



## Boudreaux Rd Construction Impact on Miramar Lake

Recent correspondence from the construction company tasked with building the Grand Parkway and the ancillary roadways informed the Board of Directors for the Miramar Lake Homeowners Association of impending work along Boudreaux Road and other areas near the subdivision. The contractor advised that the property between Miramar Lake subdivision and Boudreaux Road was public right-of-way and was needed for the implementation of new drainage ditches and pipes as a result of the expansion project. The Board of Directors was given the option to relocate any or all trees within the right-of-way prior to the beginning of construction on or about September 1, 2014. Upon review of land plats by the Board of Directors it was confirmed that what had been perceived as subdivision property was in fact deeded to the public for use by the local governing authorities by the developer.

The property has been maintained throughout the years based on the assumption of ownership as well as to provide pleasing aesthetics and benefits for the subdivision. Since the quality of public right-of-way maintenance provided by the taxing authority is very poor, it typically falls to the adjacent landowners to provide suitable maintenance to maintain an acceptable appearance. For this reason, the Board of Directors has elected to continue to maintain the property in an efficient manner until the road construction commences.

The Board of Directors requested bids from several landscape contractors for which to remove and relocate the trees within the public right-of-way. All bidding contractors providing costs could not assure that the relocated trees would survive the move. After review and discussion, the Board of Directors determined that it would not be a prudent use of the HOA's monies to relocate any of the trees along Boudreaux Road. This determination was based on costs, viability of survival of the trees and more pressing needs within the subdivision.

Through the landscape contractor, the Board of Directors verified that the sprinkler system installed originally by the developer would be minimally impacted by the construction due to the layout of the system. The sprinkler system adjacent to the construction areas could be turned off and capped at a minimal cost. The Board of Directors has also elected to minimize the use of the sprinkler system due to the impending construction and as a cost saving measure.



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