

A Great Inner Loop Houston Neighborhood, 625 Homes Strong



KnollwoodVillageVoice

www.knollwoodvillagecc.org

Summer 2010

President's Letter

This is the year that, one way or another, the Board is committed to returning the Knollwood Village Civic Club and Security Fund to break-even.

The good news so far this year is we are making strong strides in that direction. Our 2010 fundraising goal is \$65,000. Currently, we stand at roughly \$52,000 raised for 2010 -- about 80% of the way there. We now need 75 more homes to contribute.

Since we are still short of our goal, the Board has voted to trim back on the number of hours that Smith Security patrols until we can pay for it with 2010 contributions.

People express surprise that it's not easy to get to our annual budget, especially since nearly 90% of the money is passed through the KVCC to Smith Security for the neighborhood patrol. Who wouldn't pay for that?

So to help everyone focus on the issue we've decided to publish the addresses of every home in the KVCC area and list what, if any, contribution they have made this year. As you'll see on page 6 and 7 of this newsletter, some homes have contributed even more than the \$175 annual fees. Please thank your neighbors that have generously given this year, and encourage those who haven't to open up their checkbooks and help us keep the Security Patrol going strong.

Checks for \$175 can be sent to: Knollwood Village Civic Club at PO Box 20801, Houston, TX 77225. Or you can pay online at www.knollwoodvillagecc.org. It's safe, easy, painless.

But we need more than just money. We are looking to add 3 new Board members to the KVCC. It only takes a little bit of time but it is vital we have folks who can help steer the KVCC in the coming years. Please contact me if you are interested in serving.

As many of you know, the neighborhood recently lost a giant, **Sid Sabel**, who is an original member of Knollwood Village and served on the Board as President and Security Chairman for many, many years. Sid exemplified the best of what makes a great husband, father and neighbor. Even as he approached 90 years old, Sid was active and extremely conscientious in his responsibilities. He will be missed by all of us. Our heartfelt condolences go out to his family.

Next KVCC General Meeting

July 21st
Wednesday
7:00 p.m.

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

Please join us for a discussion of
neighborhood issues and a chance
to get some great neighbors.

Chris Hearne
President

president@knollwoodvillagecc.org

Knollwood Village Civic Club Directory 2010



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.....		(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		

2010 OFFICERS

President

Chris Hearne
832-331-4653
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Vice President

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SECURITY

David Wood
(713) 662-3675

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Knollwood Village & Surrounding Area Real Estate Report

Single Family Home Sales
April 1, 2009 - June 10, 2010

MLS	CLOSED DATE	STREET NAME	SUB-DIVISION	BR/Bath/Pool	Garage	Lot SqFt	Bldg SqFt	Year	List Price	Sold Price	SP/SF	Adjusted SP/SF	DOM	LP/SP %
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	Hatton 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
39316582	1.29.10	Greenbush St	KV	3/2/2	N	7,000	1,706	1952	\$355,000	\$350,000	\$205.16	\$205.16	108*	0.99
63256696	2.23.10	Deal St	KV*5	3/2/2	N	6,834	1,268	1952	\$320,000	\$264,500	\$224.37	\$224.37	112	0.89
47444882	2.25.10	Stanton	KV	5/2/1/2	N	8,611	2,594	1950	\$259,000	\$259,000	\$99.85	\$98.30	16	1.00
5966990	4.15.10	Gannett St	BP	3/2/2	N	6,630	1,673	1952	\$329,900	\$317,500	\$189.78	\$189.78	27	0.96
7091663	4.16.10	Winslow	BT	2/2/2	N	7,800	1,576	1953	\$225,000	\$228,000	\$144.67	\$144.67	3	1.01
51682509	4.20.10	Broadmead	KV	3/2/2	N	7,910	1,757	1953	\$317,900	\$306,000	\$174.16	\$174.16	130	0.96
43528104	5.4.10	Norris	KV	2/1.5/2	N	6,630	1,638	1952	\$289,000	\$274,000	\$167.28	\$164.22	21	0.95
96517098	5.6.10	Greenbush St	KV 1	3/2/2	N	7,800	1,792	1953	\$275,000	\$266,000	\$148.44	\$148.44	38*	0.97
79565264	5.25.10	Castlewood St	BT	3/2/2	N	7,560	1,822	1951	\$374,500	\$375,000	\$205.82	\$205.82	5	1.00
82370883	5.27.10	Broadmead Dr	KV 6	4/3.5/2	N	8,696	3,776	2006	\$699,000	\$675,000	\$178.76	\$178.36	44*	0.97
52049897	6.4.10	Norris	KV	3/2/2	N	6,630	1,743	1952	\$319,000	\$295,500	\$169.54	\$169.54	5*	0.93
AVERAGE				3/ 2		7,875	2,052		\$360,352	\$345,964			53	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

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Letter from the Treasurer

Hello Neighbors,

First things first, I would like to recognize our previous Treasurer, Cheryl O'Brien, for her dedication and many years of service.

Just to share a little about my past experience as a board member, I previously served 6 years in the Midtown/Downtown area, both in Secretary and Vice President roles. I moved into Knollwood Village two years ago this summer and I am looking forward to sinking myself into the details of our financial situation. Hopefully I can bring fresh new ideas to our Civic Club that contributes to making our community a better place to live and an investment for us all.

Of course our main goal each year above all things is to collect DUES. Without your contributions, we cannot exist as a Civic Club nor can we provide such services like landscaping of the esplanades or private security. If you are one of those on the fence about paying dues, look at it as a tax write off and a small investment in your homes. After all, if the

Civic Club didn't provide these services, our property values inevitably would drop.

So please consider paying your dues this year and every year! We've made the process easier than ever before with a first time online payment option although sending checks in the traditional mail is still a choice. If you do nothing else, please join our e-mailing list on our website so we can keep you informed and reduce our expenses whenever possible!

Thank you in advance for your support.

— Scott J Rose



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July 9
August 13
September 10
6:30 - 8:30 pm

Sundays

8:45 am Contemplative Communion Service
9:15 am Coffee and fellowship
9:30 am Bible Study for kids, youth & adults
10:50 am Traditional Worship Service
7:00 pm EXPRESS Modern Worship

www.bethanyumc.org



Prime Time Wednesdays

- 5:30-6:30 pm Home-Cooked Dinner (\$6 adults/\$2 kids)
6:30-7:30 pm Fun and Learning Time:
- For **WOMEN**...Beth Moore Bible Study: *Believing God*
 - For **MEN**...*Holy Hoops* basketball workout and Bible Study
 - For **KIDS**...*KidMo! Bible Super Heroes Class*
 - For **TEENS**...Youth Group: fun & games, hanging out, real-life Bible Study
 - For **ADULTS**...*Grounded Living Class*
 - For **LEARNERS**...English as a Second Language
 - For **CRAFTERS**...Prayer Shawl Ministry & Crafts Group

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Steve Anton

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Knollwood Village Civic Club and Security Fund payments for 2010 by Address.

Represents all payments received by
June 30, 2010. You can pay online at
www.knollwoodvillagecc.org

✓ = Paid

✓+ = Paid plus made an extra
contribution to Security Fund

No symbol means no payment received.

✓ 2802 Ashwood
2803 Ashwood
✓ 2806 Ashwood
✓ 2807 Ashwood
✓ 2810 Ashwood
✓+ 2811 Ashwood
2814 Ashwood
2815 Ashwood
✓ 2902 Ashwood
✓+ 2903 Ashwood
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8506 Bevlyn
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✓ 8602 Bevlyn
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8710 Bevlyn
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8802 Bevlyn
✓ 8806 Bevlyn
8810 Bevlyn
✓ 8902 Bevlyn
✓ 8906 Bevlyn
✓+ 8910 Bevlyn
✓ 8407 Bluegate Ct.
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Payments made after
 June 30, 2010 will be
 updated in the next
 newsletter

Knollwood Village Smith Security Incident Report

(February through May 2010)

No location given (3/10/2010 12:05 PM) – Resident (no address specified) reported their car broken into and a navigation system and iPod stolen. The thief went into glove compartment and middle console and messed things up inside the car.

8300 block Lorrie (3/15/2010 11:14 AM) – Resident reported that a large rental van had been parked on the street in front of a house for 5 days. The resident making the report was concerned that the large van was not visible to cars rounding the curve on Lorrie and that it was an accident waiting to happen.

8400 block Bluegate (3/18/2010 12:39 PM) – Resident called to report that a young black male 5'8" to 6' tall wearing a blue short sleeve shirt, blue jeans, and tennis shoes was ringing doorbells trying to sell magazines. Patrol located young man, told him that he could not sell anything in this neighborhood, and asked him to leave. The young man complied without complaint.

3400 block of Deal 3/29/2010 (12:00 AM) – Resident reported that a window on the side of their house was broken sometime between 3/25 and 3/27. No one entered house and nothing was taken.

3100 block of Castlewood 4/1/2010 (4:30 PM) – Resident returned from a trip out of town and discovered that their back door was broken and their house had been messed up and burglarized. The resident did not yet know what had been taken. The previous day Patrol had observed that the garage door to the burglarized residence was open and reported that to one of the neighbors who then contacted the out of town resident. Another neighbor apparently came over and closed the open door. No one realized the house had been broken into until the resident returned home.

3400 block of Broadmead 4/12/2010 (4:15 PM) – Patrol responded to a call and discovered that the electrical meter behind the house was being replaced.

Hatton 4/13/2010 (12:00 PM) – Resident on Hatton called to report that a woman who lived nearby in the neighborhood was picking up other resident's newspapers and sometimes taking them and that this same woman also would peer into neighbor's cars and sometimes call the Houston Police Department about the neighbors. Patrol spoke to the woman about the reported activities and she said that, yes, sometimes she takes papers, but only after they had been left in the grass for 3 to 4 days, and that she does sometimes call HPD about cars parked illegally and about suspicious persons.

3400 block of Linkwood 4/15/2010 (9:50 AM) – Alarm system triggered two days in a row and dispatch reported this to resident. Patrol checked and found no problem outside the house. Patrol spoke with resident later in the day who said that the alarm backup batteries were bad and that they had been replaced. Resident thanked patrol for checking out the alarm both days.

8400 block of Greenbush 4/15/2010 (12:00 AM) – A white female was reported to be pushing leaves and grass clippings into the storm drain. Patrol spoke to the woman who said that she was pulling leaves off of the top of the drain, but that some fell in while she was doing that and the rest she put in piles. She explained that she was not trying to push anything down the drain and had been cutting that yard a long time and knew all of the rules.

8300 block of Greenbush 5/3/2010 (10:00 AM) – Residence burglarized sometime between 10:00 AM and Noon. Two small dogs in the house. Thieves took a computer system, a color television, and assorted pieces of jewelry. The back door of the garage was not locked.

3400 block of Deal 5/8/10 (11:55 PM) – Patrol responded to a complaint about noise. Upon arrival a birthday

party was in progress and music could be heard outside. Residents were requested to keep noise down and they complied by turning down music and shutting back door.

8100 block of Greenbush 5/10/2010 (6:00 PM) – Residence burglarized. Owner reported someone broke a window in the back of the house to get inside and took the following items: desktop computer, two cameras, two iPods, two laptop computers, two shotguns, and a medium sized green suitcase.

8300 block of Greenbush 5/19/2010 (1:00 PM) – Resident called dispatch concerned about a shoe that had been left on the front porch. Patrol and resident determined that the shoe had writing on the sole and that the offspring of the resident had mailed the shoe to the resident. The postal carrier left the shoe on the porch because it would not fit in the mail box.

2800 block of Chiswell 5/20/2010 (9:00 AM) – Resident reported the theft of the following items from their unlocked car: head phones, computer charging cord, and a cell phone charger.

3100 block of Linkwood 5/25/2010 (10:00 AM) – Resident reported that a big man and some women were looking strange and ringing doorbells. Patrol located the group and asked them what they were doing. They replied that they were Jehovah's Witnesses. Patrol asked them to leave the area which they did.

8400 block of Bluegate 5/30/2010 – Patrol checked out alarm which turned out to have been triggered by the back up battery for the system.

Broadmead close to Main Street 6/7/10 (2:10 AM) – Patrol noticed a white Grand Am with two black males inside who ducked down when patrol drove past. Patrol turned around and pulled in behind the vehicle which then drove off. Patrol checked surrounding area and found no apparent problems.

– Filed by **David Wood**

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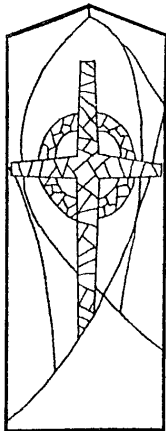
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St. Luke's Presbyterian Church

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"

6/30 Knollwood Civic Association — 7 p.m. Welcome!

7/4 Jazz Communion at 10:55 a.m. It's time for our annual
toe-tappin', finger-snappin', hand-clappin' worship
experience that everyone loves. The Marvin Gaspard
Trio, and our Chancel Choir will provide lively, jazzy mu-
sic to lift your spirits. Be sure to attend St. Luke's annual
All American Picnic in Fellowship Hall after worship.

7/18 Third Sunday Mission to Star of Hope—9:15 a.m.
5-6 volunteers carpool to Star of Hope to assist with lunch
service every month. Call the church office to sign up.

7/20 New! Pastor's Bible Study at 10:30 a.m. 3rd Tuesdays

7/20 Bible Study with light supper at 6 p.m. 3rd Tuesdays

*The Gathering is an intimate communion service with a short, informal format.
Rev. Harbison leads the service with prayer, scripture, homily and communion. The
contemporary Christian music is led by Ryan Klasen.

Reflections from Bethany

How will we ever cleanup this mess?

I whispered those words as I watched the coverage of oil soaked birds finding their way to the Texas coast. I watched as the oily mess washed up on the gulf shores and wondered, "How can things ever be made right?" Furthermore, "WHO is going to clean this mess up?" Those are words with which I am familiar. I heard them many times growing up. I don't know why I was so messy but I was. My children inherited the messy gene. They experimented with alternative uses for Hershey's chocolate syrup as things like "appliance paint" or "hair dye for pets." I have concluded it is inevitable that human beings will create "messes" that we cannot clean up on our own. When we make a mess of things, we need help. This is the human condition. Forgiveness has the power to clean up the mess. In all things human, forgiveness given and forgiveness received is the beginning of restoration. Finger pointing and blaming always add to the mess, but the divine power of forgiveness can make things right in our world again. If your life has become "messy," maybe it is time to invite the divine to come clean things up.

R. Daniel Jones
Pastor
Bethany United Methodist Church

Free Japanese Classical Dance Classes

Bethany United Methodist Church is offering free Japanese Classical Dance classes for children and adults, taught by Kichirie Wakayagi, who is well known in the Japanese community for her Japanese Classical Dance performances. As you exercise during these various movements, you will discover traditional Japanese drama and other arts.

Classes are free, but are limited in numbers of students. Classes meet each Tuesday from 2 - 5 pm at Bethany United Methodist Church in rooms 11 and 12. These are ongoing classes, beginning June 22.

2 pm - 3 pm: Adult class (6-8 persons)

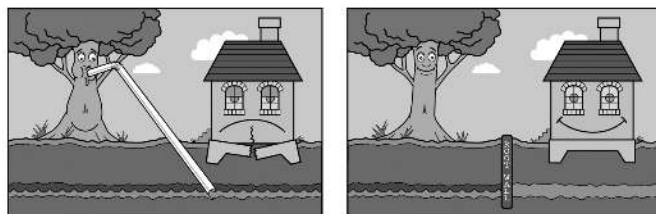
3 pm - 4 pm: 3 to 5 yr olds (6-8 persons)

4 pm - 5 pm: 6 to 11 yr olds (6-8 persons)

This is a unique opportunity to experience an ancient Japanese art form while toning your body with slow, deliberate movements. To register for these free Japanese Classical Dance classes, email Kichirie Wakayagi at oldriver4@gmail.com.



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