



KSA and its members have been the stewards of Kingwood's entries for decades. We worked with TxDOT for seven years to ensure that, after US Highway 59 reconstruction, the entries to Kingwood would be improved and beautified as quickly as possible.

TxDOT actually owns some of the land adjacent to our entries. This is the land inside the "bell-shaped curves" that previously formed highway entrance and exit ramps. Hospital Corporation of America (HCA), operator of the HCA/Kingwood Medical Center wants to purchase this land on the southwest corner of US 59 and Kingwood Drive.

Because KSA acts as steward for Kingwood's entries and because of KSA's contribution to beautifying the Kingwood corridor after the reconstruction of US 59, TxDOT asked HCA to obtain KSA's support for the sale of the land.

This presentation was originally developed to help HCA understand KSA's history with these corners. It has been slightly reworded to help Kingwood residents understand the same.



About KSA

- Non-profit, all-volunteer organization
- Co-op of 29 community associations representing:
 - Almost 19,000 households
 - Approximately 65,000 residents
 - Hundreds of businesses
 - Churches/schools/non-profits
- One of largest landowners in Kingwood (375 acres)
 - Five parks and recreation areas
 - Major entries

KSA is a non-profit organization. We are comprised entirely of volunteers who care passionately about Kingwood.

Those volunteers come from Kingwood's 29 community and commercial associations which band together in a co-operative association. Together our members represent almost 19,000 households on both sides of the river. Those 19,000 households include an estimated 65,000 residents.

Through our member commercial associations, we also represent hundreds of area businesses along Northpark Drive, Kingwood Drive, Lake Houston Parkway and in Town Center.

People also need to understand that many churches, schools and non-profit organizations fall within the boundaries of these community and commercial associations, and are served by them.

As the steward for our entries and parks, KSA is one of the largest landowners in Kingwood. We own five parks and recreation areas and land on both sides of Kingwood Drive between US 59 and Loop 494 that total 375 acres.

We also maintain property that doesn't belong to us – for instance the TxDOT property on both sides of US 59 at Northpark Drive and Kingwood Drive.

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Origins

- Formed by Friendswood in 1976
- Wanted to push decision-making as far down as possible to grass roots level in community
- Focused on shared interests among community associations, i.e., maintenance and improvement of entries



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KSA was formed by Friendswood in 1976.

People who used to work for Friendswood in those days talk about how they experimented with various forms of decision making in the different communities they developed. In Kingwood, they say, they wanted to push decision-making as far down into the community as possible...right down to the grass roots level.

The result was KSA and its member associations which meet in neighborhoods throughout Kingwood.

Associations maintain their own entries, pools and playgrounds. They also enforce deed restrictions and pay a small portion of residents' annual association dues to KSA.

KSA focuses on shared interests among the associations. Those are things that the entire community needs, but which are too big for any one association to handle. Examples include maintenance and improvement of our major entries.

Current Mission

- Entry Beautification/Preservation
 - Kingwood Drive
 - North Park
 - West Lake Houston Parkway
 - FM 1960
 - Town Center
- Parks and recreation
- Public safety
- Community efforts



KSA's mission has evolved over the years to meet the needs of the community. Currently, we focus on entry beautification and preservation at Northpark Drive and Kingwood Drive. We helped Kings River replace aging pylon signs on Lake Houston Parkway and FM 1960. We also helped the Town Center Commercial Association fund the fountain at Kingwood Drive and West Lake Houston Parkway.

The proportion of our budget spent on entries varies each year depending on whether we are making any capital improvements. In years without capital improvements, the percentage of the budget spent on maintenance ranges from 10 – 20 percent. At the height of renovations after the reconstruction of US 59, that percentage climbed to 47 percent one year.

Virtually every Kingwood resident and business helps fund these entries through their association dues. The average household contribution to improve the entries after US 59 reconstruction was about \$75. So these are truly community efforts

Organization

- Each CA represented on:
 - Board of Directors
 - Parks/Public Safety Committees
- Zero-based budgeting
- Board approves all:
 - Projects
 - Expenditures
 - Policies



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Each association has a seat on KSA's board of directors. Each association is also entitled to send representatives to KSA's two standing committees: Parks and Public Safety.

The board of directors meets quarterly in January, April, July and October on the third Thursday of those months. The meetings are held at the South Woodland Hills Community Room at 2030 Shadow Rock. Meetings begin at 7PM.

The Parks committee meets at the same time and place, but monthly on the first Thursday of every month. The Public Safety Committee also meets at the same time and place, but on the second Wednesday of every month.

We encourage residents to attend these meetings. They may speak for up to 3 minutes at the start of each meeting.

KSA employs zero-based budgeting. Each year, the associations have the opportunity to cut funding for anything they don't like and add funding for anything they do. And each year for decades, both the KSA Parks Committee and Board have consistently voted to maintain and improve Kingwood's entries.

However, according to its by-laws, only the KSA Board can actually approve projects, expenditures and policies for KSA.

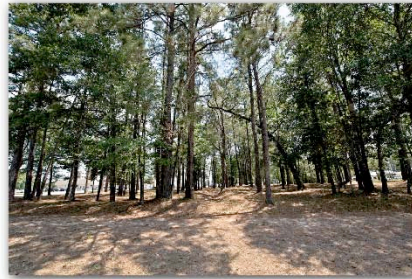
Hundreds of people representing tens of thousands more have contributed their time and hard-earned income to improve and maintain our entries. Every household in Kingwood has a stake in those entries. People here enjoy an excellent environment and they care passionately about preserving it. That's why most residents chose to move here.

KSA recognizes this and that's why we fight so hard to preserve our entries. The entries are something that make Kingwood unique. They are our front door – a signature feature and a defining element of the Livable Forest.

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The Corner In Question

- Began maintaining circa 1980
- Continue to this day
- KSA raised close to half million dollars and partnered with TxDOT to improve/restore both sides of US 59 after highway reconstruction



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At the right are two images of the corner in question. KSA began maintaining this land around 1980 and we continue to do so to this day...despite the fact that this corner lies within the boundaries of Kingwood Place West, a commercial association that has never joined KSA or contributed to any KSA projects. Twenty-nine OTHER associations maintain this property because they feel it is important for all of Kingwood.

During highway construction in the mid-2000's, KSA and those 29 associations partnered with TxDOT to plant more than 6000 trees on both sides of US 59.

Kingwood Place West claims that no KSA funds were used west of US 59. That claim ignores several facts. We have been maintaining those corners for decades. We contributed nearly a half million dollars to improving Kingwood's entries. That made TxDOT's budget go farther. Kingwood Place West contributed no cash to entry renovations.

Kingwood Place West did contribute water to help irrigate newly planted trees, but then, so did KSA.

It's impossible to draw a line between one dollar and one tree. Multiple parties contributed in multiple ways to achieve one unified goal. It was a team effort.

On the pages that follow you'll see exactly how hard KSA worked for the benefit of everyone, including the hospital and Kingwood Place West.



Entry Project History

2002	<ul style="list-style-type: none"> • TxDOT announces plans for reconstruction of US 59 which will eliminate bell-shaped exits/entries • Letter expressing community's interest in protecting entries
2003	<ul style="list-style-type: none"> • Established landscape sub-committee to work with TxDOT
2004	<ul style="list-style-type: none"> • Met with TxDOT to review their plans (reforestation only)
2005	<ul style="list-style-type: none"> • Met with TxDOT to determine how we could supplement their plans
2006	<ul style="list-style-type: none"> • Developed specifications for design enhancements • Bid landscape architects, selected winner and developed initial plans • Reviewed KSA plans with TxDOT and <i>vice versa</i> • Asked TxDOT to remove four turnouts from their plans at KW Drive • Parks Committee approves proposed designs at KW Drive and North Park



KSA's involvement began in 2002 when TxDOT announced its plans to widen and improve US 59.

At this time Kingwood Drive and Northpark Drive went OVER US 59 instead of UNDER it like they do today. People entered and exited the freeway from ramps at the base of each bridge. TxDOT owned the land inside these ramps and still owns it today even though the ramps no longer exist.

KSA saw this new approach would radically affect the appearance of Kingwood's entries. We immediately sent a letter to TxDOT announcing our desire to work with them.

The next year, we established a Landscaping subcommittee to begin working with TxDOT.

In 2004, we learned the extent of their plans. They were only going to plant trees and nothing else. We met with them again in 2005 to determine how we could supplement their plans.

By 2006, highway reconstruction was in full-swing. Most residents remember "Mt. Kingwood" from this period. A massive pile of dirt that TxDOT stockpiled for rebuilding the freeway on the south side of Kingwood Drive.

KSA worked intensely with TxDOT throughout this year. We drew up specs for design enhancements, researched the leading landscape architects in the region, then sent out requests for proposals (RFPs) to nine of them. Six responded. We met with each to discuss the project. They then submitted presentations that included descriptions of their capabilities. These presentations to KSA also included rough, conceptual sketches of their ideas, plans and costs for entry renovation.

After months of discussions with these firms, we selected a winner and started developing tighter plans and cost estimates.

During this period, we were constantly communicating with TxDOT to make sure that our plans were in sync with theirs. We all wanted residents to see each entry as one unified, NATURAL area, not as a series of strip centers and parking lots like those found everywhere else in Houston. We wanted our entries to signal the exceptional environmental quality found in Kingwood.

Toward the end of 2006, the KSA Parks committee approved plans for the entries at Kingwood Drive and Northpark.

Entry Project History

Nov 2006 - Jan 2007	<ul style="list-style-type: none"> Finalized cost estimates Worked with TxDOT to allocate estimated costs between KSA & TxDOT, and to ensure west side of 59 remained natural Submitted formal Application for Landscape Cost Sharing for Private Entities to TxDOT
April - May 2007	<ul style="list-style-type: none"> State of Texas Transportation Commission approved application Met with local business owner who applied to purchase NE quadrant of KW Dr/US 59 and told him community did not support the purchase Made presentation to TxDOT expressing community interest in keeping land in public domain and followed up with formal written request
June - July 2007	<ul style="list-style-type: none"> Parks Committee modified plans per discussions with TxDOT
Aug 2007	<ul style="list-style-type: none"> KSA submitted detailed plans and specs to TxDOT



We then finalized cost estimates. We also worked with TxDOT to allocate costs and ensure that the west side of US 59 remained natural.

Next, we submitted a formal Application for Landscape Cost Sharing for Private Entities to TxDOT which the State of Texas Transportation Commission approved several months later.

During this period, we met with a local business owner trying to purchase the northeast quadrant of US 59 and Kingwood Drive from TxDOT. We told him that the community did not support his purchase and then made a presentation to TxDOT expressing the community's interest in keeping the land in the public domain so that our entry project could move forward.

This was the first of many attempts to purchase TxDOT land adjacent to our entries. KSA has consistently advocated for preservation and TxDOT has consistently supported us.

By the middle of 2007, we were locking down plans and submitting specs to TxDOT.

Entry Project History

Aug – Oct 2007	<ul style="list-style-type: none"> • Worked with KSA vendors/TxDOT to finalize detailed plans and specs
Feb – April 2008	<ul style="list-style-type: none"> • Bid construction work • Reviewed bids/developed recommendation to parks committee
April 2008	<ul style="list-style-type: none"> • KSA and TxDOT signed formal agreements
May 2008	<ul style="list-style-type: none"> • Parks committee approves bid for structural work at KW Drive and NP
June 2008	<ul style="list-style-type: none"> • Met with developer interested in purchasing NE & SE quadrants of North Park entry • Asked TxDOT to keep land in public domain
June – Dec 2008	<ul style="list-style-type: none"> • Construction
Jan 2009	<ul style="list-style-type: none"> • Approved vendor for additional landscaping on KSA property
Feb – Apr 2009	<ul style="list-style-type: none"> • Enhanced landscaping on KSA property



By the end of 2007, we were finalizing those plans. There was a major “last minute” change. TxDOT urged us to move the obelisk from a position next to the freeway in case they needed to widen the freeway and its frontage roads again, like they have on I-10. We revised the plans one last time and began bidding the construction portion of the work early the next year.

In April of 2008, we signed a formal contract with TxDOT that spelled out what each party was obligated to do.

Less than a month later, another developer tried to purchase both the northeast and southeast quadrants at Northpark.

Again, we advocated preservation. Again, TxDOT supported us.

And construction moved forward. By December, the bulk of the construction was completed. TxDOT helped us move thousands of yards of surplus earth to form the berms which create a circle of nature at Kingwood Drive. A double row of cypress trees dots the tops of those berms. The tree line then moves into the lakes. Fountains and walls at the back of the lakes complete the circle

We also enlarged the north lake approximately 50%, built a peninsula into the lake, and built three blade walls (two bracketing Kingwood Drive and one on the peninsula). Then we erected a 27 foot tall obelisk with the Kingwood logo behind the blade wall on the peninsula. We also installed 40 sections of irrigation, separate controllers for each, and up-lights on the trees.

By early 2009, it also became apparent that we needed *more* plants and trees to make the area at Kingwood Drive look complete. We dug in and got the job done.



Entry Project History

Apr – July 2009	<ul style="list-style-type: none"> • Worked with TxDOT, TxDOT vendors, KSA vendors to resolve remaining construction problems including irrigation, electrical, tie-in to city water mains, lighting and planting issues • TxDOT agreement obligates them to maintain area for 2 years
Aug 2009	<ul style="list-style-type: none"> • Community complains about TxDOT maintenance • KSA takes over maintenance and pays for mowing on both sides of US 59 including hospital quadrant
Aug 2009 - Today	<ul style="list-style-type: none"> • KSA continues to pay for maintenance on west side of US 59/KW Drive including land adjacent to hospital

KSA Votes Throughout Virtually Unanimous



After that, we cleaned the area up, remedied irrigation problems, addressed lighting problems, and expanded the electrical service to handle all the fountains, plus new lights, pumps and irrigation controllers.

We also fought a drought and helped make arrangements for supplemental watering because it seemed that the irrigation system just couldn't get enough water on the new trees at that time.

At Northpark, we discovered that we couldn't tie into city water mains where city plans showed we could. A steel sleeve around the water mains extended two hundred feet beyond where it was supposed to stop. The City would not let us cut through this sleeve so we had to revise all of our electrical and irrigation work. In effect, we landscaped this area twice.

And when it was done, we realized that it looked dark at night compared to Kingwood Drive. So again, the community associations dug deep and came up with another \$20,000 to add extra electrical service, and light the flower beds and trees.

When the work was finally done, we all breathed a sigh of relief, but not for long.

By contract, TxDOT was supposed to maintain the entries for a period of two years. This was the warranty period on the trees they planted. Their contractor was supposed to assume maintenance responsibilities to ensure that no one nicked tree trunks. Had we maintained the area, the warranty on the trees would have been voided. No one wanted that.

However, it quickly became apparent that the Austin-based contractor TxDOT hired was not maintaining the entries to Kingwood standards. Weeds were growing knee high. Residents complained.

Again, KSA met with TxDOT to work out a solution. TxDOT urged its contractor to hire ours to do the maintenance work. And KSA paid both.

We didn't have to do it but we did...to make Kingwood look better. This maintenance included the west side of US 59. We began maintaining that area around 1980 and our maintenance continues to this day. We maintain the land that the hospital wants to buy and which Kingwood Place West asserts "we had nothing to do with." If KSA's contribution to this area was smaller than Kingwood Place West's, why did TxDOT refer the hospital to KSA?

Although KSA members do not agree on everything, it should be noted that they do agree on entries. There were ten votes taken during this seven year period on various design and funding issues. Virtually all of them were unanimous...in favor of the beautification project, despite the fact that it was costing us hundreds of thousands of dollars. Neither Kingwood Place West nor the hospital supported KSA in this effort.

Entry Costs

- Construction: \$491,190
 - KSA CA's = \$431,190
 - Other corporate donations via KSA = \$60,000
 - No contribution from KW Place West
- Maintenance
 - \$94,000 avg. per annum
- Total last 10 years: \$1,428,211
- Thousands of hours by KW volunteers

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In total, KSA spent \$491,000 to beautify the entries after highway reconstruction.

Of this, KSA CA's contributed \$431,000 and local businesses contributed another \$60,000.

In addition to that, we've spent almost another million dollars on maintenance, just since this project began.

The total contributed by Kingwood associations and businesses exceeds \$1.4 million.

That does not include the thousands of hours donated by Kingwood volunteers who CONTRIBUTED their time so generously to preserve and beautify Kingwood's entries.

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In Conclusion

- KSA not anti-hospital; pro-preservation
- Not just any trees; front door of community
- Kingwood residents/businesses invested \$1.4 mm to preserve, beautify, maintain entries in last decade
- TxDOT/KSA partnership replanted hospital quadrant
- KSA continues to maintain hospital entry despite receiving no \$\$\$ from hospital or KW Place West
- KSA Board will vote on whether to support hospital request in July 21st meeting

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In conclusion, KSA is not anti-hospital. But we ARE pro-preservation. These aren't just any trees that the hospital wants to cut down. They're the front door of the community.

Kingwood residents and businesses invested more than \$1.4 million in the last decade to preserve, beautify and maintain NATURAL entries that invite people into the LIVABLE FOREST.

Further, we continue to maintain the entries despite receiving no financial support from HCA or Kingwood Place West.

The KSA board will vote on whether to support the hospital request in its July 21st meeting.

Now that you know the history of KSA's contributions to Kingwood's entries, you may also be interested in learning more about what the hospital hopes to do with the land. They DO HAVE options to expand that don't involve cutting down trees, destroying the entry, and setting a dangerous precedent for other corners.

Learn more by reading our fact sheet on this subject.