

TOWNHOUSE MANOR FUND, INC.

2019 in Review

I want to first express my appreciation to the other 2019-20 THM board members **Lois Hamblin, Elliott Klein, Larry Maun and Rowena Roche**. And of course, to **Cindy Domenici**, who again worked tirelessly as our resident Community Manager. We all worked together as a team, sharing responsibilities in an attempt to maintain and improve our property values, solicit input from all homeowners and help insure THM remains a great place to live. Special thanks to Lois especially for all her tireless work on Landscaping, and to Larry for again serving as our Treasurer. Both are retiring this year after serving multiple years. Cindy will present her report, but highlights are:

1. **Finances:** Cindy continued to do a great job in managing our finances, with support from Treasurer Larry Maun. We again ended the year with a surplus, adding money to our Capital Reserves.
2. **Insurance Coverage:** We maintained adequate insurance coverage with appropriate limits and adequate property coverage.
3. **Rules & Policies and Deed Restriction Enforcement:** Thanks to Elliott and Cindy for their efforts in convincing homeowners to stay in compliance with our Deed Restrictions. The board agreed unanimously that we are required to enforce our current restrictions going forward, as specific cases arise, and are not empowered to seek correction of past exceptions.
4. **Braeswood Super Neighborhood & Brays Bayou Assoc.:** Cindy and I continue to attend monthly meeting of both organizations, which monitor issues that affect all neighborhoods in our area, especially as it relates to flooding.
5. **Utilities:**
 - a. Stella Link Sidewalk: We worked closely with our Councilmember, Martha Castex-Tatum and the president of the Woodshire Civic Club in an effort to clean up the west side of Stella Link from Fordshire to north of Latma. I am pleased to confirm that Woodside agreed to maintain the strip of grass along the fence line, and that the city replaced the entire sidewalk.
 - b. Woodshire Capital Improvements Project (CIP) – Phase 2: The replacement of THM's streets, sidewalks and alleys, as well as upgrading our storm sewer system is now scheduled to begin in the late summer of 2020, with completion in 2021. We are working with the city project team on details and will begin community meetings in the near future.
 - c. Project Brays:
 - i. Channel: Work continues on the channel widening from 610 to Fondren, but it is essentially complete.

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- ii. Stella Link Bridge: Work on this bridge is now well underway, and it appears it will be complete sometime during the summer 2020. As previously noted, the bridge will not be demolished, but rather the channel is being widened on the south side. The city and county have agreed to widen the sidewalks on the bridge, and County Commissioner Ellis has agreed to install a walk-bridge downstream in the vicinity of Stella Link.
- iii. Buffalo Bayou Bridge: After completion of the Stella Link bridge, work will then commence on this bridge, which will be completely demolished and rebuilt both higher and wider. Estimated construction time is 18 months and we can expect serious traffic disruption along both North and South Braeswood.

I look forward to 2020, and to finally getting the CIP underway. I am also encouraged that four well-qualified candidates have agreed to run for one of the open 2-year board positions, ensuring that our board will remain strong. I do hope that more of our residents will remain or get involved in managing our association, both as volunteers and future trustees.

Respectfully submitted,

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Michael E. Lewter
President