

QLCIA Special Meeting

June 26, 2023

Agenda

1. Board Meeting – Homeowner Involvement – Transparency
2. QLCIA Periodic Newsletter
3. Bids received for QLCIA Entrance Repair Project
4. Brick Restoration QLCIA Entrance Repair Contract Approval
5. Front Entrance Phases & Cost of Each & Time Frame to Completion
6. QLCIA Financials – HOA Website

***Homeowners Question Timeframe – 3 min. per question**

Homeowner Involvement

- Last Board meeting there were 3 homeowners in attendance. In order for this Board to know what/how to represent our community we need your involvement and your input. It is very hard to be transparent when there is little to no attendance at the meetings. Board Business will not and should not ever be communicated on the What's or any other internet venue.
- If any homeowner wants to have something put on a Monthly Board Meeting's Agenda, then they need to submit it before the next Board Meeting. We will be happy to add it and do our very best to address it.
- FYI - At the current Board Meeting, all board business on the Agenda is handled first, then there is a short time period after the Board meeting is adjourned for general questions and the time is dependent on the amount of room time allotment but it usually 3 minutes per question.

Homeowners - HOA Violations

next door April 25th

Kirkwood South

Anyone know what's up with the HOA?? I get letters about my trash can being in violation of the rules or whatever because it's in front of my garage so it's in "public view" and it's been sent to the HOA attorney now, but literally every one of my neighbors always has their trash can in front of their house too. I just think this is ridiculous.

QLCIA Periodic Newsletter

- The Board started this effort in order to let homeowners know what is going on in our community just in case they were unable to attend the Board meetings.
- Is this something you would like to keep receiving? Yes / No
- Is there any specific information that you would like to see on it?
 - a) Yard of the Month
 - b) Would you like to recognize one of your neighbors for doing a good deed?
 - c) Suggestions ?

Newsletter – April 28, 2023

- **Quakers Landing Improvement Association**

- **Newsletter**

- *April 28, 2024*

- *Hello neighbors!*
- *Your 2022/2023 QLCIA Board would like to bring you up to date with the “happenings” in our community and accomplishments of the board thus far. We know that not all of you have been able to attend the meetings. We want you know you were missed, and we hope see you in the upcoming meetings as the calendar has been adjusted in the hopes that it will be more accommodating for all.*
- *We are glad to say that we are 95% complete creating a comprehensive list of email & phone contact information for all homeowners. This contact info will provide the board the opportunity to ensure that everyone will receive current information about our community. We are requesting that you use the contact info at the bottom of this newsletter and provide your phone numbers should it be necessary to reach you all in the event email is not available in emergency situations.*
- *We want to assure all that this board will operate with full transparency. All homeowners will receive an email notification for meetings ten days prior to the meetings. You will also see the meeting will be posted on the neighborhood marquis located at the front entrance of the neighborhood. We want all to feel welcome and your input is valued and sincerely appreciated. If you have an immediate concern, please contact the board directly via the info below as previously stated above.*

Below is a list of the Community business that has occurred to date:

1. The Board is now in compliance with the mandate for our Management Certificate. It has been filed and now appears on the community website.
2. Compliance with the Secretary of State filing is current which is required to maintain our non-for-profit status.
3. A good time was had by all that could attend the Christmas Social. We are happy to report that it was funded totally by our neighbors resulting in a savings of \$600 budgeted amount that is now available for reallocation.
4. Inspections R Us has responded to the bid inquiry and we may be able to reach a DVR Agreement. This organization was used last year to inspect our community for violations. If a contract is awarded at a future board, notification will be sent to homeowners. It is recommended that you review the deed restrictions to avoid violation notifications.
5. QLCIA financials are certainly operating in the “black: and status updates will be communicated at the Open monthly board meetings. **All the bank statements are posted on the QLCIA website for all homeowners to view. This insures full transparency to the entire community. The Treasurer will also email out the monthly financial status updates to individual homeowners if requested.**

6. We received a revised bid for Greener Cleaner, they perform landscaping and mowing of the FEMA Lots. Their bid was voted on and accepted at the last Board meeting.
7. We solicited a bid from Brick Restoration Inc. to repair the front entrance and brick wall. This board is reviewing this option currently. The board will report back to the homeowners regarding this line at a future board meeting.
9. We would like to thank the homeowner's efforts that resulted in savings that will allow reallocation of budgeted funds. See below:
 - a) The front entrance has been de-weeded and new mulch added by a neighbor which saved the HOA a total of \$700.00.
 - b) Removal of the water meter on the empty lot at Earlham, formally used for a garden several years ago. The current cost to the HOA was \$270.00 per year. This will be a significant cumulative savings in years to come.
 - c) Several homeowners got together and removed some fallen trees which also saved the HOA a total of \$900.00.

THANK YOU TO YOU ALL!!!!

10. James Toney was last month's guest speaker from the City of Friendswood. He provided clarity to many misconceptions regarding the FEMA Lots and their use. Nothing can be placed on the lots that would impede water flow regardless of who holds the leases. Whomever leases the lots must follow our HOA deed restrictions and must follow the City of Friendswood Rules and Regulations
11. The vacancies on the Architecture Committee have been filled and the volunteers who graciously accepted are Tina Lockridge, Jamen Willis and Brad Weyandt. We are proud to have them represent this very important HOA effort.
12. The Yard of the Month Committee representative is Kathy Weyandt, she is doing a wonderful job. If you see her, please give her your thanks for volunteering.
13. A request was made by a homeowner to see what it would cost to remove the medians. It was looked into, and any removals will be at the expense of the HOA. The City of Friendswood will not pay for any of this cost. We solicited bids for removal of all of them and that cost is approx. \$110,000.00. This item will be on the agenda at a future board meeting. Current funding will not support this removal.

***As a reminder, please let us know if you see something that is a potential problem or that if something needs immediate attention contact us so that we may address or call for volunteers that could help. Our community family goes a long way helping to save HOA funds that can be utilized for the betterment of our community.**

We look forward to working with all of you to and supporting the needs of the community. It takes all of us working together to make this happen.

We hope you appreciate the newsletter with suggestions for inclusions or improvement are graciously accepted via email. Also feel free to email us to recognize your neighbor's good deeds as we would like to add a section just for praise and thanks.

***SPECIAL NOTE: QLCIA NEIGHBORHOOD ICE CREAM SOCIAL THIS WEEKEND – SUNDAY,
APR. 30, 2023, 3:00 – 5:00 PM**

. LOCATED AT THE END OF WHITTIER AND BROWN ST.

WE HOPE TO SEE EVERYONE THERE!

See you at our future Board Meetings. That is the most effective and current way to voice your opinions and have your concerns heard.

Board Email

quakerslanding.board@gmail.com

John Young, Pres.

PH: 713-299-5884

Email: CJYoung2@swbell.net

Rena Ward, VP

PH: 713-515-3628

Email: ward.gr3242@gmail.com

Holley Diaz, Sec.

PH: 832-776-3063

Email: qlcia.secretary@gmail.com

Lori Williams, Treasurer

PH: 281-224-1956 Email:

Lotoo1@comcast.net

Pat Thomas, Director

PH: 281-992-4057 Email:

chpthomas@sbcglobal.net

Francis Tongol, Director

PH: 281-840-9403 Email:

francistongol@gmail.com

Joe Bunnell, Director

PH: 281-777-4944 Email:

joe.bunnell@yahoo.com

Proposal Received for Front Entrance Repairs

1. Brick Restoration (BRI) Proposal 2022 (No Action Done)
2. Brick Restoration (BRI) Proposal 2023 (Substantial Increase)
Additional damages incurred due to no maintenance since 2016
 - a) Brick Restoration (BRI) re-submittal separated in 3 phases.
2. Board Action BRI Contract Proposal Adopted – 4 Board members voted in favor of BRI Contract Proposal in 3 phases, 2 Board members abstained, 1 Board member absent.
3. Work to begin soon. 10% Deposit Paid - \$2512.00.
Materials ordered



8830 Emnora Ln.
Houston TX 77080
(281) 558-1828, (972) 587-8796
Connect@brickrestoration.com

Contract Proposal

PROPOSAL #	41142
DATE	03/31/2023

CUSTOMER

Quakers Landing HOA
Best Contact: Pat Thomas
(281) 703-6915
chpthomas@yahoo.com

SERVICE LOCATION

Quakers Landing HOA
Monument - Wall
801 Penn Drive
Friendswood, TX, 77546
(281) 703-6915

chpthomas@yahoo.com



8830 Emnora Ln.
Houston TX 77080
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PROPOSED WORK BY BRICK RESTORATION

Right Wall Repair Bid

Description

Total

Brick Fence Restoration (DW) Right-side Only

\$15,392.00

Brick Restoration Inc. will provide a complete Fence Restoration for approx. (416) LF of existing double-wythe fence located at the right side of the north perimeter entrance of the Quakers Landing neighborhood.

Perimeter Fence Restoration Includes:

- > Pressure wash the panels and columns to prepare a clean surface for repairs.
- > Grind out loose mortar joints, and re-point with closest color match mortar.
- > Repair cracks throughout the fence and stain repaired bricks to match surrounding area.
- > Resurface or replace spalling, loose or missing bricks as needed throughout the fence.
- > Clean-out and re-caulk deteriorated expansion joints along area with closest available NP-1 color (BRI will install foam backer rods as needed)
- > Resurface concrete column caps
- > Apply custom color-matched masonry stain to areas with efflorescence discoloration to achieve the closest available match to the surrounding brick.
- > Apply industrial-grade water repellent to the fence.

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****NOTES****

- > The restoration will be completed to the existing face and all accessible areas of the perimeter wall.
- > Although we take all reasonable precautions, BRI is not responsible for damage to landscaping or sprinklers w/in 3ft of the work area.
- > Customer must remove trees, limbs, shrubs or roots that are agreed to be removed prior to scheduling or starting the work.
- > All personal items, lights, planters, sprinkler boxes, etc. must be removed from the area where work will be performed prior to start of work.

Brick Work - (D&R Columns & DW Fence) Right-side Only	\$9,728.00
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Brick Restoration Inc. will demolish and rebuild approx. (256) SF of existing damaged columns and damaged double-wythe brick wall located at right side of the north perimeter entrance of the Quakers Landing neighborhood.

- > (7) Columns with approx. dimensions of: (48" H x 18" L x 18" D)
- > (2) Sections of double-wythe fence with approx. dimensions of: (42" H x 4' L x 1' D)

- Price includes:
- Demolish the column and damaged section of the double-wythe wall
 - Install new or repair damaged rebar as necessary.
 - Supply closest match brick as needed ******(to be approved by the customer)
 - Resurface and repair the existing concrete footer
 - Rebuild the double-wythe wall and columns to match the original design
 - Application of industrial-strength water repellent.

****NOTES****

- > BRI requests that the a member of HOA be available at the start of the job to mark the columns and sections of double-wythe wall are to be demolish and rebuilt.
- > Although we take all reasonable precautions, BRI is not responsible for damage to landscaping or sprinklers w/in 3ft of the work area.
- > Customer must remove trees, limbs, shrubs or roots that are agreed to be removed prior to scheduling or starting the work.
- > All personal items, lights, planters, sprinkler boxes, etc. must be removed from the area where work will be performed prior to start of work.

Cleanup & Payment	\$0.00
<p>All of the above work includes materials, labor and final clean-up; and is guaranteed under Brick Restoration's 1-year warranty. BRI will be as careful as possible in regards to all completed work but will not be responsible for damages to landscaping or sprinklers in repair area (if applicable). Prior to start of work, all personal items must be removed from area and stored by customer.</p> <p>Please note that this proposal is valid for 90 days. After 90 days, a re-evaluation may be required and prices are subject to adjustment.</p> <p>***PAYMENT PLAN***</p> <ul style="list-style-type: none"> - 10% deposit is due upon approval of work. If estimate is approved and materials are purchased, this deposit becomes nonrefundable. - 40% is due at start of job. - Final 50% balance is due by the last day of work, upon completion. 	

<p>Customer Authorization:</p> <p>Upon approval of this proposal, I authorize Brick Restoration to perform all work described above. I accept this proposal on a per job basis without regard to the total hours or labor required for completion. By signing this proposal, I agree to make payment in full upon completion of the work listed above.</p>	SUB-TOTAL:	\$25,120.00
	SALES TAX:	\$0.00
	PROPOSAL TOTAL:	\$25,120.00

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SUB-TOTAL:	\$25,120.00
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PROPOSAL

**Please Update You Records With
Our New Mailing Address**

Date	Proposal #
5/30/2023	17271

O: 713 789-9000
F: 713 789-1830
PO BOX 631605
Houston, Texas 77263

Job Address
Quakers Landing 518 & Clearview Friendswood, TX 77546 Tel: 281-703-6915

Name / Address
Quakers Landing Friendswood, TX 77546 Tel: 281-703-6915

Contact	Rep	Zone
Pat Thomas	FT	SE

DESCRIPTION	COST	TOTAL
-Chemically Clean and pressure wash double wythe brick fence including monument. Price includes materials, labor, and final clean up. North of Quaker Drive	780.00	780.00
South of Quaker Drive	2,795.00	2,795.00
-Tuckpoint cracks and bee holes on both faces of double wythe brick fence. Price includes resetting loose bricks, replacing missing bricks, materials, labor, and final clean up. North of Quaker Drive	7,040.00	7,040.00
South of Quaker Drive	23,320.00	23,320.00
Options: 1. Demo and replace (1) brick panel measuring 29' and (2) adjacent columns over existing concrete footings. Price includes materials, labor, and final clean up. Cost: \$10,369.00 2. Demo and rebuild column. Price includes materials, labor, and final clean up. Cost: \$780.00		

Notes:

1. Masonry Solutions, Inc. will require a 50% down payment and balance due upon completion.
2. Price above does not include footings. After demo, footings will be inspected and if replacement is required they will be quoted at \$70/linear foot.
3. We estimate that approximately a minimum of (5) columns on the South side of Quakers Drive will need to be demoed and rebuilt.

I ACCEPT THIS PROPOSAL AND AUTHORIZE MASONRY SOLUTIONS, INC. TO PERFORM ALL WORK INCLUDED IN THIS PROPOSAL ON A PER JOB BASIS. BY SIGNING THIS PROPOSAL I AGREE TO MAKE PAYMENT IN FULL UPON COMPLETION OF WORK.

SIGNATURE: _____ DATED: _____

PRINT NAME: _____

ALL WORK PERFORMED WILL CARRY A 1 YEAR WARRANTY.

Sales Tax (0.0%)	\$0.00
Total	\$33,935.00

QUESTIONS?

PLEASE BE COURTEOUS OF YOUR NEIGHBOR

3 MINUTE PER QUESTION

THANK YOU FOR ATTENDING!