

Minutes of the Regular Meeting of the  
Fonn Villas Civic Association

July 9, 2018

**1. Call to Order**

- a. The regular monthly meeting of the Fonn Villas Civic Association was held on July 9, 2018 at the Pines Presbyterian Church.
- b. Board Members present: Craig Muirhead, Jim Gleaves, Kyle Hill, Nete Sundt, Toni Meason, Alisa Williams.
- c. Members absent: Jonathan Patrick
- d. Craig Muirhead called the meeting to order at 7:30 p.m.

**2. Approval of Minutes**

- a. A motion to approve the June 11, 2018 minutes was made by Jim Gleaves.  
Seconded by Nete Sundt.
- b. Minutes were approved unanimously.

**3. Treasurer's Report**

- a. Maintenance Fund revenue tracking close to budget.
- b. Maintenance Expenses show a few overages including legal.
- c. Facilities/Pool Revenue has fallen short of budget due to lower than budgeted non-resident members and swim team members.
- d. Facilities/Pool expenses are impacted by higher water bill and pool plastering expense.

**4. Architectural Standards Committee**

- a. Need way to address new contractor debris washing in the street.

**5. Executive Committee Report**

- a. Community Facilities-Kyle Hill
  1. Leak by diving board
  2. Three skimmers need replacing
  3. Check water bill for increases and need to get three bids. The pump for sprinkler in pool is burned out. Will be fixed for \$220.
  4. Need to find receipts from putting in drains to get city to issue a new certificate.
  5. Pool gate repaired and closes automatically.
- b. Security-Jonathan Patrick
  1. Officer is monitoring Hallie and Broken Bough
  2. Report attached.

- c. Memorial Super Neighborhood-John Baugher
    - 1. City has an adopt a drain program.
    - 2. Harvey flooding may occur again per Super Neighborhood Advisor.
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## 6. **Advisory Committee Reports**

- a. Community Facilities Report-Kyle Hill
  - 1. Reported earlier in Executive Committee report
- b. TIRZ 17-David Tresch (not present)
  - 1. Next meeting end of July.
  - 2. Bruce Nichols meeting with city official and will attend HOA's and city meeting in the future. Suggestions are School Board let TIRZ use fields for retention. City extend TIRZ to sell bonds for projects.
  - 3. Follow up with Lori Alderson, attorney, about maintenance fees.
- c. Maintenance & Park-Kyle Hill
  - 1. Park is good.
  - 2. Lawn group needs to tend Attingham bushes.
- d. Social-Alisa Williams
  - 1. July 4 party rained out.
  - 2. Ian did great job. All supplies can be used for Labor Day.
  - 3. July 20 will have a BBQ truck
  - 4. Taco truck made \$800.
  - 5. August event will be chicken and waffles and Kona ice truck.
- e. Welcoming-Nete Sundt
  - 1. No report
- f. Documentation-Nete Sundt
  - 1. No report
- g. Newsletter-Laurie Gleaves
  - 1. Directories delivered
- h. Website-Maurice Stadler
  - 1. No report
- i. Citizen on Patrol-Maurice Stadler
  - 1. Report attached

## 7. **Business**

- a. Allison Marshall spoke about adding sidewalks on certain street.
- b. Report is attached.
- c. Requested we address this in Fonn Villas Committee. Article will be put in newsletter.

d. A motion to create a Pedestrian Advisory Committee was made by Craig Muirhead. Motion seconded by Alisa Williams. Motion to have Allison Marshall as Chair of the Pedestrian Advisory Committee was made by Craig Muirhead. Motion seconded by Nete Sundt.

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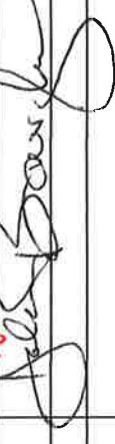
8. Meeting adjourned at 8:26 p.m.

*Craig Muirhead  
Joni Mason*






**FONN VILLAS CIVIC  
ASSOCIATION**

**BOARD OF DIRECTORS**

DATE: July 9 - 2018

Officers	Name	Position	Signature	Telephone
President	Craig Muirhead	1		832-746-8281
Vice President	Vacant	6		
Treasurer	Jim Gleaves	3		713-346-1337
Member	Jonathan Patrick	8		713-208-9448
Member	Vacant	2		
Member	Kyle Hill	5		713-899-3054
Sergeant-at-Arms	Nete Sundt	4/N/A		713-467-1795
Member/Secretary	Toni Meason	7		713-464-5698
Member	Alisa Williams	9		281-723-4120
Parliamentarian	John Baugher	N/A		713-249-2262

**COMMITTEE CHAIRS**

Committee	Name	Signature	Telephone
Architectural Standards	Stefano Costantini		713-818-9393
Documentation	Nete Sundt		713-467-1795
Citizen Patrol	Maurice Stadler		713-468-5369
Directory	Jill Erwin		713-464-3948
Parks, Maintenance & Entrances	Kyle Hill		713-899-3054
Newsletter	Lauri Gleaves		713-291-3380
Security	Jonathan Patrick		713-208-9448
Social Committee	Alisa Williams		281-723-4120
Memorial City TIRZ Liaison	David Tresch		713-465-4097
Super Neighborhood Rep.	Jonathan Patrick		713-208-9448
Welcoming	Nete Sundt		713-467-1795
Webmaster	Maurice Stadler		713-468-5369



## Proposal for FV Pedestrian Safety Committee

According to the CDC, walking is increasingly popular, but it is unclear that at present our neighborhood is equipped for this to be done so safely. I would like to propose a committee to examine how to best balance the need for the need for safer pedestrian transit with the wishes of property owners along regularly traveled routes. Membership to the committee would be entirely voluntary and open to as many residents as desired.

### Goals:

- Speak to residents along frequently traveled streets regarding their wishes
- Educate all residents on current research regarding pedestrian safety
- Determine feasibility and cost of different proposed options. Including, but not limited to:
  - Sidewalks
  - Hike/Bike Path or paths
  - Cross walks
  - Parking restrictions
- Provide an overall proposal for community vote prior to end of calendar year

# Sidewalks | A LIVABILITY FACT SHEET

Eight in 10 Americans prefer being in a community that offers sidewalks and good places to walk. Six in 10 prefer a neighborhood that features a mix of houses, shops and services within an easy walk versus a neighborhood that requires a car for every errand.<sup>1</sup>

People who live in neighborhoods with sidewalks are 47 percent more likely than residents of areas without sidewalks to be active at least 39 minutes a day.<sup>2</sup>

Sidewalks play a vital role in community life. As conduits for pedestrian movement and access, they enhance connectivity and promote walking. As public spaces, sidewalks are the front steps to the community, activating streets socially and economically.

Safe, accessible, well-maintained sidewalks are a fundamental community investment that enhances public health and maximizes social capital.<sup>3</sup>

Sidewalks increase foot traffic in retail centers, delivering the customers that local shops and restaurants need in order to thrive. Retail properties with a Walk Score ranking of 80 out of 100 were valued 54 percent higher than those with a Walk Score<sup>4</sup> of 20 and had an increase in net operating income of 42 percent.<sup>5</sup>

Interest in sidewalks is so keen that they've become a factor in home prices. For example, in a scenario where two houses are nearly identical, the one with a five-foot-wide sidewalk and two street trees not only sells for \$4,000 to \$34,000 more but it also sells in less time.

A well-constructed sidewalk for a typical 50-foot-wide residential property might cost a builder \$2,000, but it can return 15 times that investment in resale value. According to a 2009 CEOs for Cities report, even a one-point increase in a community's Walk Score could increase home values by \$700 to \$3,000.<sup>6</sup>

**People who live in neighborhoods with sidewalks are 47 percent more likely than residents of areas without sidewalks to be active for at least 39 minutes a day.**



Good downtown sidewalks have enough room for people to walk, stop and talk, or even sit for a bit. This wide sidewalk in State College, Pa., is made of visually appealing paver stones. Care must be taken when installing paver and similar surfaces so wheelchairs and other wheeled devices can roll smoothly over them.



Toni Meason <tonismeason@gmail.com>

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**Re: Fonn Villas board meeting: Stadler's reports**

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**Stadler** <robtstad@sbcglobal.net>  
Reply-To: Stadler <robtstad@sbcglobal.net>  
To: Toni Meason <tonismeason@gmail.com>

Sun, Jul 8, 2018 at 10:38 AM

As I am not attending the Fonn Villas board meeting Monday, I am sending you my reports now:

Citizen Patrol  
Volunteers logged 2 hours in June.

Website  
No report.

Maurice  
713-468-5369



From: Jonathan Patrick [jepatrick@gmail.com](mailto:jepatrick@gmail.com)  
Subject: Re: Pedestrian Safety  
Date: Jul 9, 2018 at 5:40:39 PM  
To: Craig Muirhead [cmuirhead@noblecorp.com](mailto:cmuirhead@noblecorp.com)  
Cc: John Baugher [jwbaugher@gmail.com](mailto:jwbaugher@gmail.com),  
[james.gleaves@worthaminsurance.com](mailto:james.gleaves@worthaminsurance.com), Toni Meason  
[tonismeason@gmail.com](mailto:tonismeason@gmail.com), Stefano Costantini [scostantini@costa-homes.com](mailto:scostantini@costa-homes.com),  
[netesundt@gmail.com](mailto:netesundt@gmail.com), Kyle Hill  
[KyleHill@westsiderealtors.com](mailto:KyleHill@westsiderealtors.com), Alisa Williams  
[alisanwilliams@gmail.com](mailto:alisanwilliams@gmail.com)

My apologies but I am out of town again. Nothing of significance to report other than the approval of our membership at the Super Neighborhood and the Constable confirmed that he would be monitoring Hallie and Broken Bough. I asked for a follow-up report on this to see if they were ticketing anybody but have not heard back.

On Jul 9, 2018, at 12:34 PM, Craig Muirhead <[cmuirhead@noblecorp.com](mailto:cmuirhead@noblecorp.com)> wrote:

Perfect. Thanks John.

**From:** John Baugher [<mailto:jwbaugher@gmail.com>]  
**Sent:** Monday, July 09, 2018 11:32 AM  
**To:** Craig Muirhead <[cmuirhead@noblecorp.com](mailto:cmuirhead@noblecorp.com)>;  
[james.gleaves@worthaminsurance.com](mailto:james.gleaves@worthaminsurance.com); 'Toni Meason' <[tonismeason@gmail.com](mailto:tonismeason@gmail.com)>;  
'Stefano Costantini' <[scostantini@costa-homes.com](mailto:scostantini@costa-homes.com)>  
**Cc:** [netesundt@gmail.com](mailto:netesundt@gmail.com); 'Kyle Hill' <[KyleHill@westsiderealtors.com](mailto:KyleHill@westsiderealtors.com)>; 'Alisa Williams'  
<[alisanwilliams@gmail.com](mailto:alisanwilliams@gmail.com)>; [jepatrick@gmail.com](mailto:jepatrick@gmail.com)  
**Subject:** RE: Pedestrian Safety

Craig:

You will be under By-Laws 7.1.2 Advisory Committees. Chair appointed by the Board and members appointed by the Board or Committee Chair. No requirement to have Director on the Committee or as Chair. Board may dissolve the committee at anytime it sees fit to do so.

John

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**From:** Craig Muirhead [<mailto:cmuirhead@noblecorp.com>]  
**Sent:** Monday, July 09, 2018 11:17 AM  
**To:** [james.gleaves@worthaminsurance.com](mailto:james.gleaves@worthaminsurance.com); Toni Meason; John Baugher; Stefano Costantini  
([scostantini@costa-homes.com](mailto:scostantini@costa-homes.com))  
**Cc:** [netesundt@gmail.com](mailto:netesundt@gmail.com); Kyle Hill; Alisa Williams ([alisanwilliams@gmail.com](mailto:alisanwilliams@gmail.com));  
[jepatrick@gmail.com](mailto:jepatrick@gmail.com)

# Fonn Villas

**Civic Association, Inc**

**635 Hallie Drive  
Houston, Texas 77024**

<b>Location 1</b>	<b>635 Hallie Drive, Houston Texas</b>	<b>Cost of Reproduction New</b>
Club House Building - (1,825 Sf.)		\$45,625
Pavilion - (1,550 Sf.)		\$15,500
Pools /Equipment/Mechanical		\$471,300
Fencing/Gates		\$15,000
Recreation Equipment & Furnishings		\$25,300
Pavilion Contents		\$7,500
<b>Location 1 Total:</b>		<b>\$580,225</b>

## Architectural Control Committee Approval/Disapproval Record 2017

Address	Name	Description of Work	Submitted	Approved	Rejected	Reason	Construction Deposit
12731 Trail Hollow	Johnson	Addition	01/03/17	01/18/17			
12615 Pinerock	Carrasco	Demolition	01/13/2/17	03/07/17	02/02/17	Elevation survey	
12622 Pinerock	Lin	Paint. Caulk windows	02/10/2017	02/11/17			
622 Haille	Drummond	Driveway replacement			03/07/17	Missing color and pattern	
12711 Kingsride	Atkinson	Fence	03/24/17	03/26/17			
12731 Trail Hollow	Johnson	Driveway replacement	4/7/2017	4/19/2017			
12710 Cobblestone	Henderson	Pool	04/11/17	04/13/17			
12626 Vinden	Goembei	Repair and paint	04/20/17	04/25/17			
1263 Pebblebrook	Standige	Fence	04/25/17	04/25/17			
12603 Rocky Meadows	Amonuso	Paint and repair	05/29/17	05/31/17			
602 Bendwood		New construction	05/12/17		06/11/17	Drainage plan, materials and colors	
606 Attingham	Prazak	Re-roof	05/05/2017	05/25/17			
606 Attingham	Prazak	Paint	05/05/2017	05/12/17			
12603 Vindon	Olive	Paint	06/06/17	06/11/17			
12706 Rocky Meadows	Owens	Paint	06/19/2017	06/19/17			
12619 Barryknoll	Etzler	Paint		06/19/17			
12626 Pinerock		New construction		09/11/2017			
618 Attingham	Rubio	Re-roof	9/22/2017	9/23/2017			
12647 Taylorcrest	Holloway	Roof and paint	09/29/2017	09/29/2017			
602 Bendwood	Valiani	Variance request	10/02/2017			Postponed 10/26/17 as requested by Valiani	
12726 Rocky Meadows	Leitner	Roof	10/12/2017	10/12/2017			
12719 Taylorcrest	Bougher	Driveway replacement	10/28/2017	10/29/2017			
618 Attingham	Rubio	Replace gutters	10/31/2017	10/31/2017			
12710 Pebblebrook	Bogues	New Construction	11/01/2017		11/07/2017	Drainage plan and election survey	
			12/11/2017	01/9/2018		Received complete application	
12710 Pebblebrook	Bogues	Demolition	11/13/2017	11/13/2017			
12619 Barry Knoll	Etzler	Paint	11/02/2017	11/16/2017			
12719 Cobblestone	Holub	Paint	11/20/2017	12/11/2017			
602 Bendwood	Valiani	Variance request. Garage set back	12/22/2017		01.29.2018		

