

**Westwood Landowners' Association
Quarterly Members Meeting
September 13, 2018 Meeting Minutes
Magnolia, TX 77354**

Quarterly Meeting: The Board of Directors of the Westwood Landowners' Association (WWLOA) convened in a meeting open to all Members of WWLOA at the Westwood LOA office at 7:00pm.

Quorum Present: Pat Troy, President
Diana Maichetti, Treasurer
Mike Pidatella, Secretary
Julie Vanderhorst, Member-at-Large

Call to Order: President called the meeting to order at 7:09pm

1. The Boy Scouts, local troop 1178, gave a presentation on Community Service. The presentation was given by scout Hercules Guillen. He stated that the Boy Scouts would like to offer their assistance to the neighborhood. The following were suggested:
 - a. Provide a thorough clean-up of the parks on a quarterly basis
 - b. As part of their Flags Across America program, they would like to offer a flag to the office starting next year.

The scout stated that if there were any other ideas or suggestion, that they would be happy to help out in any way they can.

At the conclusion of the presentation, the President asked if anyone had any questions.

- A member suggested that they should advertise their service of putting out flags for the holidays. A representative from the Boy Scouts replied that they are. The year before, a troop from The Woodlands was doing it and recently transferred it to the local troop. The scout representative stated that they would like to organize a sign-up day, on a Saturday, at the WWLOA parking lot. The Secretary stated that the WWLOA could help support this effort by sending an announcement by email and posting the event on the website.
- A Member asked about disposal of flags. The scout representative stated that the scouts provide the service of proper flag disposal. The member suggested that the WWLOA office could be used as a drop off for residents to bring old flags for the scouts to properly dispose. The suggestion was made to put this information on the website.
- The Secretary suggested that the scout representative should contact the WWLOA office to have them set-up a meeting with him to discuss how the WWLOA could support our local Boy Scout Troop 1178.

- The Member-at-Large asked if the scouts could help with the maintenance of drainage ditches on lots where senior citizens are not able clean and maintain them. Also, to clean trash out of the ditches of vacant lots. The scout representative indicated that they could help with some of that however; they are a new troop and most of the members are young. Helping with this may be better in the future when they are older.
- The scout representative offered to have the scouts provide a flag ceremony during the WWLOA annual meeting.

2. Denise Dowling, 34015 Conroe Hufsmith

- Asked about water drainage near the house being built on Conroe Hufsmith near Aldi since lots in that area, as well as lots behind her are very low and below street level. She wanted to know how the county is addressing that.
- The President stated that the WWLOA is not getting a lot of cooperation from the county.
 - The drainage ditches are the county's property and they are not maintaining them.
 - The Drainage Committee, with the board's support, is putting together a documented plan of action detailing what is needed for Westwood drainage issues. The plan will be presented to the county and will be formally on record because the county is just not doing what they are supposed to do.
- The President stated that members of the board and neighbors met with the builder at the lot on Conroe Hufsmith, by Aldi, this morning to discuss the lot flooding issue.
 - The drainage plan for the lot was reviewed and it should work to help with drainage on the lot.
 - New construction is now required to provide a drainage plan. This was not always provided in the past even though it was required in the deed restrictions.
- The President asked that if anyone calls the county to request to have their ditch dug out, or any other drainage/flooding related issue, to please document it.
 - Keep records of when you called them and what they did or didn't do.
 - Give these to the office so we can pass it on to the Drainage Committee, or email the Drainage Committee directly, so that they can compile that information for the overall documentation.
 - One of the issues is that we are finding people are calling and requesting work from the county and nothing was done and there was no documentation of the unfulfilled request.
- The President stated that the county now will only dig and cleanout ditches for those that call to request it.
 - In the past they would come out periodically to clean and dig out all the ditches throughout Westwood to help water flow.

- They supposedly stopped doing this because some residents complained that it made it harder to mow their ditches.
 - Now the county only comes out if a resident requests it.
 - When they do come out, they only dig that one ditch which does not help drainage along the entire street. This only serves to create low areas in the ditches for water to stand.
 - The board plans to issue a public service announcement to educate members to stop complaining when the county cleans and digs out ditches since this is an important part of maintaining proper and sufficient water flow and drainage throughout Westwood. We need to let the county do their job so we can get this water flowing better. Having a ditch be more difficult to mow is better than someone's house flooding.
- f. Denise Dowling commented that her and her neighbor fear that if the lots behind her get bought and build, they will get the water that will then run off these lots that are currently low spots.
- g. The President mentioned that this happens at a lot of places. People live near an empty lot and for years that lot acts like a retention pond keeping the water from their lot.
- He noted that all the water that flows to that empty lot does not belong to that lot.
 - Whoever owns that lot is only responsible for the water that falls on their lot.
 - Water that is flowing to that lot should have been directed to the drainage point for the lot where it originated from. Not the neighboring lot.
 - All the water that falls on a lot is supposed to stay on that lot until it gets to the drainage point, for that lot, which is usually the drainage ditch in front.
 - Many lots don't do this because they weren't required to do it even though they should have been required based on the deed restrictions.
 - The water just keeps going and catches in the empty low lots. When someone builds on these lots, they build up the pad and pour the concrete slab, now the water has to go somewhere else. But it is not their water; they are only responsible for the water that hits their lot.
 - The President stated that it is an unfortunate thing when these situations happen. That is why we are trying to work with the residents and get cooperation from the county. But we need a lot better cooperation from the county.
- h. The Member-at-Large stated that she has been trying to get ahold of the county to get calls returned and email replies, which they never reply by email. She has called the county's main number, the county attorney's office, as well as other specific people at the county office several times about work that was planned in May with no success.
- i. The President noted that the Drainage Committee has done a lot of work in the neighborhood, but they could use help from people that could send out email notices and research the county clerk's website for needed documents to help find

out information like who designed and installed culverts for example. This would help the Drainage Committee to determine if things were done according to plan or not.

- j. Denise Dowling stated that her lot, as well as several of her neighbor's lots, does not drain to the front ditch. The water drains to the back.
 - k. The President mentioned that there are some cases where the properties have a pretty good slope in the land and you're not going to change that. There should have been a better design. The President noted that during the meeting they had this morning, they discussed situations where everyone's water is draining to the back of their property.
 - If there is no drainage easement at the back, maybe we can figure out how to get a dedicated drainage easement there.
 - We would more than likely, need to have permission for this and an easement, granted by the landowner's, and platted.
 - l. The President said that he has been trying to get ahold of Landcraft for them to give us consent rights which we would need to do this kind of work. We have previously gotten consent rights for section one. We have been trying to get them for the other three sections.
3. R. Blackburn, 915 Shadberry
- a. At the corner of Shadberry and Sugarbush, there has been a lane closed for three weeks, what are they doing? There has not been any work done during this time.
 - b. The Member-at-Large replied that there is a water pipe that busted there.
 - c. The Secretary noted that late today, Joel was asked to contact the water company tomorrow to get an estimate of when the work will be completed.
 - d. The Member-at-Large suggested calling the office tomorrow for an update.
 - e. The Treasurer noted that residents can also call the water company directly because in sections 3 & 4 the landowners own the water company.
4. Barbara Klahr, 1015 Westwood North
- a. Thanked the ladies in the office for sending her some information and websites pertaining to the annexation of communities by the City of Conroe. She was not able to find any information specific to the annexation of Westwood. She asked, does the board not know anything about this effecting Westwood?
 - b. The President said, yes we do.
 - He stated that they are trying to annex Carriage Hills.
 - The state of Texas passed a new law that counties with a population of 500,000 or more require permission from the subdivisions to be annexed.
 - Below 500,000 they can be annexed without requiring permission.
 - The next census does not come out until 2020.
 - It is expected that Montgomery County will be over 500,000 at that time so this law would kick-in for Montgomery County.
 - Prior to the 2020 census, subdivisions in Montgomery can be annexed.

- c. The President stated he has been told, by numerous people, that there is a document that exists that protects Westwood from annexation by the City of Conroe.
 - Supposedly about 12 years ago this document detailed an agreement that Westwood could not be annexed for the next 30 years.
 - He is trying to locate a copy of the document.
 - d. A member asked if this document came from the county.
 - e. The President said he does not know. He has requested that the Westwood Magnolia Parkway Improvement District provide him with a copy of the document.
 - f. The Secretary stated that there have been petitions going around to force a vote even though we are under the 500,000 population requirement. He has heard that they were available at the Needham Fire Department on 242.
 - g. The President said that he signed the petition at the East 1488 Community Association. He will look into getting a copy of the petition, if it is still available, to make it available at the WWLOA office for people to sign.
5. The President asked if there was anything else. No one else wanted to address the board. The Secretary made a motion to adjourn, Member-at-Large 2nd. The motion passed unanimously. The President adjourned the meeting at 7:45pm.