase 1.3 shifts (56 hours) of patrol per week. Do you think we need more security patrol shifts than we currently have?



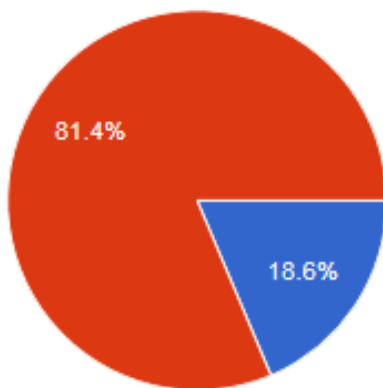
- Yes
- No

3. Would you be willing to pay for more security patrol shifts than we currently have?



- Yes, and I would support mandatory security assessments that are more...
- Yes, but I don't think mandatory assessments should be higher; we...
- No, because I think we have sufficient patrol coverage now
- No, because I do not support mandatory assessments more than...
- I don't support any mandatory assessments

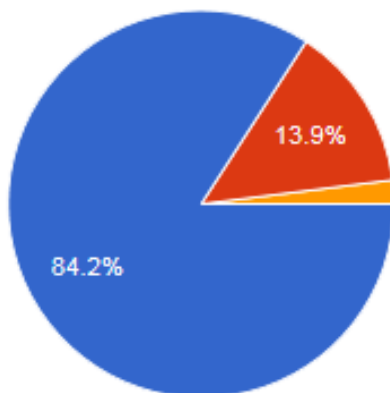
4. The OB POA Bylaws currently provide that the POA leadership can grant hardship exemptions from Annual Assessments. Currently, no households request an exemption, but if assessments are made mandatory, that could change. What is your opinion regarding the confidentiality of exemption requests?



- We should be able to see which households request an exemption
- The names of households who request an exemption should be kept confidential

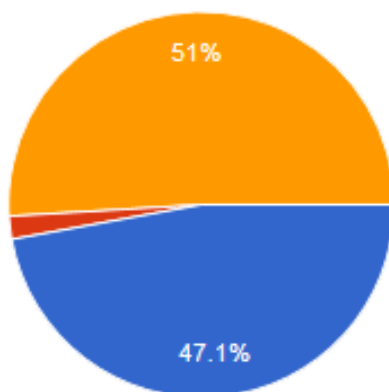
Topic II: Assorted Aspects of Neighborhood Life

5. How do you feel about the number of neighborhood social events (such as park parties, Book Club, Garden Club, etc.):



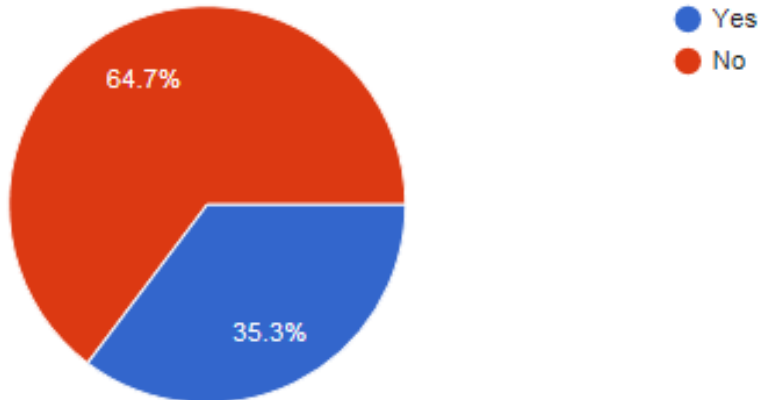
- I think it is about right
- I wish there were more
- I wish there were fewer

6. How do you feel about the public street lighting in our neighborhood?

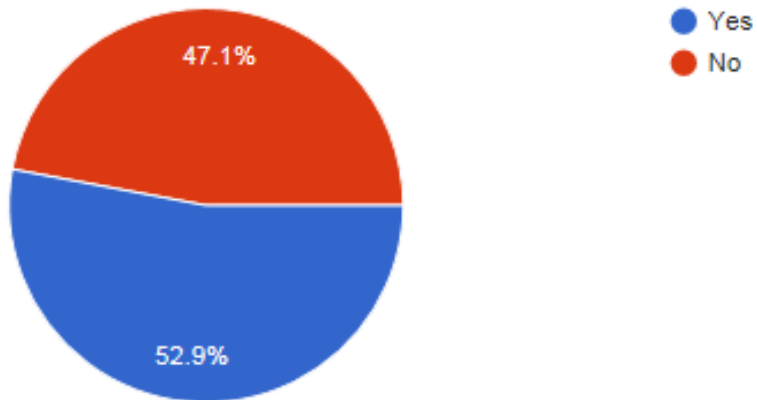


- I like it
- I wish it were darker
- I wish there were more street lights

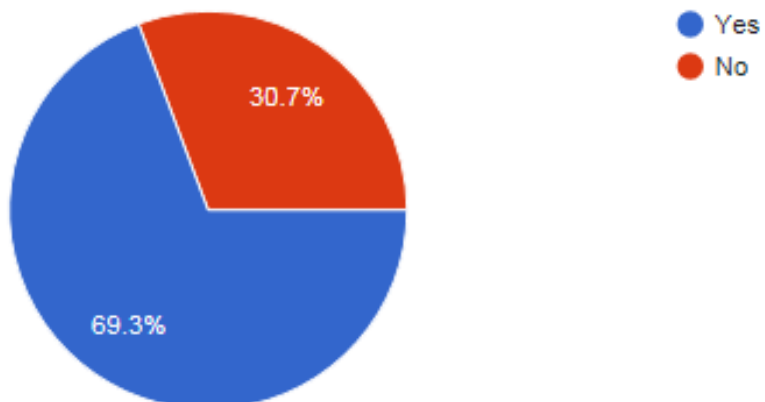
7. Do you wish that Old Braeswood had rules limiting private exterior lighting that affects others' property?



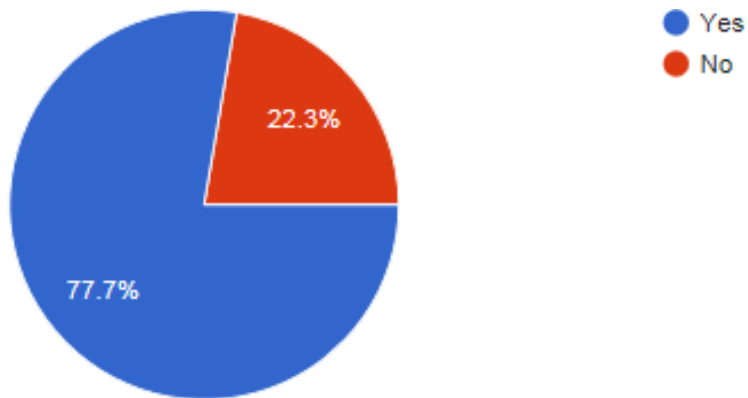
8. Do you wish that Old Braeswood had rules limiting noise during certain hours?



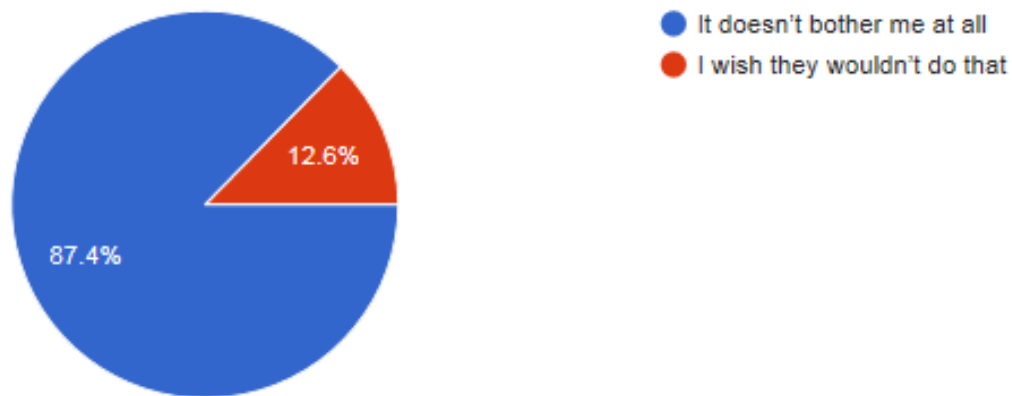
9. Do you wish that Old Braeswood had rules protecting the trees in our neighborhood?



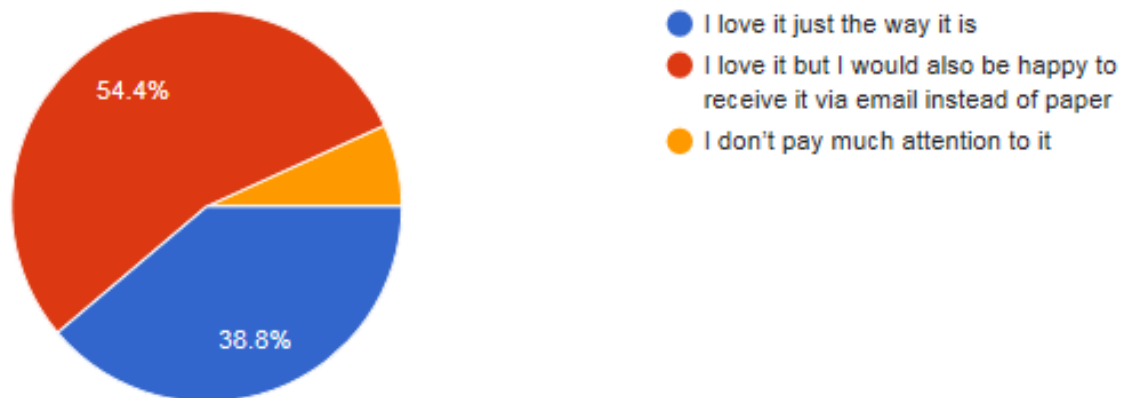
10. Do ever you wish that more of your neighbors would pick up after their dogs?



11. How do you feel about people putting their trash cans out too early:



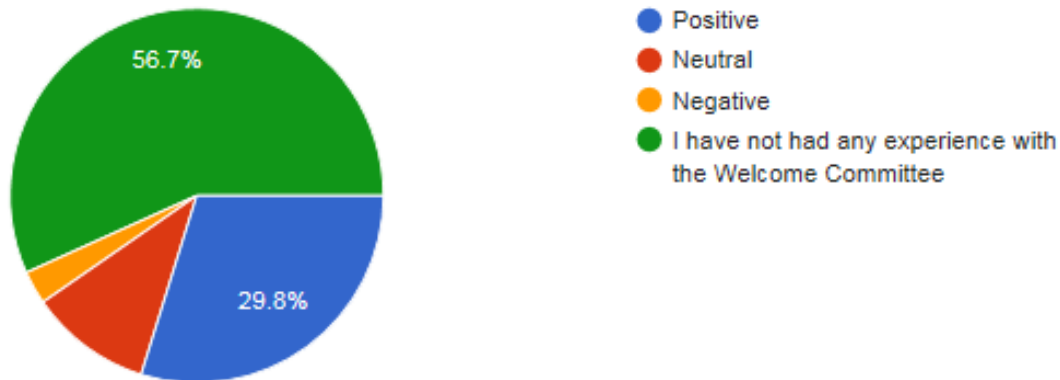
How do you feel about our Old Braeswood newsletter?



Topic III: Our Neighborhood Committees

Welcome Committee.

Rate your own experience with the Welcome Committee:



Would you be willing to serve as a volunteer on the Welcome Committee? 82% No

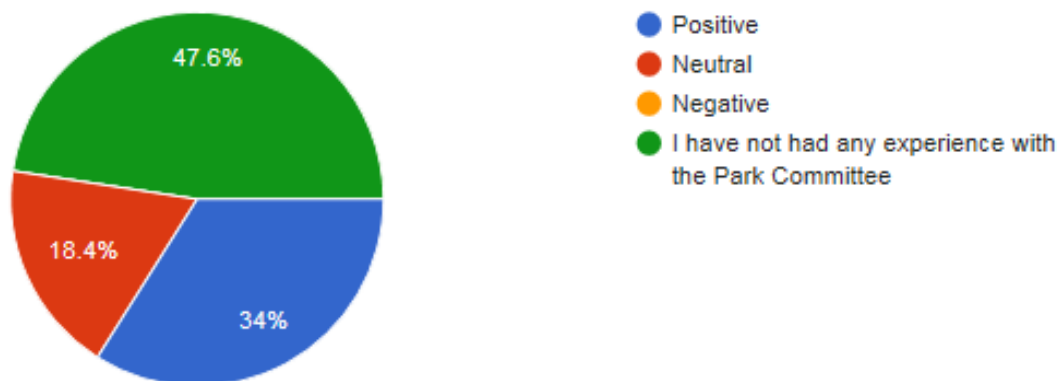
If you have suggestions for how we could welcome new members into our neighborhood, please write them here:

I didn't even know we had a welcome committee and neither did other new residents

We had a horrible "welcome" because of the ARC's ludicrous treatment of our application to replace windows. I know three other families off the top of my head who feel similarly about the ARC--Marilyn Archer in particular. One even considered moving to West U as a result of the snobbish, unreasonable, unsubstantiated, and slow rejection of a project no one else would even be able to see.

Park Committee

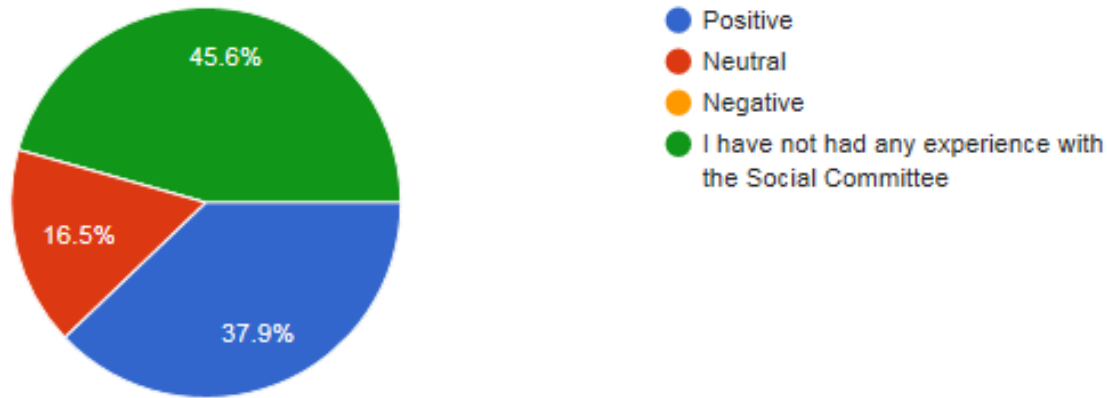
Rate your own experience with the Park Committee:



Would you be willing to serve as a volunteer on the Park Committee? 91% No

Social Committee

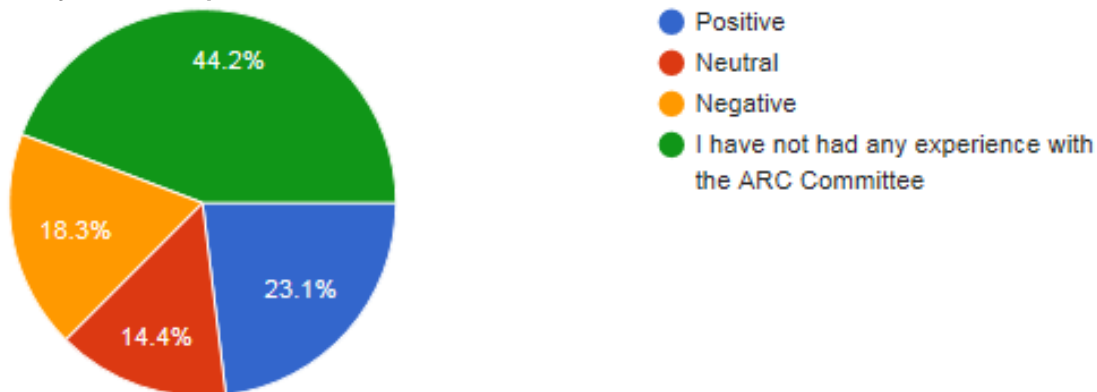
Rate your own experience with the Social Committee:



Would you be willing to serve as a volunteer on the Social Committee? 89% No

Architectural Review Committee (ARC) Untitled Title

Rate your own experience with ARC:

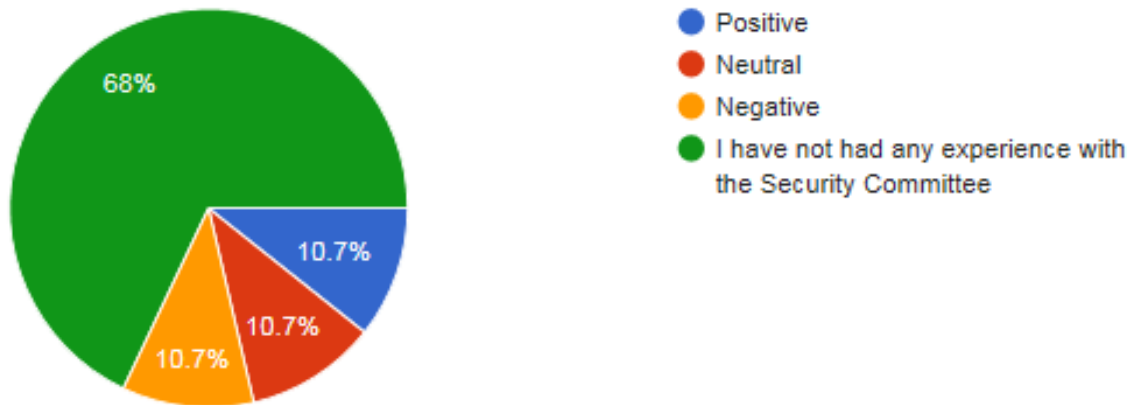


If you have the requisite professional skills: Would you be willing to serve as a volunteer on the ARC? 7% Yes (93% No)

If you lack the requisite professional skills: Would you be willing to serve as a volunteer to support the work of the ARC (e.g. checking construction progress from the street) 15% Yes (85% No)

Enforcement Committee

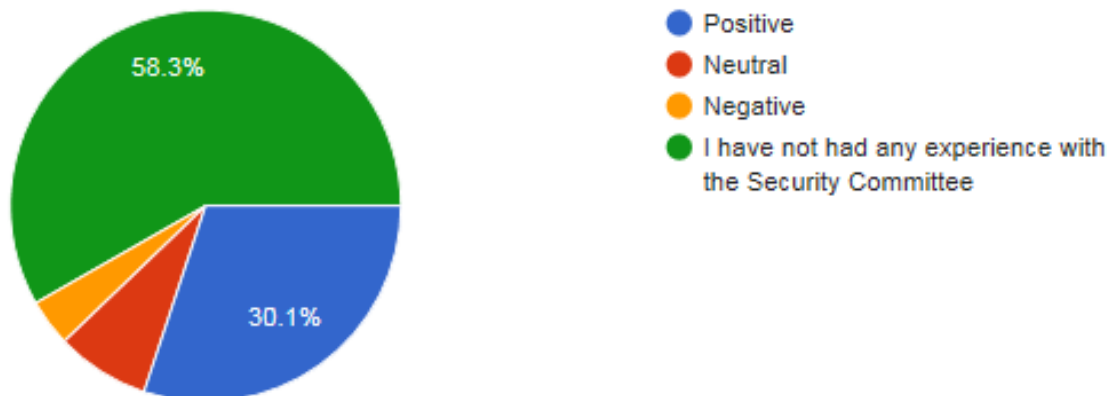
Rate your own experience with the Enforcement Committee:



Would you be willing to serve as a volunteer on the Enforcement Committee? 9% Yes

Security Committee

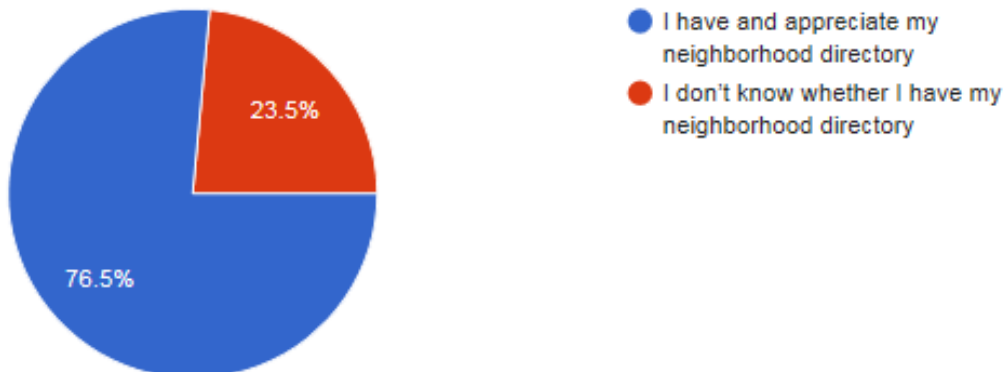
Rate your own experience with the Security Committee:



Would you be willing to serve as a volunteer on the Security Committee? 16% Yes

Directory Committee

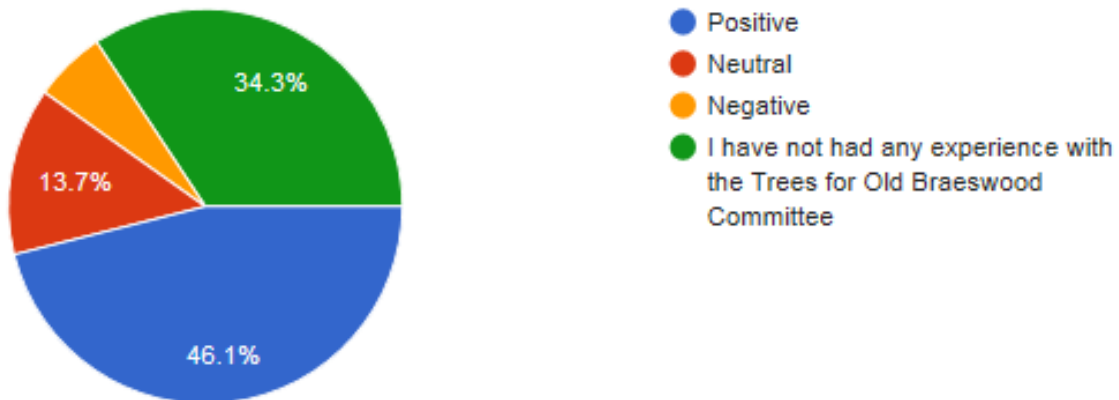
Rate your own experience with the Directory Committee:



Would you be willing to serve as a volunteer on the Directory Committee? 5% Yes

Trees for Old Braeswood Committee

Rate your own experience with Trees for Old Braeswood Committee:



Would you be willing to serve as a volunteer on the Trees for Old Braeswood Committee? 8% Yes

Would you be willing to offer yourself as a candidate for a position on the Old Braeswood POA Board, Executive Committee, or as one of the Committee Chairs? 14% Yes

Comments

If you would like to provide constructive comments on any of our standing committees, please type them here:

The ARC seems to need more support and perhaps more oversight.

1. It appears that new construction projects are significantly delayed by the Architectural Control Committee. There seems to be no consistent objective standard of the types of construction that are approved or disapproved.
2. Property surrounding houses under construction are allowed to leave the premises trashed out for months at a time.

I love Old Braeswood. I have lived here 23 years. I love seeing the number of families with young children who have moved into our neighborhood. Over the years I have served on various civic association committees. I think it is healthy to have new blood and new ideas on the Committees, so I declining to participate at this time.

Uneven enforcement of building guidelines. ARC takes much too long to approve plans and do their work, even though it is a committee of volunteers it is unacceptable.

I have small children and am involved with multiple charitable organizations and the schools. At this point in time, I am not able to help more with the neighborhood committees; however, I would love to be more involved as my kids get older.

The security committee has worked very hard to come up with workable solutions for the neighborhood. I oppose additional rules because they often turn into zealous enforcement of minutiae.

Regarding the ARC: Possibly an issue with not having enough people to help out, but responsiveness is severely lacking. Reviews and general feedback take much longer than projected and it impacts projects negatively.

I did not know there was an enforcement committee - many of us have never lived in a city or dealt with a POA system. We simply buy houses in a location that we need, and so much information comes at you when moving, that details (such as a POA) are sometimes overlooked or not completely understood. I know you try hard to inform, but we don't always get it.

I'm not sure why there is an architect Committee when the newer houses built in the neighborhood don't look like they belong. it's starting to look like the mega mansions shoe horned in West U. specifically the one on the 2400 block of Maroneal.

Our reluctance to serve is due to age destructiveness

The ARC is awful and inflicts substantial but meritless hardship on many. It is maddening to have the ARC drag its heels for three months on totally neutral window replacements yet authorize the shlocky throwing up of McMansions simultaneously. The ARC needs to either beef up and act professionally, reasonably, and timely, or it needs to disband.

If I have left any questions blank, it generally means I do not have experience with the issue or I would answer n/a. In particular, I don't have a problem with outdoor lighting, but if it becomes a problem I would support a policy. I strongly support mandatory dues, especially for security. If however, the Board thinks the separating the security dues from the operating budget, I would support this arrangement as well. I do feel strongly that if a neighbor does not pay for the security coverage, they should not be eligible for any services provided by the security company. Thanks so much for all work the Board and committees do to keep Old Braeswood a wonderful place to live.

I am

The POA has isolated and angered many members of our community. Current ARC leadership, especially Ms.Archer, is abusive in their practices. Because of our unjust dealings with the ARC we are reluctant to participate in our POA.

Directory and security emails are wonderful!!!

The ARC has been a challenge to work with. The regulations are vague and this allows for personal preferences in design to guide their process. Who knew that the all stucco Mediterranean would become the dominating design in new housing of a neighborhood like Old Braeswood?

I would like to see the communication of crime made uniform. There should be a form in which it is clear whether Seal was on duty, where they were e.g. at Whataburger, Taco Cabana for lunch, whether they were notified either by hearing an alarm etc. I find the reports tend to leave unanswered questions which might be helpful in determining the feasibility of a patrol and the quality of the patrol engaged. I believe most crime is by individuals that have some insight into the residence and other factors that do make crime prevention far more complex than Seal patrol services. Thank you.

If you would like to provide constructive comments on other aspect of life in Old Braeswood, please type them here:

TEST SURVEY BY EVALYN KRUDY - TO ENSURE IT WORKS (PLS DISREGARD)

We live in Devon Estates and we pay every year for the POA and security patrols. Are we covered under the Old Braeswood POA? If the dues become mandatory, are we exempt?

It would be nice to have an ordinance regulating barking dogs

I live on the fringes of old braeswood and the only benefit i get is HIGHER TAXES PER SQUARE FOOT AND NO WATER DRAINAGE.

Otherwise i get norhing but threats of POA fees. Why dont you baze fees on property values and depth into the neighborhood.

I demand an email ballot since i am often out of town.

Alice Frei

Putting garbage and recycling cans and yard waste out after 6 pm seems like a good concept, but it is very difficult for older people with mobility issues to do that after dark. Accommodations are needed. The one street light that might help us is obscured by a neighbor's tree, so our block is very dark. Some people need help with yard waste. While putting it out a week early to keep the yard crew happy is not desirable, putting it out over the weekend should be OK.

Overall we love living here and think the POA does an outstanding job of improving quality of life for the neighborhood.

Rather than asking for more rules, I think education through the newsletter would be a better first step. If there are concerns about lighting or noise or dogs, make residents aware of those issues - "Please be aware of how your night-time security lights impact your immediate neighbors" "Cleaning up after your dog lets children run freely" or something like that... Neighbors should be able to resolve difficulties, but this is not easy.

Tree Committee--I think that there needs to be some type of alert to homeowners that have large tress that extend out over the streets...This makes the neighborhood look good, however some limbs are not maintained and periodically they fall onto the street= possible injury and/or car damage.

Better sidewalks. I have read that homeowners are responsible for their sidewalks. If so, there should be some requirement from the neighborhood that they be repaired or kept clear of mud.How is the neighborhood, across Holcombe getting new sidewalks and what happened to "Sidewalks for Houston?" I have had very close calls walking on slippery mud filled sidewalks so now walk in the street.

Heavy garbage pick-up is the problem, there has been a sink, kitchen cabinet and other trash out on Kelvin for weeks. A real eyesore! If they mistake the collection date take the trash back inside, not leave it out for two months. Long time leaks into the road from sprinklers, luckily this summer mosquitoes are not a problem

There should be a option to report these things so an email can be sent to the offending homeowner.

Why can't we have garage sales? With full time security this could be changed.

I know the patrol is well intended but I as well as neighbors have been burglarized more than once and the patrol does not help. They are in and out in 2 to 4 minutes with maxim damage.

I also would like to see less toys at the park, It would be nice to have a limit on the number of toys. It becomes cluttered and un-sightly on a regular basis.

and mud

The POA should task itself with efforts to beautify our community instead of allowing the ARC to harass citizens. My home and yard are pristine, unlike many of my neighbors. Yet the POA forced us to spend thousands of dollars in legal fees to reconstruct our garage. These dollars could have been better spent supporting our neighborhood. As a result of my experience with the ARC, I and many other members of our community have elected not to support the POA.

There are many yards in our neighborhood that are appalling. I am ready to get a lawnmower and do them myself. These homes are bringing our neighborhood down.

I very much oppose any mandatory assessments. In particular I was upset that the recent effort to make assessments, if I correctly understood the proposed change, would have given a small group the authority to raise assessments without approval from the entire neighborhood. I appreciate the effort that volunteers put into making the neighborhood better, but that does not mean they should have the ability to implement their vision of the neighborhood and require all households to fund that vision. Also, what exactly would be the effect of someone refusing to pay a mandatory assessment?

Our streets are dangerous for children because of speeding cut-through drivers and we have no sidewalks on our side of the neighborhood. It's very sad. There are houses in this neighborhood that look abandoned because of the overgrowth of trees and foliage - can we help these people who cannot afford to clean up their property? The garbage can issue is a bit petty.

I wish there was some committee that addressed our pothole-filled streets and our crumbling/non-existent sidewalks.

Protest your property taxes and offer advice on this topic so older people won't be taxed out of their homes.

This is a lovely neighborhood, but I wish that residents were encouraged to talk directly to each other about any problems or perceived deed restriction violations (the most recent newsletter instructs residents to report violations to the POA). Why can't we encourage each other to actually talk to one other and work things out in a neighborly manner, rather than tattle? Though I imagine this is not the intention, the tone of newsletters / emails about the POA, SEAL, etc. is often a bit admonishing -- not a tone that inspires one to participate or volunteer, unfortunately.

We have more young children in the neighborhood on bikes and scooters and there are occasions when in the absence of a Stop sign at certain intersections a serious injury could have occurred. The evening rush hours when people are escaping the traffic on Main poses a threat because of speeding and the absence of speed bumps on some streets. Thank you for this opportunity to share my concerns. Thank you particularly to the volunteers.