



# Brook Meadows Messenger

*The Official Publication of the Brook Meadows Homeowner's Association*

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[www.brookmeadows.org](http://www.brookmeadows.org)

July 2013

## BMHA CAPITAL IMPROVEMENTS

At this year's annual meeting, the HOA created a Capital Improvements Committee to review priorities for needed improvements to our neighborhood. This is based on recent responses to a neighborhood survey. Those who responded indicated that improved lighting is a first priority and the second is updating the neighborhood entrance on Glade, including the signage/monument at the roundabout on the corner of Glade and Jackson.

**Lighting.** The City has informed us that it will share at least part of the cost of improved lighting. We expect the City to conduct an evaluation of current lighting. Dates are not yet set for this.

**Entrance/Signage.** The capital Improvements Committee is in the process of interviewing candidates to serve as the HOA's landscape architect (design) to update the entrance off Glade and for updates to the signage/monument at the roundabout on Glade and Jackson. Our hope is that following these interviews we will have a better understanding of what is possible and the cost so we can discuss with the neighborhood. Updates will follow.

If you are interested in becoming more involved in the Capital Improvements Committee, please contact Mitch Milby at [mmilby@milbyfirm.com](mailto:mmilby@milbyfirm.com).

## FOX ALERT

For Community Awareness we have a family of 5 foxes that had been living in our backyard on Lakeside. These fox move between our property and a wildlife refuge in the Wildwood Court area. The family consists of the mother, father and 3 cubs. We have been in contact with animal control and with the city and the basic response have been that we must learn to live with them as Colleyville has always had wildlife associated with it and there are no plans to change that. They say that as long as we are aware of their existence we need to manage our pets and to make our children aware of their existence in the neighborhood and to use caution when the foxes or any other wildlife are present. Also, that there are no ordinances in the city governing the existence of wildlife refuges.

*Mic Deakin*

## July Social Calendar

**July 29**

**Last Tuesday 6:30pm @ Winewood 1265  
S Main St., Grapevine, TX 76051**

**August 26**

**Last Tuesday 6:30pm @ JR's Grill  
5220 Texas 121, Colleyville, TX 76034**

**September 24**

**Last Tuesday 6:30pm @ Everything  
German, 660 Grapevine Highway, Hurst,  
TX in the Tom Thumb Shopping Center  
next to Steinmart**

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2. go to [www.brookmeadows.org](http://www.brookmeadows.org) home page and fill out the "E-MAIL ADDRESS - CLICK HERE" link.

**To Volunteer - Contact**  
[directors@brookmeadows.org](mailto:directors@brookmeadows.org)

# Brook Meadows

## ASSOCIATION INFO

Brook Meadows

Homeowners Association, Inc.

PO Box 492 • Colleyville, TX 76034

Brook Meadows Directors: [directors@brookmeadows.org](mailto:directors@brookmeadows.org)

Please visit our website often: [www.BrookMeadows.org](http://www.BrookMeadows.org)

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Newsletter Editor - Shelley Haaker [shelley.haaker@staples.com](mailto:shelley.haaker@staples.com)

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## Announcing a New Social Program!

Its long been the dream of the *Last Tuesday* team to take things to the next level by introducing a "destination venue" program combined with the necessary transportation, with the event occurring around weekends on either a quarterly or bi-annual basis. The Last Tuesday program is a mid-week get-together, with a short radius of drive - either Colleyville or the surrounding communities. The new, and as yet unnamed program, will bring into play venues of special interest all across DFW, such as iconic restaurants, events, shows, with the benefits of comradere that come from a shared and safe ride. An example might be the Sunday Gospel Brunch at the House of Blues Dallas, or dinner at La Familia in Fort Worth (notorious for bad parking!) Best case pricing for the transportation is \$20 a head for a four hour window (24 person coach), so it is important that the venue be of sufficient interest (and hassle) to give the travel fee real value! Please send along your clever ideas for destinations *or* a name for this new program! [brettflournoy@gmail.com](mailto:brettflournoy@gmail.com)

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## Glade Road FAQs

### WHAT:

The city of Colleyville's Glade Road Project includes preliminary design work for potential safety and traffic flow improvements along a 4-mile section of Glade Road, from the city's western boundary (one half-mile east of Precinct Line Road) to its eastern boundary (at Heritage Avenue). The project seeks to preserve the road's rural character while offering improved accommodation to vehicles, pedestrians and bicycles.

### WHEN:

Preliminary design work for the project will take place from now through early 2014.

### PROJECT HISTORY:

In 2012, the city engaged TranSystems to conduct a preliminary study on the portion of the road east of Colleyville Boulevard, evaluating its physical geometry, traffic volumes and crash history. The study, presented to the Colleyville City Council in November 2012, found issues with traffic in peak hours at key intersections, as well as a significant number of crashes. The study further determined that these issues could likely be mitigated by strategic improvements to the road. Subsequently, in early 2013, the city

authorized TranSystems to begin preliminary design work in order to evaluate design alternatives.

### WANT TO KNOW MORE:

Web: Please visit [www.gladeroadproject.com](http://www.gladeroadproject.com) in order to:

- Submit questions and comments
- Sign up to receive e-newsletters and other project communications
- Request a presentation to your organization
- Review project information, including maps, FAQs, project documents and more

Email: [info@gladeroadproject.com](mailto:info@gladeroadproject.com)

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For additional info, contact: Jeremy Hutt, city engineer, 817-503-1095 or [jhutt@colleyville.com](mailto:jhutt@colleyville.com)

Media contact: Colby Walton, 972-580-0662 x23 or [colby@cookseypr.com](mailto:colby@cookseypr.com)

*(Continued on Page 4)*

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# Brook Meadows

*Glen Road FAQs (Continued from Page 3)*

## Frequently Asked Questions

**Q:** What is the scope of this project? What's been decided, and what hasn't?

**A:** This is a preliminary design study to evaluate potential improvements to Glade Road through Colleyville, from the western city limit (one-half mile east of Precinct Line Road) to the eastern city limit (at Heritage Avenue). We are just beginning the project and are seeking the public's input. Nothing has been decided at this time, beyond the need for preliminary design work.

**Q:** Why is the city doing this?

**A:** Our community and region have grown significantly during the past decade, and Glade Road is a primary east-west route through Colleyville. To address safety and capacity concerns, the city is evaluating improvements to the road – including providing better accommodation for pedestrians and bicycles – while making the entire corridor safer for users.

**Q:** What will be done to improve safety along Glade Road?

**A:** Specific recommendations have not been determined and will be shaped by public input. However, as an example, sight distances will be evaluated; turn lanes may be considered to allow turning vehicles to be clear of thru traffic; and accommodations for emergency vehicle access will be reviewed.

**Q:** What are the road improvement options?

**A:** Options will be addressed through this study and through public input. The city wants this to be a collaborative effort with Colleyville residents, businesses and other community stakeholders. The goal is to maintain the road's rural feel, while moving traffic better and more safely.

**Q:** How will you ensure that Glade Road retains its semi-rural feel?

**A:** The city is seeking a context-sensitive solution, in other words, a solution that is a proper fit for the area through which Glade Road passes. One concept that will be considered includes using an engineering drainage swale with area inlets to accommodate drainage without the use of curbs and gutters.

**Q:** How much will this cost? Where is funding coming from?

**A:** It's anticipated that the project can be funded from existing revenue sources. The cost of the project will be developed through this process, and construction could be conducted in phases along sections of Glade Road.

**Q:** Will right-of-way need to be acquired? How much do you currently have, and how much will you need?

**A:** Some right-of-way or easements will likely be required, but it is too soon to know where or how much. The existing right-of-way varies significantly along the corridor.

**Q:** What are the opportunities for public input to shape the project?

**A:** There will be numerous opportunities for the public to provide input, starting with an initial public meeting on May 23. The city's team also will be meeting with various civic groups, HOAs and other interested organizations to discuss the project. Following this initial input period, the city will host another meeting in a few months to present some of the options developed, based on both public comments and engineering principles, and to solicit additional input on specific alternatives before developing the final concept. The public can also submit comments and questions through the project website, [gladeroadproject.com](http://gladeroadproject.com), or send an email to [info@gladeroadproject.com](mailto:info@gladeroadproject.com).

**Q:** When will construction start/end?

**A:** The final schedule will depend on how the project is phased and available funds. It is possible that construction on portions of the roadway could begin in 2014, but that will depend on several factors, including information gleaned from public input.

**Q:** Will there be a significant loss of trees? How will this be mitigated?

**A:** The city is committed to maintaining the road's (and our community's) rural feel, and to preserving as many trees as possible. We're very early in this process, and specific details about issues such as trees and replacement will be developed and provided at a later point.

**Q:** How will my home/neighborhood/business be affected?

**A:** The city is committed to the preserving the quality of life of residents and businesses within the Glade Road corridor, which is why public input throughout the process is so important. If the project moves forward, the city will make every effort to accommodate area businesses and residents.

**Q:** Will the road be completely shut down at times? How will I be able to get around the road closures?

**A:** If the need for road closures arises at any time, the city will make every effort to provide residents and businesses with timely communication and alternative routes.

**Q:** How will nearby neighborhoods be affected by detoured traffic?

**A:** Since a plan has not yet been put in place, this is something that will be addressed at a later point. Again, we intend to be sensitive to public input on this entire project.

**Q:** Will the improvements be identical across all segments/phases?

**A:** Glade Road is a diverse roadway—and improvements should and will take into consideration each stretch.

**Q:** Will the speed limit on the road change?

**A:** No change in the speed limit is anticipated at this time.

**Q:** Are you planning to use concrete or asphalt?

*(Continued on Page 6)*



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## Glen Road FAQs (Continued from Page 4)

A: No determination has been made at this time.

Q: Will there be turn lanes in the center? If so, where?

A: Turn lanes may be needed at some key locations, but this is still to be determined.

Q: Will there be medians? If so, where will they be? Will there be landscaping in the medians, and if so, what will it look like?

A: All of this has yet to be determined.

Q: Will the roundabout at Jackson/Pool Road be affected?

A: This intersection will not be changed.

Q: Will the proposed section include sidewalks and/or trails?

A: At this time, we anticipate that sidewalks and/or a trail will be included, as we want to improve accommodation not only for vehicular traffic, but also pedestrians and bicycles.

Q: How will you communicate with us about the project? What's the best way to ensure I receive timely information and updates about design plans and, once it begins, construction progress and lane closures?

A: The city has developed a website for the Glade Road Project ([gladeroadproject.com](http://gladeroadproject.com)), which will be updated in tandem with social media platforms (Facebook and Twitter)

and announcements through the city's newsletter and electronic notification channels. In addition, the city will be working with area media and community groups to notify stakeholders about upcoming meetings and key stages in the public input period. Our goal is to keep you informed through any means possible, and to collaborate with our citizens in this effort.

Q: When is the next opportunity to see potential options and offer specific feedback?

A: Another public meeting is anticipated this fall, which will take into account feedback from the initial public meeting and presentations given to civic groups, HOAs, and others, as well as feedback received from the project website and email.

Q: Who should I contact if I have more specific questions about my property, neighborhood or business?

A: A special email address has been set up to receive questions from concerned residents. We will make every effort to provide a detailed response within 48 hours of submission.

The email address is: [info@gladeroadproject.com](mailto:info@gladeroadproject.com).

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