

Back around the year 2000, a rock erosion wall was built just to our west, in Arrowwood subdivision (across) where Buffalo Bayou makes two 90 degree turns. Some believe this caused the course of the bayou to shift about 50-90 ft north, where it passes behind the 9 homes at 9153 thru 9169 Briar Forest, in Hudson Forest Subdivision. HFHOA had an erosion officer who studied the movement and loss of common area and trees to the bayou. Engineering studies were done and it was decided that a similar rock wall was needed to stop the loss of land and try to correct the course of the bayou.

It was estimated that the wall would cost \$250,000 - \$300,000. Some homeowners in Hudson Forest didn't believe it was proper for the HOA to spend that much money to protect only 9 houses and the appropriation was voted down. Attorneys were hired to force HFHOA to address the problem. At this point the owner of 9169 dropped out of the group so it became only 8 homeowners.

A compromise was proposed and passed by the HFHOA. The group of 8 would form a managing body to take possession of that strip of common area (with an easement from the street), would manage the construction project and any on going maintenance of the wall. Additionally HFHOA would contribute \$165,000.

In 2006, a mini HOA was formed, Bayou Maintenance Corporation (BMC) and the owners of each of the 8 homes contributed \$18,125 each. The engineering construction firm ERCON Inc (www.erconsystems.com) was hired to build the wall for \$293,000 and it was completed in late 2006. The wall was inspected by ERCON at the end of the 1 year warranty and deemed to be in good condition and functioning as intended. The wall was subsequently inspected by a former erosion officer of HFHOA and most recently myself. It has not been inspected since Harvey.

Current officers of the Bayou Maintenance Corp are as follows:

President - Craig Ramsey (9165)
Secretary - Carol Kovac (9157)
Treasurer - Ian Strecker (9167)

BMC normally has two board meetings and an annual meeting in October. Initial dues were \$1200/year but were raised to \$2000 about 5 years ago. Typically checks are written in Dec/Jan for the coming year. One person pays \$500/qtr and one person has paid monthly. Funds are used for maintenance of the common area and insurance. Banking is done at Chase Bank.

9165 Briar Forest

Write a description for your map.



- Legend**
- 📍 9165 Briar Forest Dr
 - 🏠 BVI 2017 Counter Clockwise
 - 🛤️ Untitled Path



70 ft