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KnollwoodVillageVoice

www.knollwoodvillage.org

Summer 2012

President's Letter

Fellow Residents,

WOW!!

The beautiful, cool spring has given way to extraordinary summer heat. Though our neighborhood and surrounding areas have experienced record high temperatures, your civic club has not been deterred from performing the activities necessary to sustain and improve YOUR neighborhood.

The KVCC board, committee chairs and members have displayed significant effort and progress toward the completion of many ongoing projects. In this issue of the *Voice*, the KVCC officers, board members and committee chairs have written status reports to help keep you informed.

Chris Hearne, KVCC Treasurer, reports on the club's finances and dues collection. The revenue collection from voluntary dues and *Knollwood Village Voice* advertisements cover expenses for security, common area mowing and club's expenses. If you have contributed to the KVCC this year, thank you. If you have not yet contributed, please do so. The KVCC needs your financial support.

Scott Rose, KVCC Vice-president and Street Light Campaign Chair coordinated a great team of volunteers to achieve success in raising decorative street lighting funds. The group has shown us, as community we can come together

and move forward significant capital improvement projects. The project is not yet completed but significant hurdles have been cleared.

Suzanne Jett and **Doug Walla** are working on the Knollwood Village esplanade sign project. Design appearance, materials and specs are in the planning stage. Neighborhood esplanade signs that are nice in appearance and built for longevity are more expensive than one would think. Please to contribute to this project so Doug and Suzanne can move this project forward.

Our neighborhood continues to thrive. The submission of plans for new home construction

(continued next page)



and remodels is at a steady and healthy pace. Our Architectural Control Committee (**Brent Nyquist, Bev Blackwood, David Roder, Erik Tennison**) and Welcoming Committee (**Bev Blackwood**) are also very busy volunteering their time to ensure the building restrictions are adhered to and new neighbors are welcomed.

David Wood, longstanding KVCC Security Chair, thankfully doesn't have much to report. The lack in criminal activity can be attributed in part to:

- 1) The significant security expenditures made from the voluntary dues collections
- 2) The consistent and caring patrol by Smith Security's **Perkin La Cour**.

Please continue KVCC dues payments to support the Knollwood Village security patrol. If you are traveling this summer, be safe and alert Smith Security prior to leaving for increased observation of your residence.



As in the past issue of the *Knollwood Village Voice*, the newsletter contains Knollwood Village History Trivia. Please read about the history of the neighborhood and KVCC's involvement in preventing and removing "undesired elements" from in and surrounding areas. Many of our neighbors are not aware that KVCC has successfully defended the neighborhood against undesirable encroachments in the past.

If you require additional information, need to locate an item from past issues or deed restriction information please go to the KVCC website (www.knollwoodvillage.org). Use it.

I hope each of you enjoy the summer. Stay safe and hydrate. I hope to see you at the next KVCC group meeting on August 22nd starting at 6:30 pm, at our usual spot, Room 201 at **St. Luke's Presbyterian Church** at 8915 Timberside Dr. ☆

— Hector Caram, *President*
president@knollwoodvillagecc.org

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Knollwood Village Smith Protective Incident Report

by David Wood, Security Chairman

security@knollwoodvillagecc.org

There has been little criminal activity reported to Smith Security this summer so thankfully this newsletter's security report is short.

The only recent reported incident occurred on the night of July 28 when a resident in the 3400 block of Broadmead reported that a portable electronic device was stolen from their unlocked vehicle which was parked in their driveway. A neighbor of this resident reported that on the same evening their unlocked vehicle was gone through by someone, but that nothing was taken. Over the past year there have been a number of similar reports in Knollwood Village where portable music players and phones have been stolen from unlocked vehicles.

On July 18 prior to 6:00 AM vandals damaged a truck parked in the Bethany church lot. They broke the mirrors and windshield wipers on the truck and turned off power to the parking lot lights. HPD was notified.

For those Knollwood Village residents who are interested in learning more about crime prevention and how our police department works the Houston Police Department has a "Positive Interaction Program" (PIP) which holds monthly meetings that all Houston residents are invited to attend.

Our local Southwest Division police substation holds PIP meetings the 4th Tuesday of every month at 7:00 PM in the Aramco Building Auditorium which is located at 9009 West Loop South. This is the multistory building located on the service road just inside the southwest corner of the 610 Loop.

The PIP meetings feature speakers from different divisions of HPD offering crime prevention tips and general information about crime in our area.

If you would like to meet HPD officers that work in the Knollwood Village area or if you would like to ask questions or air concerns about crime in our area the PIP meetings are a good opportunity to do this. If you want to learn what the speaker topic will be for the next Southwest Division PIP meeting please contact Myron Brady at 713-726-7126 or Myron.Brady@cityofhouston.net. ☆



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MWF, 12:30pm-4:30pm

A Brief History of KVCC, Your Civic Club

by Cheryl O'Brien, KVV Editor
clpobrien@comcast.net

Have you ever wondered what the civic club has done that impacts your life? Let's take a brief stroll down memory lane....

Do you know how the empty lot came to be at the corner across from St. Luke's Presbyterian church and across the street from Longfellow?

That lot used to contain a very dilapidated small apartment building which was in dire need of repairs and was vacant. The city was in the process of developing a methodology to follow how to handle buildings that were deemed to be dangerous.

Our club hounded the city on that issue and we succeeded in winning the fight to get that eyesore removed. The building was declared to be a dangerous building and was successfully torn down by the city as one of the very first done under the dangerous buildings ordinance. This occurred in the mid-1980's. That lot has been vacant ever since.

We fought and WON the fight along S. Main to prevent a prison pre-release halfway house from being built by the state at the corner of S. Main and Broadmead on the east side of the street (in the early 1990's). We now have the yellow parking lot for Reliant Stadium and the retention pond and greenery. Much better than a prison facility, wouldn't you agree?

How many of you remember the nightclub that used to be along Buffalo Speedway near Murworth named **The Benz**? Residents along Linkwood had issues with intoxicated patrons parking along Linkwood, using the front yards as restrooms, and many other unsavory activities. Your Civic Club led by **Sid Sabel** fought the battle that ultimately led to the closing of the nightclub and demolition of that building also. Homes now occupy that land.

And we fought **Metro** when they wanted to run bus lines on Broadmead between Main and Buffalo Speedway. Could you imagine having Metro buses running along Broadmead on a daily basis every 25 minutes?? That issue has come up several times in the past 20 years and each time, your Civic Club was there, presenting a unified front to the Metro board in protest.

The **Target** store entrance for their delivery trucks is another example of the KVCC being very proactive. The original plans for that Target store layout were very different from how it is now. The club was instrumental in working with the city and Target on how to handle parking, deliveries, drainage and other items. While it might not be an ideal layout, it could have been much worse without our working with the city.

These issues take time and energy but very little money. What helped was the volunteer time from residents. Many of your neighbors over the years have taken hours of time from work to attend hearings, meet with the city, etc over various issues.

Please join your board in thanking all of the present and past neighbors who have done so much to make OUR neighborhood a great place to live!

Will you consider helping us continue to improve the area for the present and the future? 🌟

News from Longfellow Elementary

The Parent Teacher Association at Longfellow is comprised of both neighborhood and magnet families. Several improvements to the school have been done this year including a new outdoor water fountain, new picnic tables, murals, and a new sound system for the performances and award ceremonies. Future plans include landscaping and additional training programs for our teachers.

School starts in August - Join your neighbors in supporting the local elementary school and register your child soon! 🌟



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Streetlight Upgrade Project

by Scott J. Rose, Vice President & Streetlight Chair

vp@knollwoodvillagecc.org

I wanted to follow up on the streetlight upgrade and let you know things are moving along!

First, the actual street reconstruction project began July 31. That night, a pre-construction resident meeting was held to allow residents to learn about the project and ask/answer any questions. (Residents were notified of this meeting via a postcard mailed to affected homes and on the website.)

As you recall, the affected streets within the boundaries of Knollwood Village will have streets and sidewalks reconstructed; those streets include Tilden, Winslow, Stanton, Prescott and Fairhope between Buffalo and Greenbush, plus Fairhope Place. Conway is also being reconstructed but not the KV side; however, the KV side will get upgraded streetlights, as is expected for Castlewood.

KVCC plans to provide FAQs and periodic updates at www.knollwoodvillagecc.org, so please visit regularly for more information.

Status of the streetlight upgrade project:
And the winner is ...

Congratulations to **Laura Ferro** (Stanton) on winning the Amazon Kindle Fire!

As previously reported, we reached our



initial campaign goal of \$25,000 for the east/west streets (and Fairhope Place) in the affected area by the April 13 deadline. Unfortunately, we did not meet our goal for the retrofit of Greenbush so that street will be put on hold for a possible future retrofit effort.

Over the past few months, we have been working with **Centerpoint** and the City to develop a streetlight design and to determine the actual costs for the streets that are part of the reconstruction, as well as for Conway and Castlewood, which are considered “retrofits.” The design was recently completed for all these streets, and we hope to have the design posted in September on our website for viewing.

Regarding costs, as you know, our initial fundraising goal of \$25,000 was based on a good-faith estimate. Centerpoint and the city recently provided us with updated information and an assessment of the final costs for the entire streetlight project and **we are \$3,500 short of our goal.**

Over the coming weeks, we will be determining how best to raise the remaining needed funds. While we expect to be given several months to collect these remaining funds, there's no need to wait! If you have not yet contributed, please consider contributing now. You can visit our website to pay using PayPal, or send a check to:

**KVCC Streetlights
PO Box 20801
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Again, look for more information on the streetlight contribution effort and design soon. Thanks for your patience as we finalize the details! ★



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Chris Charboneau
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Real Estate Report Knollwood Village & Surrounding Area

Sept 1, 2011 through July 18, 2012

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 %
99211948	9.7.11	Fairhope St	KV	3/2/2	Y	Y	9,775	1,796	1955	\$279,995	\$262,000	\$145.88	\$145.88	26	0.94
63745535	9.22.11	Stanton	KV	3/2/2	N	Y	7,616	1,870	1952	\$235,000	\$197,000	\$105.35	\$105.35	15	0.84
36476088	9.23.11	Bluegate St	KV	3/2/2	Y	Y	7,350	2,004	1954	\$450,000	\$435,000	\$217.07	\$214.50	41	0.97
15159849	10.21.11	Gannett	KV*5	4/3/2	N	Y	6,834	4,223	2008	\$699,900	\$670,000	\$158.65	\$158.65	141	0.96
86747347	10.28.11	Bevlyn Dr	BT*2	3/2/2	N	Y	8,760	2,050	1954	\$289,000	\$241,500	\$117.80	\$117.80	50	0.84
53134529	10.31.11	Greenbush St	KV*2	3/2/2	N	Y	8,112	1,912	1952	\$285,000	\$275,000	\$143.83	\$143.83	101	0.96
56953348	10.31.11	Lorrie Dr	KV*9	3/2/2	N	Y	9,800	1,693	1954	\$314,900	\$300,000	\$177.20	\$176.61	66	0.95
94938874	10.31.11	Fairhope St	KV	4/3/2	Y	Y	9,760	2,452	1952	\$455,000	\$420,000	\$171.29	\$171.29	17	0.92
30494046	11.9.11	Buffalo Spdwy	KV	3/2/2	Y	Y	8,670	1,686	1953	\$229,000	\$200,000	\$118.62	\$117.44	27	0.87
22813290	11.21.11	Fairhope St	BT*1	2/1/1	Y	Y	7,560	1,515	1951	\$194,900	\$180,000	\$119.05	\$119.05	47*	0.92
44373507	11.23.11	Broadmead Dr	KV*6	3/2/2	N	Y	9,932	1,625	1954	\$269,900	\$267,500	\$164.62	\$163.69	117	0.99
31758191	11.30.11	Castlewood St	BT*1	4/3/2	N	Y	7,560	1,812	1952	\$375,900	\$369,500	\$203.92	\$200.99	11	0.99
45423044	12.05.11	Greenbush St	KV*2	3/2/2	N	Y	7,935	1,661	1954	\$314,900	\$301,500	\$181.52	\$181.52	37*	0.96
29705924	12.23.11	Norris	KV	3/2/2	N	Y	6,630	2,062	1951	\$219,000	\$220,000	\$106.69	\$105.24	98*	1.00
49820016	1.17.12	Bluegate St	KV*10	3/2/2	N	Y	7,350	2,292	1954	\$389,900	\$382,500	\$166.88	\$165.44	12	0.98
14049444	1.18.12	Deal	KV	3/2/2	N	Y	8,624	2,200	1953	\$420,000	\$410,000	\$186.36	\$185.91	13	0.98
49766722	1.20.12	Norris	KV	3/2/2	N	Y	6,630	1,718	1952	\$374,900	\$367,500	\$213.91	\$213.91	48	0.98
50439626	2.3.12	Deal St	KV*7	3/1/2	N	Y	7,140	1,634	1953	\$250,000	\$220,000	\$134.64	\$134.64	37*	0.88
92228484	2.29.12	Hatton St	KV*4	3/2/2	Y	Y	7,350	1,749	1952	\$299,000	\$299,000	\$170.95	\$170.95	10*	1.00
12005146	3.2.12	Greenbush St	KV*1	3/3/2	N	Y	7,072	2,017	1955	\$299,000	\$295,000	\$146.26	\$146.26	6	0.99
74386092	4.5.12	Prescott St	KV	4/4/2	N	Y	9,345	4,200	2011	\$799,000	\$800,000	\$190.48	\$190.48	232*	1.00
52816088	4.12.12	Hatton St	KV	3/2/2	N	Y	7,350	1,625	1953	\$323,900	\$316,200	\$194.58	\$194.58	2	0.98
84538334	4.18.12	Lorrie Dr	KV*8	3/1/2	N	Y	7,700	1,632	1955	\$245,000	\$150,000	\$91.91	\$91.91	94	0.61
59927120	4.20.12	Fairhope	KV	3/3/2	N	Y	8,925	3,833	2008	\$915,000	\$878,888	\$229.30	\$229.30	60	0.96
87446545	4.20.12	Stanton St	KV*8	3/2/2	N	Y	8,720	1,709	1952	\$374,900	\$375,000	\$219.43	\$219.43	10	1.00
79846255	5.9.12	Greenbush St	KV*4	3/2/2	Y	Y	7,350	1,643	1954	\$319,900	\$319,900	\$194.70	\$188.86	5	1.00
51956848	5.14.12	Linkwood	KV	3/2/2	N	Y	7,700	2,096	1952	\$327,000	\$300,000	\$143.13	\$142.18	22	0.92
18933467	5.16.12	Greenbush St	KV	4/3/2	N	Y	8,500	1,910	1953	\$389,900	\$380,000	\$198.95	\$197.64	14	0.97
67598300	5.16.12	Ashwood St	KV	3/2/2	N	Y	9,555	1,665	1953	\$305,000	\$300,000	\$180.18	\$174.56	6	0.98
6342438	5.18.12	Broadmead Dr	BT	3/2/2	N	Y	7,475	1,690	1954	\$274,900	\$250,000	\$147.93	\$147.93	44	0.91
37084936	6.18.12	Stanton St	BT	2/2/2	N	Y	7,320	1,439	1951	\$299,000	\$300,000	\$208.48	\$208.48	2	1.00
33629726	6.4.12	Fairhope St	BT*1	2/1/2	N	Y	7,560	1,436	1951	\$260,000	\$240,000	\$167.13	\$167.13	107	0.92
28367144	6.4.12	Conway	KV	3/2/2	N	Y	8,800	1,649	1955	\$299,900	\$280,000	\$169.80	\$169.80	201	0.93
2269253	6.5.12	Castlewood St	BT	3/2/2	N	Y	7,560	1,736	1951	\$339,000	\$336,000	\$193.55	\$192.68	10*	0.99
56183169	6.8.12	Conway St	KV*8	3/2/2	N	Y	10,800	1,620	1955	\$289,900	\$275,000	\$169.75	\$169.75	3	0.95
98068821	6.8.12	Winslow St	BT	4/3/2	N	Y	9,816	4,256	2007	\$859,900	\$810,000	\$190.32	\$189.83	68	0.94
37084936	6.18.12	Stanton St	BT	2/2/2	N	Y	7,320	1,439	1951	\$299,000	\$300,000	\$208.48	\$208.48	2	1.00
3420884	6.18.12	Castlewood	BT	3/2/2	N	Y	7,230	2,292	1951	\$399,000	\$365,000	\$159.25	\$159.25	219	0.91
87484248	6.29.12	Tilden St	KV	5/3/2	N	Y	10,143	2,664	2003	\$530,000	\$515,000	\$193.32	\$192.57	11	0.97
5481316	7.2.12	Linkwood Dr	KV	3/2/2	N	Y	9,345	1,800	1954	\$275,000	\$275,500	\$153.06	\$153.06	3	1.00
23426410	7.12.12	Ilona Ln	BM*2	3/2/2	N	Y	8,400	1,529	1955	\$233,000	\$227,500	\$148.79	\$148.79	20	0.98
15140564	7.12.12	Deal	BM	3/2/2	N	Y	8,050	1,864	1951	\$349,000	\$325,000	\$174.36	\$174.36	89	0.93
AVERAGE				3/2			8,250	2,095		\$370,890	\$352,309			51	0.94

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

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Treasurer's Report

by Chris Hearne, *Treasurer*

Treasurer@knollwoodvillagecc.org

A little over half way through the year, we have a little over half of the homes in Knollwood Village contributing to the 2012 budget.

Of those that paid, 39% gave more than the annual \$175. That kind of support is helping us close in on our 2012 contribution goal, though we are still about 65 homes short. If you've yet to pay, please take a moment to support your neighborhood.

Contributing to the KVCC is voluntary. We depend on each home owner to choose to join with others to make our community efforts successful. Pitch in.

I like to point out that the majority of the KVCC annual budget goes to one thing: the Security Patrol. If you appreciate the presence of Smith Security in the neighborhood, then please help pay for it. We are fortunate to have an excellent officer in Perkin LaCour, and I'd like to see us keep him watching our streets and homes and

families for years to come. I believe it makes a difference for everyone.

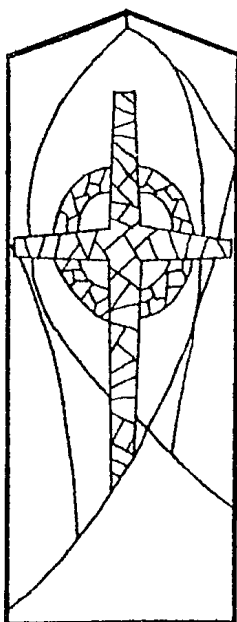
We are also raising money for a beautification project: **New Knollwood Village signs**. If you look at our current ones in the medians of Buffalo Speedway and S. Braeswood, they are tired. We'd like to replace them with handsome, strong new ones — signs befitting Knollwood Village.

So far, we have an additional \$2,945 contributed as earmarks to a special fund to replace the Knollwood Village signs. Our preliminary estimates to do the job right — so the signs look great and last for decades — we'll need between \$8-10,000. If you'd like to support the effort, send a check or go online to pay at www.knollwoodvillage.org/signs. We'll apply these funds directly to this improvement initiative.

Tell us what you think.

We are conducting an online survey of Knollwood Village neighbors. Please take a moment to give us your thoughts. A handful of questions. Go to www.knollwoodvillage.org/survey2012.

We'll share results in the next newsletter. ☺



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St. Luke's Presbyterian Church

Rev. W. Scott Harbison, Pastor

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

The Gathering 9:00 a.m. Sunday School 9:30 a.m.

Traditional Worship 10:55 a.m.

"Building Community Among Our Neighbors"

SAVE THESE DATES TO YOUR FALL CALENDAR!

- | | |
|------------------------|--|
| 10/3 | Spirits & Spirituality begins October 3
<i>A fun informal gathering at a local pub or restaurant discussing contemporary topics of faith. Call for info!</i> |
| 10/27 5-8 p.m. | Fall Festival
Games, food, & fun with our little ghosts and goblins. |
| 11/4 10:55 a.m. | Service of Stained Glass
<i>The stories of our beautiful windows told through song.</i> |
| 12/9 10:55 a.m. | Joy to the World!
<i>A Christmas Concert by St. Luke's Musicians</i> |
| 12/19 6-8 p.m. | Live Nativity—Save the Date!
<i>Christmas appears before your very eyes!</i> |

The Gathering at 9:00 a.m. is a shorter, family 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.



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✓ = Paid

✓+ = Paid plus made an extra contribution to

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✓+ 2802	Ashwood	✓ 8430	Bluegate St	3123	Broadmead
✓ 2803	Ashwood	8431	Bluegate St	3402	Broadmead
✓ 2806	Ashwood	✓ 8434	Bluegate St	✓ 3403	Broadmead
2807	Ashwood	✓+ 8435	Bluegate St	✓ 3406	Broadmead
✓+ 2810	Ashwood	✓ 8438	Bluegate St	✓ 3407	Broadmead
✓+ 2811	Ashwood	✓+ 8439	Bluegate St	✓ 3410	Broadmead
2814	Ashwood	8442	Bluegate St	3411	Broadmead
2815	Ashwood	8443	Bluegate St	3414	Broadmead
✓+ 2902	Ashwood	8447	Bluegate St	3418	Broadmead
✓+ 2903	Ashwood	✓+ 8503	Bluegate St	✓ 3419	Broadmead
✓ 2906	Ashwood	✓ 8506	Bluegate St	3422	Broadmead
✓ 2907	Ashwood	✓+ 8507	Bluegate St	✓+ 3423	Broadmead
2910	Ashwood	8510	Bluegate St	3427	Broadmead
2911	Ashwood	8511	Bluegate St	✓+ 3428	Broadmead
2914	Ashwood	✓ 8514	Bluegate St	3431	Broadmead
✓ 2915	Ashwood	8515	Bluegate St	✓+ 3434	Broadmead
2915	Ashwood	8518	Bluegate St	3435	Broadmead
8506	Bevlyn	✓ 8519	Bluegate St	3502	Broadmead
8510	Bevlyn	✓ 8522	Bluegate St	3503	Broadmead
✓ 8602	Bevlyn	✓ 8523	Bluegate St	✓ 3506	Broadmead
8606	Bevlyn	8526	Bluegate St	✓+ 3507	Broadmead
8610	Bevlyn	✓+ 8527	Bluegate St	3510	Broadmead
8614	Bevlyn	✓+ 8530	Bluegate St	✓ 3511	Broadmead
8702	Bevlyn	✓ 8001	Braesmain	✓ 3514	Broadmead
✓ 8706	Bevlyn	2902	Broadmead	3515	Broadmead
8710	Bevlyn	2924	Broadmead	3518	Broadmead
8714	Bevlyn	2925	Broadmead	3519	Broadmead
8802	Bevlyn	✓+ 2929	Broadmead	8515	Buffalo Spwy
✓+ 8806	Bevlyn	✓ 3006	Broadmead	3003	Castlewood
8810	Bevlyn	3009	Broadmead	✓ 3006	Castlewood
✓+ 8902	Bevlyn	✓ 3010	Broadmead	✓+ 3007	Castlewood
✓ 8906	Bevlyn	✓ 3014	Broadmead	✓+ 3010	Castlewood
✓+ 8910	Bevlyn	✓ 3015	Broadmead	✓ 3011	Castlewood
8407	Bluegate Ct.	3018	Broadmead	✓+ 3014	Castlewood
8411	Bluegate Ct.	3019	Broadmead	3015	Castlewood
8415	Bluegate Ct.	3022	Broadmead	3018	Castlewood
8419	Bluegate Ct.	✓ 3023	Broadmead	2802	Chiswell
8423	Bluegate Ct.	3026	Broadmead	✓ 2803	Chiswell
✓ 8426	Bluegate Ct.	3027	Broadmead	2806	Chiswell
8427	Bluegate Ct.	✓ 3102	Broadmead	✓+ 2807	Chiswell
8431	Bluegate Ct.	✓ 3103	Broadmead	✓ 2810	Chiswell
✓+ 8402	Bluegate St	✓ 3106	Broadmead	2811	Chiswell
8406	Bluegate St	✓+ 3107	Broadmead	2814	Chiswell
✓+ 8410	Bluegate St	✓ 3110	Broadmead	✓ 2815	Chiswell
✓+ 8414	Bluegate St	3111	Broadmead	✓ 2902	Chiswell
8417	Bluegate St	3114	Broadmead	✓+ 2903	Chiswell
✓+ 8418	Bluegate St	✓+ 3115	Broadmead	2906	Chiswell
✓+ 8422	Bluegate St	3118	Broadmead	✓+ 2907	Chiswell
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✓+ 8427	Bluegate St	✓ 3122	Broadmead	2911	Chiswell
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3435	Gannett	✓	8426	Hatton	3402	Linkwood	✓	3011	Norris	2807	S. Braeswood
3502	Gannett	✓+	8427	Hatton	3403	Linkwood	✓	3102	Norris	2811	S. Braeswood
✓ 3503	Gannett		8430	Hatton	3406	Linkwood	✓	3103	Norris	2815	S. Braeswood
3506	Gannett		8431	Hatton	✓ 3407	Linkwood	✓	3106	Norris	✓+ 2819	S. Braeswood
✓+ 3507	Gannett		8502	Hatton	✓+ 3410	Linkwood	✓+	3107	Norris	2823	S. Braeswood
3510	Gannett		8503	Hatton	3411	Linkwood	✓+	3110	Norris	2931	S. Braeswood
✓ 3511	Gannett	✓	8506	Hatton	✓ 3414	Linkwood		3111	Norris	✓+ 3003	S. Braeswood
3514	Gannett		8507	Hatton	3415	Linkwood		3114	Norris	✓+ 3007	S. Braeswood
✓ 3515	Gannett	✓	8510	Hatton	3418	Linkwood		3115	Norris	✓ 3011	S. Braeswood
✓ 3518	Gannett	✓	8511	Hatton	3419	Linkwood		3118	Norris	3015	S. Braeswood
3519	Gannett	✓+	8514	Hatton	✓ 3422	Linkwood	✓+	3119	Norris	✓+ 3019	S. Braeswood
✓ 7906	Greenbush		8515	Hatton	3423	Linkwood	✓	3122	Norris	✓ 3023	S. Braeswood
7911	Greenbush		8518	Hatton	3426	Linkwood		3123	Norris	✓ 3027	S. Braeswood
7915	Greenbush	✓	8519	Hatton	✓+ 3427	Linkwood		3402	Norris	3031	S. Braeswood
✓+ 8000	Greenbush	✓	8522	Hatton	✓ 3430	Linkwood	✓	3403	Norris	2803	Stanton
✓+ 8003	Greenbush	✓+	8523	Hatton	3431	Linkwood		3406	Norris	✓ 2806	Stanton
8007	Greenbush	✓	8526	Hatton	✓+ 3434	Linkwood		3407	Norris	✓ 2807	Stanton
✓ 8011	Greenbush		8527	Hatton	3435	Linkwood		3410	Norris	✓+ 2810	Stanton
8103	Greenbush		8530	Hatton	3502	Linkwood	✓+	3411	Norris	✓ 2811	Stanton
8107	Greenbush	✓	8531	Hatton	✓+ 3506	Linkwood		3414	Norris	✓ 2814	Stanton
8111	Greenbush		8534	Hatton	3510	Linkwood	✓	3415	Norris	✓ 2815	Stanton
✓ 8115	Greenbush		8537	Hatton	✓ 3511	Linkwood		3418	Norris	2902	Stanton
✓ 8119	Greenbush		8538	Hatton	✓ 3514	Linkwood		3419	Norris	2903	Stanton
8121	Greenbush	✓	8541	Hatton	✓ 3518	Linkwood	✓	3422	Norris	2906	Stanton
8202	Greenbush		8542	Hatton	8007	Lorrie	✓+	3423	Norris	2907	Stanton
8203	Greenbush	✓+	2802	Linkwood	8011	Lorrie	✓	3426	Norris	2910	Stanton
✓ 8206	Greenbush		2803	Linkwood	✓ 8015	Lorrie		3427	Norris	2911	Stanton
8210	Greenbush	✓	2806	Linkwood	8103	Lorrie	✓+	3431	Norris	✓+ 3002	Stanton
✓+ 8302	Greenbush	✓	2807	Linkwood	8106	Lorrie	✓+	3434	Norris	3003	Stanton
✓ 8306	Greenbush		2810	Linkwood	✓+ 8107	Lorrie	✓+	3435	Norris	3006	Stanton
8310	Greenbush	✓	2811	Linkwood	8111	Lorrie	✓	3502	Norris	✓+ 3007	Stanton
✓ 8314	Greenbush		2814	Linkwood	✓ 8115	Lorrie		3503	Norris	3010	Stanton
8315	Greenbush	✓	2815	Linkwood	✓ 8119	Lorrie		3506	Norris	✓ 3011	Stanton
✓ 8318	Greenbush		2818	Linkwood	✓ 8123	Lorrie		3507	Norris	✓ 3014	Stanton
✓+ 8319	Greenbush	✓+	2819	Linkwood	8126	Lorrie	✓	3510	Norris	3015	Stanton
✓ 8407	Greenbush	✓+	2823	Linkwood	8127	Lorrie	✓+	3511	Norris	✓ 3018	Stanton
8408	Greenbush		2827	Linkwood	8203	Lorrie		3514	Norris	3019	Stanton
✓ 8411	Greenbush	✓	2830	Linkwood	8207	Lorrie		3515	Norris	✓+ 3022	Stanton
8415	Greenbush		2831	Linkwood	✓ 8211	Lorrie	✓+	3518	Norris	3023	Stanton
8419	Greenbush	✓	2835	Linkwood	✓+ 8215	Lorrie	✓+	3519	Norris	✓ 3026	Stanton
8422	Greenbush	✓	2839	Linkwood	✓ 8219	Lorrie	✓+	2803	Prescott	3027	Stanton
✓+ 8423	Greenbush		2903	Linkwood	✓+ 8223	Lorrie	✓	2806	Prescott	✓+ 3030	Stanton
8427	Greenbush	✓	2907	Linkwood	✓+ 8227	Lorrie	✓+	2807	Prescott	✓ 3031	Stanton
✓ 8502	Greenbush	✓	2908	Linkwood	8231	Lorrie	✓	2810	Prescott	3005	Tilden
8506	Greenbush		2911	Linkwood	✓ 8303	Lorrie	✓	2811	Prescott	✓ 3006	Tilden
8507	Greenbush	✓+	2915	Linkwood	8307	Lorrie	✓+	2814	Prescott	✓ 3010	Tilden
8510	Greenbush	✓	3003	Linkwood	8311	Lorrie	✓	2815	Prescott	3014	Tilden
8511	Greenbush	✓+	3007	Linkwood	8315	Lorrie		2902	Prescott	✓+ 3017	Tilden
8515	Greenbush	✓	3010	Linkwood	8319	Lorrie		2903	Prescott	✓+ 3018	Tilden
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8519	Greenbush		3014	Linkwood	✓+ 8327	Lorrie		2907	Prescott	✓ 3023	Tilden
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8526	Greenbush		3019	Linkwood	8403	Lorrie		3002	Prescott	✓ 3002	Winslow
✓ 8527	Greenbush		3023	Linkwood	✓ 8406	Lorrie		3006	Prescott	3006	Winslow
8531	Greenbush	✓+	3101	Linkwood	✓ 8407	Lorrie	✓	3010	Prescott	3007	Winslow
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✓ 8414	Hatton		3114	Linkwood	8423	Lorrie		3026	Prescott	3023	Winslow
✓ 8415	Hatton		3115	Linkwood	8426	Lorrie		3027	Prescott	✓ 3027	Winslow
✓ 8418	Hatton	✓	3118	Linkwood	8427	Lorrie	✓	3030	Prescott	3028	Winslow
✓+ 8419	Hatton	✓+	3119	Linkwood	✓ 8431	Lorrie	✓+	3031	Prescott	✓ 3031	Winslow
8422	Hatton	✓	3122	Linkwood	✓+ 3003	Norris		2731	S. Braeswood	3032	Winslow
✓ 8423	Hatton		3123	Linkwood	✓ 3007	Norris	✓+	2803	S. Braeswood		

Surviving a Remodel

It can be done. Here's how

by **Brent Nyquist**

ATTICUS ARCHITECTURE, INC.

Build@knollwoodvillagecc.org

After working with dozens of homeowners on home addition and remodeling projects, I have come to believe that there are certain personality traits that lead to positive, low stress projects and some that leave everyone feeling they have just survived a war.

Indeed, there are some homeowners that are simply not cut out for the disruption, dirt and delay that often occur when we turn our homes into a construction site. Addition and remodel work differs from new construction in substantial ways but first and foremost, in new construction, we see the project as a construction site and in remodeling work we see it as our home.

The distinction is important because during a remodeling project, every delay or problem affects our lives directly and we tend to take it as a personal affront which affects our general attitude toward the project.

So what personal qualities are necessary if you are to undertake a remodel or home addition project?

My experience tells me that you should have the following qualities:

Flexibility:

In remodeling and addition work, the number of things we know for certain are limited. While we can try and guess how a house was originally constructed, it isn't until we open the walls and ceiling or dig down through the floor that we can know for certain. Murphy's Law was

undoubtedly first written by someone referring to a remodeling job and it seems inevitable that the wall you need to move is full of wires or plumbing, or that the footing you thought ought to be supporting the house is simply not there.

Often, these discoveries can be remedied by making a simple change to the design but other times, it is the budget that must expand in order to make things right. When remodeling requires that we remove or replace a portion of a roof, it seems inevitable that it will rain. With luck and good planning the rain can be diverted but other times, it is not just a construction site on which the rain is falling but your living room or kitchen.

While any of these mini-disasters are things most contractors will work diligently to avoid, it is the way in which the homeowner reacts that will dictate the ultimate success of the project. Always,



try to take a deep breath, remember that nearly everything can be repaired, and don't let the disaster at hand allow you to let the project veer off-course.

Patience:

Construction takes time and many homeowners attempt to plan a project with a particular event in mind like Christmas in the new kitchen or a child's wedding reception in a new home. Unfortunately, planning an event in an as-of-yet, unfinished space is often a recipe for disaster.

“If a remodel or addition project is in your future make sure you have at least some of the qualities I’ve mentioned and you may be one of the success stories.”

Many projects entail work by a dozen or more sub-contractors, some of which will need to make multiple appearances during the course of the work. As they need to fill their work schedules by dovetailing your work in with their other jobs, so too will they need to adjust other job schedules to fit a trip or day into returning to your project.

Additionally, most work on a project has to occur in a very particular order meaning that despite the otherwise empty jobsite, you cannot get the painter started until the trim carpenter has completed their work or get tile setter started before the dry wall finishers are completed with their work. Add to this mix the element of weather delays, sickness and injury and the very fragile schedule can begin to lengthen without an evident person at fault.

All of these delays are often compounded by delays caused, at least in part by the homeowner who has not made hardware, fixture, appliance, lighting, tile selections or paint color decisions at an early enough time to keep the various trades working on their project.

When most builders give a construction time estimate at the beginning of a project, it is often based on their optimistic best guess as they don’t want to be penalized for something they don’t have full control over. The homeowner will always be best served by not budgeting the completion date of a project too tightly and to stay informed about any changes to the schedule so that they are not surprised at the end of the

job. Remaining flexible on the construction schedule with add years to your life and allow everyone involved to do their best work.

Communication:

When interviewing potential contractors for your project, an important question to ask their references is whether the other homeowners found the contractor to be an effective communicator. Importantly, did they keep the homeowner informed as to the progress of the project, give them adequate lead time on important decisions that needed to be made and keep them informed as to any changes in the budget or schedule of the project.

Good communication is key to a successful project but many homeowners seem to forget that communication is a two way and given that many projects involve a married couple, a three way street. Letting the contractor know of your wishes, concerns and frustrations is an important part of communication and no builder, no matter

how good, can read your mind. Additionally, do not save all of your comments to tell people when you are dissatisfied but be willing to tell people when they are doing a good job. Let them know you appreciate them working late, on weekends or Holidays because after all, it does benefit you.

The ability to say “no”:

I have never met a contractor who didn't want to please their homeowner clients. After all, they depend on the homeowner's good references to secure their next job and most builders take genuine pride in the work they do.

A downside of this desire to please is often manifest by builders offering to make alterations or changes to the work or to add new work to the project scope once the project has begun.

While some suggestions will undoubtedly make sense and not be terribly costly to implement, I often find that it is this type of “project creep” that leads to unhappiness at the end of job when the final accounting is done and all of this work needs to be paid for. The best approach is to take adequate time during the design and bidding phases to look at all options. Remodeling on

“Construction is neither neat nor clean and trying to maintain a normal life around a constant new supply of dust and dirt nearly impossible.”

paper is cheap compared to the real thing and you should look at all possibilities before you begin construction including giving thought to the location of wall outlets and light switches. A change during construction should be made only if absolutely necessary or if you feel that not making the change will bother you every day you live in the house.

Moving out:

Anyone who has ever lived through a major remodeling project will make the same recommendation; do not try to live in the house during the work. While nearly everyone can see

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*“Remodeling on paper
is cheap compared to
the real thing.”*

the wisdom in this advice, the prospect of packing and unpacking twice, moving twice, and the interim costs for both storage and living are enough to make most of us attempt to just put up with the inconvenience and mess and live in the house during the work.

Unfortunately, by the time you realize just how bad this idea really is, it is usually too late.

Construction is neither neat nor clean and trying to maintain a normal life around a constant new supply of dust and dirt nearly impossible. Especially in Houston, where air conditioning is a requirement, dust generated in one part of a house is picked up and distributed into every other room in the house, coating the duct work and even the insides of closets with a fine, gritty coating.

More importantly, even small remodel jobs will bring a multitude of strangers into your house for

what will seem to be an interminably long time and your house will become a new location for their tools, music and lunchtime meals.

Even with a diligent contractor, it seems that nearly every homeowner will be affronted by cigarette butts on their driveway, chicken bones in the planter or soda cups left in the yard.

While much of the dirt and inconvenience will still be a factor even if you are living in temporary quarters, not having to deal with work crews knocking on your door as you are getting ready for work each morning will make you a calmer and saner person by the end of the project.

Given all of the caveats above about surviving a remodeling project, it is amazing that there are some people that do not just survive but appear to thrive on such projects. I believe that it isn't just good luck that leads to such results but rather a different mindset, attitude, and level of preparation that sets these homeowners and projects apart.

If a remodel or addition project is in your future make sure you have at least some of the qualities I've mentioned and you may be one of the success stories in the end. ☆



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Random Bits

NEWS FROM THE CITY: POLYSTYRENE FOAM RECYCLING AVAILABLE

The City of Houston now accepts clean block style or packaging polystyrene foam at the Westpark Recycling Center, 5900 Westpark, Houston 77057 and the Environmental Service Center South, 11500 South Post Oak Lane, Houston 77045. Residents can drop off polystyrene foam at both facilities.

The operating hours for the Westpark Recycling Center are Monday - Saturday, 8 a.m. - 5 p.m. The Environmental Service Center South is open Tuesdays and Wednesdays, 9 a.m. - 3 p.m. and the second Saturday of each month from 9 a.m. - 1 p.m.

Until now, polystyrene foams — commonly known as "Styrofoam" — were bulk materials used in packaging that ended up in Houston's landfills. Now, polystyrene foam can be compressed by a factor of 40 to 1. As a result, the densified polystyrene foam becomes a product

that can be recycled and reused in a variety of commercial and residential uses.

For more information about polystyrene foam recycling and collection, contact Sandra Jackson at 713.837.9164 or email

sandra.jackson2@houston.tx.gov.

To learn more about recycling in the City of Houston, visit www.houstonsolidwaste.org, www.greenhouston.tx.gov, Facebook at www.facebook.com/houstonsolidwaste and on Twitter@houstontrash.

COYOTE WARNING

In Braeswood Place and West University Place, cats roaming the streets at night have been attacked and killed. All evidence points to the attacks being made by coyotes. Wild coyotes have been spotted in West U and along Brays Bayou. Because the coyotes are native to this area and not domesticated animals, neither the city of Houston nor the city of West U have any plan to catch and remove (or kill) them unless and until they harm a human. That means it is up to us to protect our



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pets. Please do not allow your pets to roam the streets at night.

DO YOU HAVE PROBLEM WITH NOISE FROM RELIANT STADIUM?

The best way for us to get corrective action taken regarding noisy events, such as outdoor concerts, at **Reliant Stadium** is to make our unhappiness known. The more emails and calls they receive, the more likely they are to pay attention to the noise issues these events create for our neighborhood.

Register your complaints via phone at 832.667.1400. By email: guestservices@reliantpark.com.

Copy Council Member **Larry Green's** office on your email using this email address: Barbara.Hite@houstontx.gov.

SEWER/PLUMBING PROBLEMS?

Several homes in the neighborhood have had issues with sewage in their yards. The board of

directors has been working with the City of Houston regarding this problem.

If you have experienced problems in this area, please let your board know. We are trying to compile a list of ALL homes impacted so that the city is fully aware of the extent of the problem.

Please email the board and provide the address and, if possible, dates that you had the problem: president@knollwoodvillagecc.org ☆



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progress of on-going projects • And more.*

www.knollwoodvillage.org



Officers & Contact Information

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president@knollwoodvillagecc.org

Vice President
Scott Rose
vp@knollwoodvillagecc.org

Treasurer
Chris Hearne
treasurer@knollwoodvillagecc.org

Secretary
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Other Board Members
Brent Nyquist, David Eby,
David Fitts, Bill Klein, Suzanne Jett,
Cheryl O'Brien, Doug Walla,
David Wood

WEB SITE
www.knollwoodvillage.org

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Bev Blackwood, Erik Tennison
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Chris Hearne Publisher
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PHONE NUMBERS

Smith Security:
(713) 789-5944 & (713) 782-9617

Emergency: 911
Houston Police: (713) 884-3131
All Houston City Departments 311

Poison Control (800) 222-1222
Mayor's Office (713) 247-2200

City Council: Councilmember
Larry Green, District K (832)
393-3016 districtk@houstontx.gov

State Representative:

Sarah Davis, District 134
(713) 521-4474

Animal Control (713) 238-9600

Harris Co. Flood Control
(713) 684-4197

Recycling Service Center
(713) 551-7355

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let's meet!

THE KVCC HOLDS A
GENERAL MEETING
WEDNESDAY AUGUST
22ND AT 6:30PM.

Everyone in the
neighborhood is invited
and encouraged to attend.

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