

A Great Inner Loop Houston Neighborhood, 620 Homes Strong



KnollwoodVillageVoice

www.knollwoodvillagecc.org

Winter 2010/2011

President's Letter

At the dawn of a new year, good things are happening in Knollwood Village. South Braeswood undergoes a long-overdue facelift. New home construction slowly returns. Security remains strong. And, I'm happy to report, the Knollwood Village Civic Club ends the year in the black — the first time in a while.

It's a time of reinvestment for all of us. Thanks to the caring neighbors of Knollwood, we saw 57% of the homeowners contribute to the Security Fund and Civic Club dues. That money pays for the Security Patrol, the street median beautification maintenance, and the few odds and ends that help us fight for the interests of the neighborhood. Thank you to everyone who contributed. On pages five and six of this newsletter you'll find a full run down of the homes that gave in 2010. And since it's time for 2011 dues, you'll find a contribution form on page seven to ensure we stay solvent and strong.



Balancing our budget was one of the goals the KVCC set at the beginning of the year. But just as important, we sought to recruit new, fresh, energetic volunteers for the organization. Today, more than half the Board members are recent additions. We need it. During the course of the year a number of long-time volunteers have transitioned off the Board or key Committees after giving years of selfless effort to safeguard the KVCC's vital role. Notable among them are Bob Patterson, Sid Sabel, and David Fitts. Their wisdom, hard work, and dependability will be missed — and must be replaced. And after two years as president, I too am pulling back. The KVCC will enjoy new leadership to guide the group through its next important chapter.

Next KVCC General Meeting

Jan 19th
Wednesday 7:00 p.m.

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

Please join us to discuss neighborhood issues such as deed restriction enforcement and to elect new Officers for 2011. We need a quorum. We need you.

So as you pull out your checkbook (or go online) to pay your 2011 dues, think about this: The KVCC needs a few more committed folks to join the Board, we need someone to take over the newsletter, and the Architectural Control Committee needs at least one and as many as three more members. Perhaps you've thought about it in the past but didn't act. Well, now is a great time to step forward. It is fun and rewarding work.

Start by attending the General Meeting on January 19th (Wednesday) at 7pm at St. Luke's on Timberside. We need a quorum of at least twenty 2010 dues-paying members to elect new officers. **We need a quorum.** We need your presence, your vote. We'll review 2010 (we had some interesting deed restrictions issues arise) and we'll look ahead at 2011. We'll also vote in a new slate of Officers, so please attend and vote.

Thank you all for your support for the KVCC. Let's keep Knollwood a great place to live.

Chris Hearne
President

Knollwood Village Civic Club Directory

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
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Knollwood Village & Surrounding Area Real Estate Report

Single Family Home Sales

January 1, 2010 - December 31, 2010

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 %
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
33914417	6.18.10	Buffalo Spdwy	BT 1	3/2/2	N	12,172	2,211	1950	\$299,999	\$265,700	\$120.17	\$120.17	43*	0.89
23907538	6.18.10	Farirhope St	BT 1	2/2	N	7,200	1,642	1951	\$235,000	\$225,000	\$137.03	\$137.03	69	0.96
69927506	6.23.10	Greenbush St	KV 3	4/2/2	N	7,770	2,208	1955	\$425,000	\$389,000	\$176.18	\$176.18	46	0.92
51055594	6.24.10	Stanton	KV	3/2/2	N	9,125	1,618	1951	\$330,000	\$322,000	\$199.01	\$199.01	13	0.98
76562941	6.24.10	Conway	KV	3/2/2	N	7,872	1,628	1955	\$329,900	\$326,000	\$200.25	\$200.03	24	0.99
39739134	6.25.10	Deal St	BM	3/2/2	N	8,247	1,826	1955	\$335,000	\$331,463	\$181.52	\$178.53	7	0.99
85458949	7.13.10	Castlewood St	KV 3	3/2/2	N	7,560	1,694	1951	\$359,900	\$345,500	\$203.96	\$203.96	27	0.96
85886590	7.15.10	Chiswell St	KV 3	3/2/2	N	8,400	2,062	1952	\$252,000	\$237,500	\$115.18	\$115.18	7*	0.94
42710844	7.15.10	Deal St	KV 7	3/2/2	N	7,140	1,607	1953	\$269,000	\$260,000	\$161.79	\$161.79	15	0.97
93182794	7.19.10	Prescott St	KV 2	3/2/2	N	7,665	2,275	1951	\$330,000	\$310,000	\$136.26	\$136.26	59	0.94
99449947	7.20.10	Norris Dr	KV 7	3/2/2	N	7,140	1,634	1953	\$185,000	\$195,000	\$119.34	\$118.64	6	1.05
37135744	7.28.10	Conway	BT	2/1/2	N	7,800	1,420	1952	\$279,000	\$245,000	\$172.54	\$172.54	97	0.88
23830446	8.11.10	Farirhope St	KV	3/2/2	N	9,586	1,615	1952	\$295,000	\$293,000	\$181.42	\$180.65	54	0.99
22721248	8.12.10	Prescott	BT	3/2/2	Y	12,600	2,910	1951	\$449,000	\$441,075	\$151.57	\$151.57	79	0.98
68596384	8.27.10	Lorrie Dr	KV	3/2/2	N	7,700	1,641	1955	\$295,000	\$276,750	\$168.65	\$168.65	30*	0.94
70226655	9.09.10	Deal	BM	3/2	N	9,577	2,345	1955	\$299,900	\$295,000	\$125.80	\$125.80	54*	0.98
23722954	9.22.10	Conway St	KV	4/3.5/2	N	6,600	3,554	1986	\$474,900	\$460,000	\$129.43	\$128.65	113	0.97
822359640	10.15.10	Hatton St	KV	3/2/2/2	N	9,450	2,167	1952	\$379,900	\$369,000	\$170.28	\$170.28	19	0.97
33053371	10.25.10	Winslow	KV	3/2/1	N	7,616	1,440	1951	\$319,000	\$318,000	\$220.83	\$217.71	4	1.00
33618646	10.29.10	Stanton St	BT	4/3	N	13,777	2,482	1951	\$335,000	\$300,000	\$120.39	\$120.39	3*	0.90
19037492	11.30.10	Braeswood Blvd	BT	2/2/2	Y	8,546	1,529	1951	\$299,900	\$299,900	\$196.14	\$193.53	14	1.00
61800445	12.9.10	Bluegate St	KV*5	3/2/2	Y	10,250	1,854	1953	\$309,000	\$299,000	\$161.27	\$160.13	83	0.97
40648834	12.15.10	Ilona Ln	BRAES	6/4/3	N	8,400	3,734	1960	\$364,900	\$246,750	\$66.08	\$66.08	117*	0.68
52530440	12.16.10	Hatton St	KV*4	4/3/2	N	8,400	2,166	1951	\$379,900	\$361,350	\$166.83	\$166.83	61	0.95
16187424	12.27.10	Castlewood	KV	3/2/2	Y	7,980	1,993	1951	\$299,500	\$292,500	\$146.76	\$142.70	33	0.98
AVERAGE				3/2		8,352	2,017		\$330,388	\$314,860			44	0.95

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

FOR SALE



3019 Winslow Street \$325,000

Extra curb appeal & superb square footage! Light filled living room with hard-wood floors and floor-to-ceiling windows; kitchen has full pantry & stainless range & microwave; large tiled sunroom w/ corner fireplace & French doors to shady, fenced backyard; bedrooms are spacious, bright & carpeted; plus bonus room for office/study/play area. A must see!

1,970 sf 8,214 sf Lot Size 3 Bedroom, 2 Bath, 2 Car Attached Garage



2803 Stanton Street \$350,000

Large lot with mature oaks! Updates like recent foundation repair w/ transferable warranty, new plumbing & totally remodeled kitchen & baths! Living room, halls & bedrooms have gorgeous hardwoods & excellent natural light. Kitchen has beautiful new granite counters, tall bar, cabinets, tile floors, backsplash w/ perfect sunny breakfast nook. Huge fully fenced backyard with custom pergola!

1,709 sf 9,632 sf Lot Size 3 Bedroom, 2 Bath, 2 Car Attached Garage

HAPPY NEW YEAR!

Hunter
REAL ESTATE GROUP

Letter from the Treasurer

I hope everyone enjoyed the holidays!

As I write this I am completing my first year as Treasurer for Knollwood Village. My first thought is to evaluate the year and see how we did from a financial perspective...

While the results look mostly positive, our successes did not come without difficult decisions from our board. I'm referring mainly to a decision made at mid year to reduce some Security services saving us \$500 per month or about \$6k per year. That decision was made in fear of us not meeting our dues collection goal, although the hard push late in the year got us very close.

Our goal was to collect \$65k which, believe it or not, is only 60% of our entire neighborhood of 625 homes. We collected 95% (approximately 357 homes) of our goal, which is a record high at least in recent years, but it's far from this neighborhood's overall potential.

In the coming years, if we can raise our dues collection, this board can actually make noticeable improvements to the neighborhood such as replacing the worn out neighborhood sign on Braeswood and/or beautifying the esplanades in the area with flowering plants, etc... How about improve services such as Security or improved street lighting? As it stands, this year we were able to make ends meet – which is a huge success not to dip into the reserves. However, it did come with some cost cutting measures which we want to avoid in the future.

In summary, we made what amounted to baby steps in 2010 but let's not be satisfied with that. This is our neighborhood! It's your investment! Please make your own "investment" in the Knollwood Civic Club in 2011.

I look forward to a prosperous 2011. Thank you for your continued support.

– Scott J Rose

Goal	Status	Details
Stay within the budget	Achieved	Expect to be about \$1-2k under budget
Increase Dues Collection	Achieved	Collected 95% of our goal
Exceed other income revenue	Achieved	\$600 increase expected largely due to increased newsletter advertisements with the potential to modestly double annual expectation in 2011
Keep all Services as is	Not Achieved	Decision was made at mid year to reduce some Security services
Setup Interest Bearing Accounts	Achieved	\$150 accrued this year
Organize record keeping	Achieved	Collected contract terms for major service providers
Review contracts/rates against competitors	Achieved	Upon review, prior volunteers did excellent job negotiating rates vs services offered

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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
December 31, 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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✓+ 8910 Bevlyn
✓ 8407 Bluegate Ct.
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3519 Gannett
✓ 7906 Greenbush

Knollwood Village Smith Security Incident Report

(mid June through Nov 2010)

8300 block Lorrie (8/26/2010 6:25 PM) – Houston fire department responded to a residence after receiving a call about a gas smell.

Braeswood at Buffalo Speedway (9/3/2010 7:25 PM) – Patrol responded to call from resident reporting that 2 young black men were soliciting donations for TSU. Searched streets on arrival, but could not find the young men.

3000 block Fairhope (9/9/2010 12:15 PM) – Patrol found two watch dogs in the bed of a pickup truck. Discovered they were owned by the lawn man.

Gannet at Buffalo Speedway (9/15/2010) – Patrol responded to call from resident reporting a suspicious van driving through the neighborhood. Upon arrival no van was found.

3100 block Norris (10/8/2010 11:05 PM) – Patrol responded to a report about a suspicious van parked at a nearby house. No van was found and upon checking the house appeared to be secure.

2900 block Ashwood (10/23/2010 11:23 AM) – Resident complained about kids riding bicycles in Lorrie area, but patrol could not find anything.

2800 block Chiswell (11/4/2010 5:12 AM) – Resident called to report that their car was broken into at

about 4:45 AM. Resident heard their car alarm and when they went outside they discovered that the passenger side window had been broken and the radar detector had been stolen. No suspect was observed by the resident.

3000 block South Braeswood (11/9/2010 3:32 PM) and 3500 block Gannett (11/9/2010 4:00 PM) – Patrol located a black female and a black male who were selling magazines and asked them to not sell magazines in the neighborhood.

Norris and Greenbush (11/15/2010 5:06 PM) – Patrol located a black male solicitor and told him that the Houston Police Department had been called. The man took off running.

– Filed by **David Wood**

10% OFF

Its Time for
Fall
Spruce
It Up!

- Bed Cleanings
- Hedge/shrub/vine trim
- Tree trimming
- Color change out
- Replenish soils and mulch



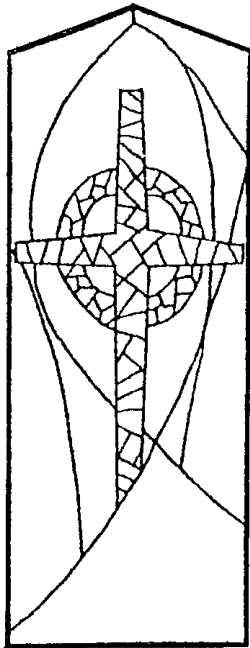
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2007 and 2008 Braeswood Place Home Tour "Fit and Finish" Sponsors
2007 Keep Houston Beautiful Mayoral Honorable Mention Award
Members Greater Houston Southwest Chamber
Members Texas National Landscapers Association



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

St. Luke's Presbyterian Church

Rev. W. Scott Harbison, Pastor

Join us on Sundays for a timely message and great music.

The Gathering (A contemporary family service) 9:00 a.m.

Sunday School 9:45 a.m. Worship 10:55 a.m.

Fellowship 12:15 a.m.

"Building Community Among Our Neighbors"

STUDY OPPORTUNITIES

3rd Tuesdays Mornings with Rev. Harbison, 10:30 a.m.

Evenings with Beth Stanaland, 6:00 p.m.

1/18 2/15 3/15 4/19

Wednesdays Pastor's Study Class/Rev. W. Scott Harbison

Innovative & thought provoking study

Wednesday evenings at 6:30 p.m.

PLANNING AHEAD

March 8

Jazz in the Parking Lot and Fish Fry, 6-8 p.m.

The Gathering at 9:00 a.m. is a shorter worship service that includes communion, scripture, music, and a homily. Contemporary Christian music is led by Ryan Klasen.

Traditional Worship at 10:55 a.m. includes organ and choir under the direction of Marvin Gaspard, Director of Music/Organist-Choirmaster.

Call the church office or visit our website for details.

713.667.6531

www.stlukespres.org



Knollwood Village Civic Club

2011 Membership Form

{ Please return this page with your check. }

1

Payment.

Yes! I want to support my neighborhood. Enclosed is my payment to cover my 2011 Civic Club dues and contribution to the Security Fund.

Item	Amount Due	
2011 Civic Club Membership	\$40	
2011 Security Fund	\$135	
Total	\$175	
I appreciate the Security program and would like to make an additional contribution to support the Security Fund.		
Total Contribution 2011		

2

My information.

Credit my payment to:

Name: _____

Address: _____

Phone: _____

YOU CAN ALSO PAY ONLINE.

Fast, easy, safe.
www.knollwoodvillagecc.org

Please return this form and
your check made out to:

**Knollwood Village
Civic Club**

P.O. Box 20801
Houston, TX 77225

3

Join the E-Neighborhood

Make sure my household is included in the KVCC **E-Neighborhood** email list. Please include these email addresses when you send out neighborhood relevant announcements, news alerts, and other general Knollwood Village information.

www.knollwoodvillagecc.org

Note: We will never share your email address with a third-party. It is strictly for use by the KVCC.



Knollwood Village Voice

Knollwood Village Civic Club
PO Box 20801
Houston, TX 77225

www.knollwoodvillagecc.org

*Keeping our
neighborhood
safe, strong
and growing.*



The Knollwood Village Civic Club
& Security Fund. Neighbors United.