

A Great Inner Loop Houston Neighborhood, 625 Homes Strong



KnollwoodVillageVoice

Winter Issue

www.knollwoodvillageecc.org

January-March 2010

President's Letter

In 2010 the Board of Directors for the Knollwood Village Civic Club has to make a tough decision.

If we do not receive sufficient contributions from neighborhood residents again this year, we have to decide how much we cut back the Security Patrol.

It's a simple matter of economics. For several years, contributions to the Security Patrol have been less than the cost to provide the service.

We can't deficit finance any longer without endangering the KVCC's modest rainy day savings account.

Here's how the numbers break down:

The annual requested contribution to the KVCC is \$175. Of that amount, \$40 is earmarked to fund the basic business of the Club,

including insurance, newsletter and postage, web site, signs, and landscape maintenance of the medians bounding our neighborhood on S. Braeswood and Buffalo Speedway. The \$40 covers all those activities, with beautification half the total. We're on budget.

The Security Patrol contribution is \$135, which is a direct pass through of money to Smith Security on behalf of the neighborhood.

Our problem is that for the last two years, we have paid more for the Security Patrol than we have collected -- about \$12,000 a year more.

In 2009, Smith Security billed us \$47,962. We received an average of 48 patrol hours a week for that amount. However, the KVCC only received \$35,965 from residents to cover the Security Patrol expense. We experienced similar numbers in 2008. Instead of cutting back on Security, the Board elected to borrow from our limited reserves to cover the deficits.

The Board believes we cannot continue this practice. In short, we need to raise more money or we must cut back security hours.

Our Fundraising goal for 2010 is \$65,000. To help everyone keep track we will be reporting Fundraising results on a regular basis. On the web site and in each newsletter.

Continued on page 2

Next KVCC General Meeting

February 17th
Wednesday
7:00 p.m.

St. Luke's Presbyterian
Church (Fellowship Hall)
8915 Timberside Dr.

We will discuss building and
remodeling procedures plus
hold election for
2010 Officers .



We have decided to spotlight and thank those who do contribute their 2010 Dues and Fees. On the web site and in each newsletter you will find a **"Thank You"** list of all homes that have paid.

To avoid cutbacks, we need everyone to help.

Here's what you can do.

(1) Make sure you pay your 2010 dues.

There is a Membership Signup form in this newsletter. Fill it out, cut a check, mail it in. Today. Or pay online at www.knollwoodvillagecc.org. It's safe, easy, painless.

(2) Encourage your neighbors to contribute.

Look at the **"Thank You"** list of those who have contributed for 2010. See a neighbor missing from the list? Maybe they aren't aware; perhaps they aren't reading the newsletter. But I bet they appreciate and count on the Security Patrol.

Be a voice on your block. The Board doesn't have the manpower to go door-to-door asking for checks. The only way this will work is for everyone to assume some responsibility for spreading the word and gently reminding neighbors that they benefit immensely from the Security Patrol, so please help pay for it.

Sometimes a gentle nudge is all it takes.

Out of 625 homes, 265 paid in 2009. That's just 42%.

We need **at least** 345 homes in 2010, a participation rate of 55%.

Our friends in the Braeswood Place Association on our northern perimeter boast that 70% pay -- and their dues are higher.

If you live in Knollwood Village, you know the Security Patrol safeguards our families and our homes. It is a valuable service, worthy of the support of everyone who receives its protection. Let's fund it fully.

So that's my pitch -- and fair warning. There's nothing we would regret more than to dial back the Security Patrol. Let's go the other way and buy **more** Security Patrol hours.

Chris Hearne

President

president@knollwoodvillagecc.org

*PS -- We welcome ideas, questions, challenges, and volunteers.
Speak up. Pitch in. Be a good neighbor.*

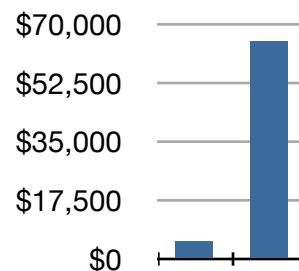
2010 Contributors

Thank You!

2806 Ashwood
2810 Ashwood
2902 Ashwood
8518 Bluegate
3106 Broadmead
3428 Broadmead
3004 Conway
3510 Deal
3011 Fairhope
6400 Fannin
3410 Gannett
3430 Gannett
8119 Greenbush
8403 Hatton
8414 Hatton
8427 Hatton
8431 Hatton
8522 Hatton
8523 Hatton
3101 Linkwood
3427 Linkwood
8223 Lorrie
3003 Norris
3011 Norris
3431 Norris
2811 Prescott
3022 Prescott
3031 Prescott
3023 S. Braeswood Blvd.
3030 Stanton
3011 Winslow
3022 Winslow
3027 Winslow

This are homes that paid as of 1/18/10

KVCC 2010 Fundraising Goal



GOAL: **\$ 65,000**

ACTUAL: **\$ 5,425**



Trace Holcomb
832.428.5801

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Chris Charboneau
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huntersells.com
832.428.5801

Knollwood Village & Surrounding Area Real Estate Report

Single Family Home Sales January 1, 2009 - December 31, 2009

MLS	CLOSED DATE	STREET NAME	SUB-DIVISION	BR/Bath/Garage	Pool	Lot SqFt	Bldg SqFt	Year	List Price	Sold Price	SP/SF	Adjusted SP/SF	DOM	LP/SP %
3529314	1.26.09	Chiswell	KV	3/2/2	N	9,030	1,659	1954	\$329,000	\$312,500	\$188.37	\$188.37	209	0.95
3849396	1.27.09	Greenbush	KV	3/2/2	N	7,000	1,706	1952	\$225,000	\$225,000	\$131.89	\$131.89	20	1.00
2845232	2.12.09	Greenbush	KV *	3/2/2	N	7,350	2,055	1953	\$310,000	\$306,000	\$148.91	\$145.99	10	0.99
1421841	3.04.09	Castlewood	BT	3/2/2	N	9,834	1,532	1952	\$249,900	\$225,000	\$146.87	\$146.87	21*	0.90
6008734	4.20.09	Gannett	KV*	3/2/2	N	10,111	1,739	1953	\$319,500	\$295,000	\$169.64	\$169.52	70	0.92
7892265	4.21.09	Ashwood	KV*9	3/2/2	N	9,555	1,685	1954	\$299,900	\$290,000	\$172.11	\$172.11	152*	0.97
28975634	4.28.09	Fairhope	BT*	5/4/2	N	9,813	4,429	2008	\$799,900	\$750,000	\$169.34	\$169.34	36	0.94
4584432	4.30.09	Tilden	KV*	3/1/1/2	N	9,330	1,788	1952	\$269,689	\$265,000	\$148.21	\$147.65	279*	0.98
73026342	5.01.09	Winslow St	BT*	3/2/1/2	Y	12,900	2,236	1953	\$449,900	\$449,900	\$201.21	\$200.98	11	1.00
88166537	5.06.09	Ilona	BM	3/2/2	N	9,000	1,854	1955	\$239,000	\$220,000	\$118.66	\$118.66	32	0.92
1911428	5.13.09	Broadmead	BM*2	3/2/2	N	8,008	1,795	1951	\$339,500	\$349,000	\$194.43	\$191.09	94*	1.03
53553258	5.15.09	Braeswood Bl	BT*	3/2/0	Y	9,729	2,006	1955	\$272,000	\$257,000	\$128.12	\$128.12	49	0.94
1123299	5.22.09	Lorrie Dr	KV*9	4/2/2	N	10,927	2,494	1955	\$435,000	\$400,000	\$160.38	\$160.38	70*	0.92
12145614	5.27.09	Bluegate St	KV*	3/2/2	N	8,925	1,680	1954	\$354,000	\$339,000	\$201.79	\$199.40	4	0.96
431844	5.29.09	Broadmead Dr	BM*2	3/4/2	N	8,755	3,746	2009	\$744,900	\$717,000	\$191.40	\$191.40	302	0.96
7434417	6.03.09	Castlewood	BT*1	4/3/1/2	N	7,200	4,105	2008	\$785,000	\$757,500	\$184.53	\$184.53	36	0.94
2491207	6.04.09	Conway	BT*	3/3/2	N	7,200	1,856	1952	\$299,500	\$272,653	\$146.90	\$146.90	144*	0.91
66233496	6.05.08	Broadmead	KV*	2/2/2	Y	6,630	1,855	1953	\$359,900	\$356,000	\$191.91	\$191.91	15	0.99
29863309	6.12.09	Halton St	KV*6	4/3/2	N	7,350	2,147	1952	\$400,000	\$400,000	\$186.31	\$185.36	2	1.00
2284901	6.16.09	Greenbush St	KV*3	3/2/2	Y	7,770	1,887	1951	\$350,000	\$345,000	\$182.83	\$182.83	311	0.99
99217621	6.17.09	Deal	KV*6	3/2/2	N	10,640	2,124	1952	\$376,900	\$346,000	\$162.90	\$162.90	25	0.94
81090031	6.30.09	Stanton	BT*	2/2/2	N	7,320	1,467	1951	\$299,500	\$282,500	\$192.57	\$189.37	47	0.94
34380324	7.01.09	Gannett	KV*7	3/2/2	N	8,800	1,619	1952	\$275,000	\$269,500	\$166.46	\$164.30	5*	0.98
6188474	7.09.09	Broadmead Dr	KV*7	3/2/2	N	7,770	1,564	1954	\$297,000	\$282,000	\$180.31	\$180.12	101	0.95
28011392	8.14.09	Stanton	KV*2	3/2/2	N	7,616	1,971	1952	\$359,900	\$351,900	\$178.54	\$178.54	25	0.98
50131484	9.03.09	Prescott St	KV*8	3/2/2	N	9,345	1,592	1951	\$239,900	\$235,000	\$147.61	\$147.61	1	0.98
26923474	9.10.09	Deal	KV*7	3/2/2	N	7,140	1,643	1953	\$305,000	\$295,000	\$179.55	\$179.55	42	0.97
16023384	9.14.09	Gannett St	BT	4/4/2	N	6,630	4,213	2006	\$749,999	\$727,500	\$172.68	\$172.68	132	0.97
79172749	9.21.09	Conway St	BT	3/2/2	N	7,800	1,810	1951	\$369,900	\$357,500	\$197.51	\$195.41	1*	0.97
42399014	9.21.09	Linkwood Dr	KV	3/2/2	N	7,575	1,665	1954	\$318,500	\$311,250	\$186.94	\$183.93	9	0.98
29336574	9.24.09	Greenbush	KV	3/2/2	N	9,360	1,892	1952	\$310,000	\$295,000	\$155.92	\$154.33	20	0.95
25519929	9.29.09	Norris Dr	BT	2/2/2	Y	6,630	1,615	1953	\$349,900	\$325,000	\$201.24	\$201.24	46	0.93
58463134	10.07.09	Linkwood Dr	KV	3/2/2	N	7,140	2,397	1954	\$279,000	\$245,000	\$102.21	\$102.21	41	0.88
38361544	10.29.09	Prescott St	KV	3/2/2	N	8,833	1,641	1951	\$319,900	\$300,000	\$182.82	\$182.82	27	0.94
94681741	11.12.09	Braeswood Bl	KV	2/2/2	N	11,025	2,549	1953	\$299,900	\$275,000	\$107.89	\$107.89	55	0.92
93969374	11.16.09	Bevlyn	BT	3/2/2	N	8,979	1,540	1954	\$279,900	\$278,000	\$180.52	\$180.52	9	0.99
32959294	12.08.09	Fairhope	KV	3/2/2	N	9,240	2,182	1952	\$275,000	\$250,000	\$114.57	\$114.57	20*	0.91
56562444	12.11.09	Broadmead	KV	3/2/2	N	7,651	3,092	2008	\$599,000	\$575,000	\$185.96	\$185.96	165*	0.96
AVERAGE				3/ 2		8,577	2,127		\$371,710	\$356,123			70	0.96

Information is believed to be accurate but is not guaranteed. THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relied upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

*KV= Knollwood Village BT= Braes Terrace BM= Braes Manor

(Average Sale Price/Average SqFt) : (421487 / 2295) = \$183.65 Adjusted SP/SF is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)/SF

Real-Time Market Snapshot
DIRECT FROM THE INDUSTRY SOURCE

Dear John,
As your source for real estate information, I have access to the Multiple Listing Service and most up to date database of housing activity. Based on your home's largest and most recent information on home listings, home sales, and market trends, I created this report effective July 24, 2007.

Featured Questions

- > What is for sale right now?
- > What just sold and for what price?
- > How fast are properties selling?

Summary of
For Sale
Sold
This Week

**REAL-TIME
MARKET SNAPSHOT**

Quick, via-email market
analysis of your home and
area received monthly in
your inbox, without even
talking to an agent!

Knollwood Village Civic Club Directory 2010

2010 OFFICERS

President
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Security
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SidSabel@swbell.net



www.knollwoodvillagecc.org

Check out our web site at www.knollwoodvillagecc.org for up-to-date information on phone numbers, Deed Restrictions, City projects, trash pick-up and more.

You can also sign-up for the **E-Neighborhood** mailing list to receive timely emails of importance to the neighborhood.



Numbers to Know

Emergency	911	Animal Control	(713) 238-9600
Houston Police (Non Emergency).....	(713) 222-3131	Better Business Bureau	(713) 868-9500
Poison Control	(800) 222-1222	Harris Co. Flood Control.....	(713) 684-4197
Smith Security.....	(713) 789-5944 / (713) 782-9617	Nuisance Violations.....	311
All Houston City Departments.....	311	(Call to report dangerous buildings, weeded lots, inoperable or abandoned vehicles, substandard housing & raw sewage.)	
Citizen Assistance Office	311	Public Works - Water/Sewer Repairs	311
Mayor's Office	(713) 247-2200	Recycling Service Center	(713) 551-7355
City Council:		Solid Waste/Heavy Trash.....	311
Anne Clutterbuck, District C	(713) 247-2004	Street Light Replacement.....	(713) 207-2222
State Representative:			
Ellen Dohen, District 134.....	(713) 660-0899		

**Add On ?
Move Out ?
Stay Put ?
What's it worth ?
Lease It ?
Sell It ?**

We have the answers.

Steve Anton

www.HALLMARKPROPERTIES.COM

713-666-3400

Heavy Trash Pick-ups

For the City of Houston's web site click, go to:
<http://www.houstontx.gov/solidwaste/treewaste.html>

Trash is picked up every Thursday (except on city holidays, in which it will be picked up on Friday.) Heavy trash is picked up on the 1st Monday of every month. Please do not place trash out until the the night before. You can also take heavy trash to the heavy trash depository at 5100 Sunbeam. Call **713-926-1247** for directions. You need to present a drivers license and your last City of Houston water bill. There are restrictions on what can be left, so call if you have questions on what you can take there.

Southwest Fertilizer

BOB PATTERSON
5828 BISSONNET
HOUSTON, TX 77081
TEL: (713) 666-1744
FAX: (713) 666-8108
EMAIL: BOB@YARDGEEK.COM

 **Solid Waste Management Department**

TREE WASTE SCHEDULE

January	Tree Waste ONLY
February	Junk Waste
March	Tree Waste ONLY
April	Junk Waste
May	Tree Waste ONLY
June	Junk Waste
July	Tree Waste ONLY
August	Junk Waste
September	Tree Waste ONLY
October	Junk Waste
November	Tree Waste ONLY
December	Junk Waste



Jean & Jack Shabot



**We sell
extraordinary homes
for extraordinary people.**

Like you.

Our *exclusive, one-of-a-kind* marketing programs go beyond traditional methods. They'll help position your home to be sold FAST, at the BEST PRICE with the LEAST HASSLE!

For all the details, call us today!

The Shabot Team

2007 Office Top Production - Units & 2007 Office Listing Leader Team

713-961-1722

jeanshabot@garygreene.com • jackshabot@garygreene.com

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Building and Preserving Wealth Through Home Ownership.

News From Longfellow Elementary

Longfellow Elementary School is currently ranked as a Quartile 1 school in terms of student academic growth! HISD ranked all schools according to student academic growth. Schools were ranked into quartiles with Quartile 1 being the most academic growth within the district, according to Stanford and TAKS tests. The academic growth in the areas of reading, mathematics, science, social studies, language arts, and writing were compared in all HISD schools to determine ranking of the four quartiles.

Longfellow's Wonderful Magnet Program

We have highly qualified instructors who offer their expertise in the areas of art, general music, dance, orchestra, band and our newest area, theater. Our students received Superior Ratings in Strings and 1 Act Play competitions. Several of our students have performed in the Nutcracker at Jones Hall, are members of the Houston Boys' Choir and are members of the HISD All-City Band. We have also been recognized in the news for our Butterfly Garden Dedication as well as for the Annual KHOU Toy Survey.

Our intent is to introduce students to the different aspects of Fine Arts and to further develop that appreciation. All students are instructed using district and state curriculum and have numerous opportunities to showcase their talents on a school, community and district level. For example, they have performed at various

functions such as The National Association of PTA Annual Luncheon, Black Heritage Day at the Rodeo and the G.T. Expo at Rice University.

Our focus in fine arts is to foster creativity, cooperative learning, critical thinking, problem solving and evaluation of performance within a safe, non-threatening environment. Accordingly, all students have the opportunity to attend plays, symphonies, and art galleries. We also have many in-house productions by TUTS and Young Audiences of Houston.

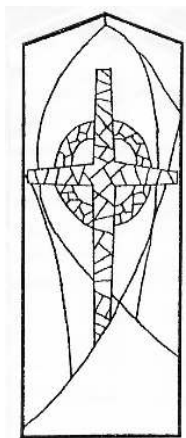
We are a school-wide Magnet program with fine arts Magnet classes during the school day for all Longfellow students. As an HISD "Recognized" school we continue to strive for excellence in all areas and are looking forward to an exciting new year! Please contact me to schedule a tour.

Tracy A. VanWright, Magnet Coordinator
Longfellow Elementary
713-295-5268 tvanwrig@houstonisd.org

Brian Lees
Realtor, Owner


Brook Street Homes
Guiding you home

www.brookstreethomes.com
Brianlees@gmail.com
713-857-5331 Cell Phone
713-583-6891 Fax
1438 Campbell RD, Suite 110
Houston, TX 77055



St. Luke's Presbyterian Church
8915 Timberside Dr.
across from
Longfellow Elementary
713.667.6531
www.stlukespres.org

St. Luke's Presbyterian Church

Rev. W. Scott Harbison, Pastor

Sunday mornings at St. Luke's

The Gathering*	9:15 a.m.
Sunday School	9:30 a.m.
Worship	10:55 a.m.
Fellowship	12:15 p.m.

"Building Community Among Our Neighbors"

1/20 Knollwood Homeowners—7:30 p.m.—Welcome!
2/16 Jazz in the Parking Lot—6:30-9 p.m.
Featuring the Marvin Gaspard Jazz Trio and our
2nd annual Fish Fry in the south parking lot
2/17 Ash Wednesday Service—7:00 p.m.

Mother's Day Out Program

Wednesdays & Fridays 9:30 a.m. – 2:00 p.m.

Call the church office or visit our website for details.

Phone: 713.667.6531

Website: www.stlukespres.org

***The Gathering** is an intimate communion service with a shorter (about 30 minutes) more informal format. Rev. Harbison leads the service with prayer, scripture, homily and communion. The contemporary/folk music is led by Ryan Klasen.



Knollwood Village Voice

Knollwood Village Civic Club
PO Box 20801
Houston, TX 77225

www.knollwoodvillagecc.org

No Time Like the Present

to make your 2010 contributions to
the KVCC and Security Patrols

Yes! I want to support my neighborhood. Enclosed is
my payment to cover my 2010 Civic Club dues and
contribution to the Security Fund.

If the mailing label information is correct, make sure that top half of the
page is returned with this form and check. If not, complete below:

Name: _____

Address: _____

Phone: _____

Join the E-Neighborhood

Make sure my household is included in the
KVCC **E-Neighborhood** email list.

Please include these email addresses when you
publish neighborhood-relevant announcements,
news alerts, and other general Knollwood
Village information.

Item	Amount Due
2010 Civic Club Membership	\$40
2010 Security Fund	\$135
Total	\$175
Here's extra money for the Security Patrol	
Total Contribution 2010	

Please send this page and your check made out to:
Knollwood Village Civic Club
P.O. Box 20801, Houston, TX 77225