

## **TOWNHOUSE MANOR FUND, INC.**

### **Utilities Committee Report - 2021**

This year both the City of Houston and Harris County continued work on significant projects that will dramatically improve THM drainage. Mike continues to attend Brays Bayou Association meetings, which closely monitors issues that affect the Brays Bayou watershed and thus THM storm drainage. Note:

#### **1. Woodshire Capital Improvements Project (CIP) – Phase 2:**

Cindy and Mike both worked with the CIP city project team and contractor on issues that affect our neighborhood. This now \$13.6 million project includes replacement of THM's streets, sidewalks, alleys, streetlights, water & sanitary lines, as well as a significant upgrading to our storm sewer system. Construction has reached Substantial Completion, with completion of punch list items and permanent street light installation remaining.

We have worked hard to coordinate with the city team and the contractor to keep THM interests front and center. I know the entire process has been frustrating for all of us, but without Cindy's constant pushing, many things we needed would not have been included. While not everything we asked for was approved, the city team considered our requests fairly. A partial list of additional project scope due to our lobbying and negotiating efforts is:

- Repave and add drainage in THM alleys.
- Replacement of aging streetlights with new lights of similar design at no cost to THM. (Woodshire paid for their upgraded lights.)
- Replacement of dilapidated sidewalk on the west side of Stella Link from north of Latma southward to the lawnmower shop. Thank you Council Member Martha Castex-Tatum!
- Added a sidewalk along the east side of Fordshire from THM northward, along with the addition of six Holly trees in the grassy space between the brick wall and the new sidewalk.
- Replacement of residential entry steps and walks with like materials, rather than standard broom finished concrete.
- The removal of three Bradford Pear trees that were in decline to allow installation of new sidewalk on the east side of Bassoon from Meyerwood to Alley J. (Homeowner enthusiastically concurred)

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- Addition of various ramps into common area courtyards in lieu of planned steps to provide wheelchair access in each courtyard.
- Reconfiguration of the Stonehouse esplanade at the 610-feeder road to minimize curb breakage by large vehicles.
- Replacement of numerous courtyard sidewalks and common area sprinkler systems at no cost to THM, because of Cindy's extensive documentation of construction damage.

With the project now Substantially Complete, and the contractor's correction of Punch List items in process, we now earnestly request that all Homeowners who have not yet done so, address any personal landscaping surrounding their home and continue to submit recommendations to enhance common areas. **Let's all continue to keep THM beautiful!**

2. **Project Brays**: We will continue to monitor flooding related issues by attending Brays Bayou Association meetings. Note status:
  - **Channel Widening**: This work, which extends from Fondren to the ship channel, was completed during 2020 and appears to have improved flow along the bayou.
  - **Bridges**: The other key component, raising or widening the bridges along the bayou is mostly complete.
    - South Rice, Stella Link and Buffalo Bayou are now complete.
    - The Chimney Rock replacement is underway with scheduled completion during the next few months.
    - The planned new pedestrian bridge downstream from Stella Link near the Lookout Court area off S. Braeswood has not yet begun and we haven't seen a schedule.