

Woodridge Property Owners Association Meeting Baton Rouge, La

Meeting: Mar 30, 2021 7:00:00 PM, via Microsoft Teams meeting (See Attachment 1.)

Woodridge Owners: 23 participants/dial-ins noted in Microsoft Teams

Board Members in attendance:

- Alex McDermott, President
- Al Thibodeaux, Vice President
- Karen Fournet, Treasurer
- Nicole Gagliano, Secretary

Past President: Rose Boneno

Keystone Residential Management: Megan Rodgers

Agenda

- Introduction
- Financial Update
- ACC update
- Drainage Update
- Civic Committee Update
- Board Openings
- Future Committee
- Q&A

Introductions

Alex McDermott introduced himself as did each Board Member and Keystone Residential Management Representative Megan Rodgers.

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Violations

Megan Rodgers and Alex McDermott discussed frequent violations:

- Parking on street: main violation and “repeat offenders” will continued to be notified.
- An increase of boats and trailers parked in driveways has been noted.
- There have been fewer dog “curbing” issues reported.
- Noted increase in notifications of mailboxes in need of maintenance.
- With Spring approaching it is likely there will be an increase in yard maintenance notifications.
- Speeding: Alex readdressed the speed analysis completed by the City several years ago:
 - The traffic and speeding did not warrant speedbumps.
 - The city did add one stop sign on Glenfield but is hesitant to add another as the study did not warrant another stop sign as it did not warrant speed bumps.

Owner Questions/Concerns

- A question was raised regarding trash on Pecue and the abandon house across from neighborhood entrance.
 - Alex McDermott responded:
 - Alex placed an inquiry with the City to determine if the city has purchased the house and property as part of the Pecue exchange. The City has not yet responded
- John Prestigiacommo noted:
 - He was not aware of “no parking” on the street-acknowledges most people have not read the bylaws or restrictions, and
 - Discussed the swale drainage issue affecting residents on Foxfield.
- Jackie Daniels noted that there is a home on Quail Grove where the builder did not install proper drainage and that home has frequent issues with threats of flooding.
 - Alex McDermott responded:
 - The HOA needs a more regular cadence around Bylaws and Restrictions and suggested John could possibly assist with these efforts.
 - Reiterated that Keystone management periodically sends reminders of adhering to Restrictions.
 - Acknowledged the Foxfield swale issue and agrees the HOA should address the matter with the City and reach a resolution that is effective and ensures proper drainage.
 - Reminded Owners that proper drainage is required such that neighboring properties cannot be negatively impacted or the responsible homeowner could be liable.
 - Karen Fournet and Al Thibodeaux responded:
 - Al Thibodeaux has met with the City to determine how individual streets flow to Wards Creek, Briarwood, and other drainage ditches
 - Al was referred to “engineering” and is working with the City to determine a “comprehensive drainage” plan
 - Rose Boneno also commented that Woodridge does skirt a flood zone, and some sections of the neighborhood are zoned as flood zones.

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Financial Update provided by Treasurer Karen Fournet

- Karen Fournet reviewed the Keystone Financial Reports prepared for Woodridge Property Owners Association, December 31, 2020, and February 28, 2021.
 - 2020 Total Income: \$194, 776.15.
 - 2020 Other Income: \$44,878.00.
(Other income includes the reserve funds received from ROW purchase in anticipation of widening of Pecue.)
 - 2020 Net Income: \$108, 795.51.
 - 2021-February Assets: \$208, 243.62.
- Alex McDermott addressed the increase in the reserve balance as a result of community agreeing to increase HOA fees, has allowed for necessary improvements such as the new fence at the entrance of the neighborhood.

Civic Committee Update provided by Treasurer Karen Fournet (See Attachments 2 and 3.)

- Expect Pecue overpass/bridge closures April 5-May 14, 2021. The new bridge is expected to be in use on May 14, 2021. Widening of Pecue will begin once the new bridge is completed. The construction of the I-10 exit ramp will follow and is expected to take several years to complete. The Pecue exit will be a divergent diamond interchange.
- Reiger Road extension will commence construction in July. The Quail Grove connection will be completed at the end of the Pecue project; there will be opportunities to address any issues in the future.
- Kleinpeter Property Development
 - Karen reviewed the proposed “cohesive concentrated development” provided as a courtesy to the HOA.
 - The development will not need to go before the Planning Commission for approval or rezoning as the property is currently zoned as “heavy commercial”. However, the City will need to approve the road through the development that will run between Pecue and Foxfield, “parallel” to Foxfield.
 - Drainage has been addressed with Fred Raiford to ensure that drainage is going to the proper drainage facilities.

Owner Questions/Concerns

- Rudy Siminoux questioned “access” and neighborhood reaction to the connection.
 - Karen Fournet responded:
 - PRO: Easier access to I-10 and the City requires two entrances/exits to the subdivision.
 - CON: Briarwood and others will have access to the I-10 interchange via Woodridge.
- Kevin Gregoire questioned if the proposed road addressed drainage and if a noise study was conducted.
 - Karen Fournet responded:
 - The developer of PUD 13-06 behind Quail Grove and the developer of the Kleinpeter property are at odds because the PUD developer wants a street that will allow 18-wheelers to travel to his industrial development.
 - A noise study was conducted prior to commencement of the Pecue project, which determined that a sound wall would not alleviate noise from I-10.
 - Karen has written two letters to Dr. Wilson who conducted the study and has yet to receive a response.

- The Entergy servitude is 65 yards on each side of the transmission lines. We cannot place vegetation barriers under the lines; however, the area under the lines can be used for parking but not structures such as tall buildings.
- The Kleinpeter developers have agreed to landscaping barriers between the residential areas and their development to the extent there is no encroachment on Entergy's servitude.
- Alex McDermott noted that Karen Fournet worked with the City to maintain the original proposal for the "tie-in" to Woodridge that will limit 18-wheeler access to the road in the development rather than an entrance to the subdivision on Woodridge.
- PUD 13-06 Behind Quail Grove
 - The PUD currently has restrictions for property types and only has approval for the road design, which will be accessed via the Reiger Road extension.
- Property East of Wards Creek
 - Owned by the same developer of PUD 13-06.
 - The property will ultimately connect to the Reiger Road extension as well. The Zoning change was approved from Heavy Commercial 2 to Commercial Warehouse 3, which could allow the developer to build a 300,000 square foot warehouse.

Architectural Change Committee Update provided by Al Thibodeaux

- Reminder that the ACC Request form is on the Keystone/Woodridge Website as are the approved color pallets.
- Modifications to exteriors of homes should be submitted for approval by completing the ACC Request form and emailing to Keystone Residential Management, Megan Rodgers.
- Drainage, particularly with construction of pools continues to be an issue as well as fences and landscaping negatively impacting adjacent neighbors.
- Rose Boneno reminded owners to allow a four-day turnaround for approval of ACC Requests and possible additional time for approval of pools as drainage needs to be approved prior to construction, usually requiring a site visit.

Board Openings

- Alex McDermott reminded owners that we currently have 4 serving Board Members, but that we can have up to seven (7) voting members. If anyone has an interest in serving, please contact him or Megan Rodgers.

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Future Committee Update provided by President Alex McDermott

- Given reserves not including “Other Income” received from the ROW purchase, the community can continue to make improvements.
- The Future Committee is exploring a possible “concept” for a pool with a playground.
- The concept will be presented next month to the HOA and will require community approval.
- The current concept would include a pool/playground area with parking at the lot on the corner of Fenwick and Glenfield.

Owner Questions/Concerns

- Jackie Daniels appreciated the format of the meeting and option to attend via Microsoft Teams
 - Karen Fournet agreed the Board would consider this format as an option for future meetings
- John Prestigiacomo noted more pressing issues such as drainage should be addressed
- Jackie Daniels raised concern of maintenance, the assumption of liability, as well as the possibility if an increase in assessments.
 - Alex McDermott responded:
 - An increase in insurance is being taken into consideration with costs.
 - While assessments would increase the costs is still in question and will be addressed when final quotes are received.
 - While assessments may increase, a community improvement would likely increase in our property value, possibly offsetting the increase in assessments.

Q&A

Miscellaneous Questions/Concerns

- Is Signal 88 still patrolling?
 - Yes, Alex confirmed that the HOA continues to receive patrolling reports.
- Are violations such as parking in yards/creating ruts being addressed.
 - Yes, Alex confirmed that Keystone continues to send repeat notices for all violations.
- Communications on Face Book
 - Alex addressed that the Face Book Page is not managed by the Board.

There being no further business, the meeting was adjourned.

/s/ Nicole Gagliano

Nicole Gagliano, Secretary

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Attachment 1

From: Keystone Residential Management <mail@managebuilding.com>

Date: March 29, 2021 at 12:05:41 PM CDT

Subject: Woodridge property owners association meeting

Reply-To: donotreply@keystone225.com

mass email

Please see the link below for the Woodridge Property Owner's Association meeting that will be held tomorrow, March 30 at 7:00 pm.

Should you have any questions, or need additional information, please do not hesitate to reach out to me.

You're invited to join a Microsoft Teams meeting

Title: Woodridge Property Owner's Meeting

Time: Mar 30, 2021 7:00:00 PM

Join on your computer or mobile app

[Click here to join the meeting](#)

Megan Rodgers

Keystone Residential Management

11929 Sunray Avenue

Baton Rouge, LA 70816

225.923.2800

megan@keystone225.com

Attachment 2

CIVIC COMMITTEE UPDATE AGENDA

Woodridge HOA Meeting

March 30, 2021

Construction Update

- **Bridge Closure –**
 - Closed while DOTD works on the support of the new bridge.
 - Dates – from April 5th – May 14th.
 - New Bridge projected to be complete by May 14th
 - Traffic will be diverted from Old Bridge to New Bridge and Old Bridge will be demolished
- **Widening of Pecue**
 - Will begin when the bridge work is complete
 - Possibility that will try to start some work in July 2021
- **Interstate Exit Ramp**
 - Project will begin once widening of Pecue is complete.
 - Will take several years to finish
- **Reiger Road Extension**
 - Plans to begin as soon as possible on Reiger Road Extension – July 2021
 - All right of way purchase has been completed.
 - Connection to Quail Grove will be very last step
- **Kleinpeter property development**
 - Representative working with Kleinpeter's to finalize plans
 - Waiting until widening of Pecue begins
- **PUD 13-06 behind Quail Grove**
 - http://hdlegisuite.brgov.com/attachments/2017/PUD-13-06_plans_38128723.pdf
 - Reiger Road extension will provide access to this PUD
 - PUD has only approval for Road design
 - PUD has restrictions for property types
- **Zoning Change for Property East of Ward's Creek**
 - Property is owned by same developer as the PUD
 - Property will ultimately be connected to the Reiger Road Extension
 - Zoning change request was approved from Heavy Commercial 2 to Commercial Warehouse 3
 - Developer has indicated his desire to have a 300,000 square foot warehouse built there.

http://wwwsp.dotd.la.gov/Inside_LaDOTD/Divisions/Engineering/Environmental/Documents/H.004104%20%20PECUE%20LANE%20AT%20I-10%20INTERCHANGE/Pecue%20EA%20final%20draft%20w%20fonsi%20041416.pdf

- Environmental Assessment:
http://wwwsp.dotd.la.gov/Inside_LaDOTD/Divisions/Engineering/Environmental/Documents/H.004104%20%20PECUE%20LANE%20AT%20I-10%20INTERCHANGE/Pecue%20EA%20final%20draft%20w%20fonsi%20041416.pdf
- PUD13-06 Plans:
http://hdlegisuite.brgov.com/attachments/2017/PUD-13-06_plans_38128723.pdf

Attachment 3

Reiger Road Extension

