

KnollwoodVillageVoice

WWW.KNOLLWOODVILLAGE.ORG

DECEMBER 2014

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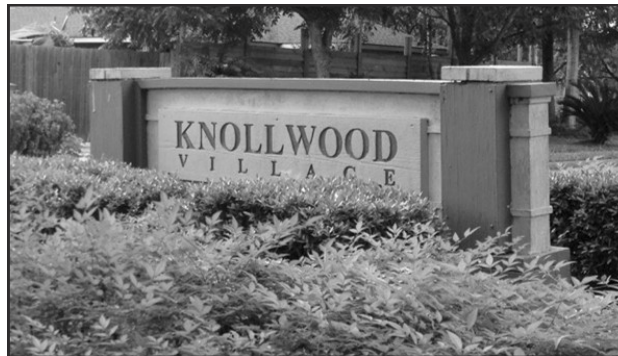
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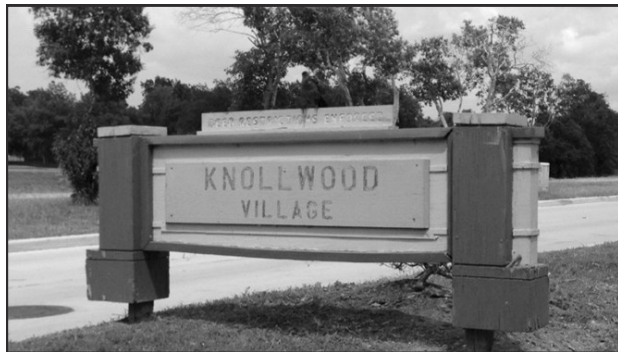
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Esplanade Sign Update

At the Civic Club's August Residents meeting this year, the board's objective was to check the pulse of the neighborhood as it related to our esplanade signs. The result was an overwhelming majority supporting the replacement of our signs which are located on Buffalo Speedway and S. Braeswood (pictured below).



Sign on Buffalo Speedway



Sign on South Braeswood

A rendering of a new proposed sign was also displayed and feedback was collected at that meeting. Volunteers came forward to setup a Beautification sub-committee for the purpose of taking the feedback collected to make revisions to the design. Another goal was to see if we could reduce the estimated cost while not sacrificing quality. The end result is a fresh new design that we feel is unique to the other neighborhood signs (see artist rendering on page 2).

We believe the new design has a modern look, but also has multiple historical significances. Below are many of the considerations and results of the committee's hard work:

- Font selected is called bellerose and is a retro 1950's font (which represents when the neighborhood was established)

- "Est. 1951" date is when Knollwood Village Civic Club was established. Homes began being built in 1951 and all of the sections that now make up the neighborhood were established in 1954.

- A hill or "knoll" was added to the design to represent "Knollwood"

- A tree was added to symbolize our mature trees that help make our neighborhood so beautiful

- The colors and aluminum materials were selected for a more modern look and to help avoid making the signs look like cemetery head stones.

- The rooftop shape of the sign and the top of the brick columns represents

that we are a residential neighborhood

- The brick columns add another element of the makeup of many of the original homes
- The design and materials selected ensure signs that should last maintenance free for ~25 years and with a little love after that should make them last another 25 years.
- Paint selection is essentially the same grade as a car paint job and is coated to protect against graffiti.

Cont. page 2

Color Specification	
PAINT COLOR - SATIN FINISH	
■ P1: MPS BLACK	
■ P2: MPS SILVER	
■ P3: MPS PEWTER	
■ BRICK TBD	
■	

Manufacturer & Install: Two D/F non-illuminated monument style signs, to replace existing. Each Display consists of two pan-signs (w/3D graphic) mounted back-to-back over 2" sq. steel tubes. Faces are .125" aluminum; 3D graphic is routed and incised from .250" aluminum, and stud-mtd. 1" off face. Skirt 2" sq. mtg.-tubes with .040" pre-painted aluminum.

Note: Client needs to supply vectored art for production.



(Esplanade Signs, Cont.)

In general, we believe these new signs will:

- Serve to mark the boundaries of our neighborhood
- Present a positive image of our neighborhood
- Convey the message that the neighborhood is protected by deed restrictions
- Convey a sense of permanence and quality, and give the neighborhood an identity within the city
- Be graphically clear and easy to read
- Not be a distraction to passing motorists

Costs / Fundraising Campaign and Timeline

The previous design was estimated to be about \$31,000 which includes demo of existing signs, permitting, construction and installation of two new double-sided signs. It's estimated that it

will be mid January before we are able to finalize the costs of the new design as we are currently initiating the permit process. The current estimate is \$24,000 and we hope that's where it stays. We have \$3,570 raised already and we recently applied for a Grant with the City of Houston and we are excited to report that we have been awarded \$2,845 towards the project. The grant does stipulate that we pay for the project initially and it does require us to be completed with the project by May 15th, 2015 in order to be reimbursed.

Current Estimate	\$24,000
City Awarded Grant	\$2,845
Existing Funds Previously Donated by Residents	\$3,570
Target Fundraising Goal (Remaining)	\$17,585
Suggested Donation per home	\$50.00

Next Steps

- Complete the permitting process
- Finalize price (January 2015)
- Start fundraising campaign (February 2015). This is expected to be in coordination with 2015 dues collections. The Civic Club will send out invoices in the mail and send an email to

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Cont. page 3



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Esplanade Signs, cont.

residents who are signed up on our email distribution list to kick off the fundraising campaign. Residents will have the opportunity to mail in their check or to pay online on our website. We'll need to reach our goal within 6-8 weeks.

- Demo of the existing signs and installation of the new signs will be completed no later than May 15, 2015.

For now, no action is currently necessary! We hope you are impressed with the proposed designs. We'll soon be posting on our website and be providing an update at the January 29th annual residents meeting and will reach out to you as mentioned above with an update and to kick off the campaign early next year.

Special thanks to the following residents who participated in this newest design: Emily Anmuth, David Fitts, Bert Magh, Reed Hablinski, Liz Devaney, Parul Vyas, Brian Warwick, Hector Caram, Brent Nyquist, and Scott Rose.

A Message From Your KVCC President

Hello Neighbors,

Well, you will notice my article didn't make the front page – that's definitely a first (Ha-ha) but it's for a good cause. It's been a long road, but we are finally making progress in replacing our deteriorating esplanade signs. We felt that should be the focus as we conclude 2014. We hope all of you will show your support for our fundraising effort that will begin early next year in conjunction with 2015 dues collections. Aside from that, here are a few newsworthy things to share:

Board changes – For many years now, our board has been privileged to be in very good hands with several long term, experienced residents at the helm. Many of the board members have rotated in and out of multiple positions, but after a number of years, some of our board members are electing to step down to lesser roles and give others in the neighborhood an opportunity. While all positions are technically open each year, the Secretary, Vice President and Treasurer roles are being vacated. Due to the importance of our Treasurer role, we do have an existing board member (Brian Gastineau) that is willing to step up this year, ideally, however we would like to find someone new to join us and participate all year in the hopes of getting to know them (and vice versa) and groom them to take over as Treasurer in 2016. Please see the Volunteer Ad in the newsletter with additional roles after which we are looking for new volunteers for. Our board members and/or I can talk to you about the roles, the time commitment, etc to put you at ease. We would also like to have more women join us as our board has for some reason been mostly male dominated for years. We would love to be more diverse.

Street Overlay update – Prior to the overlay the city committed to investigating the worst drainage areas of the neighborhood to see if there could be any improvements but to date no corrections have been made. Additionally, as many of you have observed, several significant new drainage issues have developed since the overlay and many of the existing drainage issues have worsened. In the last newsletter we encouraged residents to report any issues to 311. The board received an update on 11/24 from Steve Loo, P.E. | Managing Engineer – Street & Bridge Maintenance/Asset Management | Street & Drainage Division | Public Works

and Engineering | City of Houston. Mr. Loo has reported that the city has completed pulling the latest 311 calls out of the database and assembled a new combined spreadsheet (they had about 12 spreadsheets to pull and sift thru – one list for each street). Their next step is to schedule a site visit for the entire list – with that scheduled to begin the week of 12/8. Of course, we do not know what actions (if any) will be taken but for the time being, let's be optimistic and see what transpires. More on this in 2015!

NRG Park Outdoor Stadium events – Over the last few months there have been several early morning outdoor events across Main St that several residents in our neighborhood have reported music playing as early as 6:30am. Our board followed up with NRG Park officials and we are happy to report that they have agreed to limit playing music prior to 7am (excluding sound checks) for any events north of Kirby. Knollwood Village and the Braeswood Super Neighborhood already have an agreement developed in 2013 to ensure sound systems are setup away from our neighborhoods and that events end by 9pm.

Overall it's been a good year for the board and the neighborhood. We've managed to collect roughly the same amount of dues this year while keeping dues rates the same which is a nice accomplishment – thank you residents and Chris Hearne for leading the way. We also did a great job getting more area businesses to invest in our newsletter advertisement which helps us cover the costs – thank you Magda! Our ACC Committee has also managed to keep up with the demand of the neighborhood and all of the remodels and new construction - special "thanks" to Brent Nyquist, David Roder and ACC Committee. In general, I want to give a shout out to all board and committee members for their time and dedication to our neighborhood. One thing is certain with this group - it's that they care about the residents' interests and Knollwood Village.

As always we have things we could improve upon – and I expect and hope to be a part of it in 2015. That said, we are going to need some new faces on the board and in our committees to assist us and to give us new ideas. Don't be shy!

Help us keep Knollwood Village strong! Happy Holidays!

Scott

Scott J. Rose
KVCC President
president@knollwoodvillagecc.org



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Steve Anton

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Odds & Ends

Mark Your Calendars – Thursday, Jan 29th, 2015, 6:30pm

The 2015 Residents General Meeting of the Civic Club will be held Thursday, Jan 29, 6:30–8 p.m., at Bethany Church, located at 3511 Linkwood Dr. We will be looking for residents interested in getting involved in the Civic Club; we will be electing new board members, discussing the proposed new esplanade signs and more.

Guest Speaker will be Bob Patterson, resident and owner of Southwest Fertilizer. Bob will be sharing lawn maintenance tips for the spring! Jersey Mike's Subs will be providing an array of their tasty sub sandwiches.

Do you have a new neighbor? Let our Welcoming Committee know! Contact Bevin at bevinbarrett@yahoo.com.

Stay in the loop with neighborhood news, sign up for important neighborhood notifications at
www.knollwoodvillage.org

REMINDER – Our trash day is **THURSDAY** each week.

HEAVY TRASH is the 3rd Monday of each month. Remember your **ODDS & EVENS**.

Tree Waste is collected on ODD months and Junk Waste is collected on EVEN months.

RECYCLING is every other Thursday.

Be considerate of your neighbors, clean up after your pets and abide by leash laws.

NRG Park Upcoming Outdoor Events Schedule
None currently scheduled through February 2015

Privately Funded Sidewalk Replacement Program

Starting July 2015 the City's Public Works & Engineering (PWE) department will administer a program to improve pedestrian safety by repairing, replacing, and installing sidewalks through privately-funded work order contracts. The program

includes new and existing sidewalks which will be paid for by the abutting property owners. Permits, inspection, and construction will be managed by PWE. The application process was scheduled to open October 2014. A general outline of the program is available on our website and you can search for the program at <http://www.houstontx.gov/publicworks/> for additional details. Sidewalks will be completed on a "first in-first out" basis.

Braeswood Place Mothers of Young Children (BPMYC)

If you are a mom of young children in the area looking to connect with other moms now is the time to join Braeswood Place Mothers of Young Children. Below is a list of many of the benefits the group offers:

- The ever-popular Yahoo Group (find a nanny, recommendation for a pediatrician, great pre-school, kid-friendly restaurant, etc.)
- Playgroups
- Bi-Monthly Meetings with great speakers
- Moms Night Out social events throughout the year
- Spring and Fall Couples Parties
- Community Service Projects
- Kid-friendly events such as Playdates at the Little Gym and Noah's Ark, Halloween Party, Easter Egg Hunt, and Fire-house Visits
- Babysitting Co-Op
- Mommy Meals for new moms
- "Best of List" with doctors, bakeries, handymen, landscapers, and much more!

If you have friends or neighbors that have been thinking about joining our group, now is the time! Free membership through the remainder of 2014!

Contact: amanda.j.murray@gmail.com

It's a Great Day at LINKWOOD PARK!

Friends of Linkwood Park is proud to announce an award of \$2,845.13 by the City of Houston Neighborhood Matching Grants Program. The grant will be used for the relocation and refurbishment of the park's basketball courts.

Linkwood Park enjoyed a fun fall afternoon on Sunday, November 2nd with Pies and Picks in the Park. Folk musicians, Longfellow orchestra students, St. Thomas' bagpipers, and the Linkwood Dance Team entertained their neighbors. Many families (pets too!) captured some great photos from Joanna Brandt Photography, who donated all sitting fees to the park. Sweets by Belen "put the icing" on a fantastic day by parking the Sweets Mobile at Linkwood Park for all to enjoy.

Looking for unique ways to check off that holiday shopping list? Personalized pavers make great gifts and will support

your neighborhood park renovation! Honor your friend, family member, or organization with a paver at Linkwood Park. Orders can be placed online at http://houstonparksboard.org/projects/linkwood_park. Checks can be made payable to Houston Parks Board, 300 North Post Oak Lane, Houston, TX 77024 (note "Linkwood Park" on memo line of your check). All donations to the Houston Parks Board, a 501 (c)(3) non-profit organization, are tax-deductible to the extent allowed by law.

TOY DRIVE AT LINKWOOD PARK! Be a Secret Santa to an underprivileged child and drop off new, unwrapped toys at your neighborhood park, 3699 Norris Drive. Last collection day is Monday, December 15th. Donations will be given to the Salvation Army Toy Drive.

Treasurer's Report

Dear Neighbors,

We close the books on 2014 with another successful year of fundraising to cover our expenses, plus a small surplus to reinforce our reserves.

The 2014 Snapshot looks like this:

- There are 620 lots in the KVCC.
- In 2014 the KVCC received \$62,655 from these lot owners and/or residents.
- That total came from 332 homes (53.5%) making a 2014 contribution — a good percentage historically for us.
- Of these 332 contributors, 132 of them (40%) gave additional money to the Security Fund — totaling an additional \$6,000. This helps us keep dues low (important for fixed-income residents) but still tap the wallets of those who can contribute more. A nice hybrid dues model.
- The \$175 annual dues are derived from \$40 for dues, \$135 for Security patrol. That broke down to Dues (\$13,280) and Security (\$49,375).
- Of our expenses, 74% go to security services; 11% for the newsletter/duesletters/postage; 9% for the landscaping services; and the balance went to cover liability insurance, a Linkwood Park redevelopment contribution, and small miscellaneous expenses.

Thank you making this another successful year for all of us. Every contribution matters.

Since this is my last Treasurer's Report, the terms of my work release require I share my takeaways. So here goes.

First off, the **KVCC is as strong financially** as it has ever been.

Over the last five years we've operated at break-even or better, enabling us to rebuild the KVCC's balance sheet after tough years in 2008-2009 when we essentially ran out of operating cash and had to dip into our decades-in-the-making "legal defense fund".

Five years later, we've repaid what we borrowed and then doubled our reserves in the process.

To stay financially strong, the KVVC needs adequate contingency reserves. Here are two reasons why.

- **Over time, security patrols will only get more expensive.**
We are satisfied with our current contract with Smith Security (principally because of Officer Perkin La Cour) but we should expect our security expenses to rise in coming years as our security needs evolve. Some neighborhood groups are looking beyond Smith Security. They tell us they are seeing per-hour rates at least 50% higher than we currently pay. To make such a dramatic leap would probably require the KVCC board to dip into savings to help transition to higher dues over a few years — or else hit everyone with a big increase all at once. Maintaining a meaningful reserve today for future security expenses is a prudent move for the board.

- **Do we have enough resources to defend our deed restrictions?**

Is our "legal fund" sufficient to defend challenges to our deed restrictions? If any our deed restrictions come under attack, the KVCC needs the ability to forcefully — and successfully — defend the interests of the neighborhood and its homeowners. That means money.

Since it's inception, the KVCC board has been charged with oversight of our deed restrictions, and has earmarked funds for that purpose. The so-called "legal fund" has hovered around \$50,000 for a long, long time. Given today's values and development activity, the question arises: Is it enough to protect the neighborhood's interests? I watched another Houston neighborhood blow through that amount in a heartbeat on just one significant deed restriction dispute. Will we have enough resources to fight? There is a limit to how quickly we could raise money. We need to accumulate it over time. Then we'll have enough on-hand to mount an aggressive defense when the time comes.

What is a good financial role for the KVCC?

Beyond the core responsibilities of the KVVC, there are other projects that the board and committees want to pursue. Most of these are fueled by volunteer energy. But sometimes there are opportunities to do something good for the neighborhood that takes money.

In recent years, the KVCC has stepped up its direct investment in some neighborhood projects. The KVCC conceived, financed, managed, promoted and enjoyed a great 60th birthday party for KV held in Linkwood Park. We've also donated \$1,000 to the Linkwood Park redevelopment efforts.

The recent successful street light upgrade effort is the poster child for a funding campaign that the KVVC can get behind. A project where we leverage some money and resources to help launch the fundraising, but not carry the whole load financially. We can't afford it, and it's not our charter. The KVCC is not a real estate development company. We can only support a few very specific projects that benefit the whole of KV. So we're looking for opportunities to leverage our limited resources, without imperiling those reserves we've identified as necessary to preserve the long-term interests of the club. The upcoming campaign to replace the two Knollwood Village street signs is another project in this fund-raising model we'll be supporting in 2015.

Knollwood Village is a **"just right size" neighborhood group**.

I believe our neighborhood size is a big advantage — we're neither too big, nor too small. We are able to collectively fund a security patrol service that is appropriate to our needs.

If we try to do too much, we risk "over-taxing" our dues paying members — asking them to pay for a level of expense we can't maintain. That in turn would lead us to consider teaming up with a group of smaller neighborhoods, or being absorbed by a larger group.

Either way, I think we'd lose. Knollwood Village's financial strength allows us to control our own destiny. I think we should value that, and protect our independence.

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KVCC Fall 2014 Security Report

Since the previous issue of the newsletter, incidents in Knollwood Village reported to Smith Security include one burglary and two suspected attempted burglaries of a residence, six burglaries of garages or sheds or thefts from porches, at least six vehicle ransackings, and five reports of suspicious persons or vehicles.

There has been an uptick this fall in the number of items being stolen from resident's garages, sheds, or porches. In some cases doors to the garages had been left unlocked. There also has been an increase in the number of thefts of items from vehicles. In some cases the vehicles were not locked. In contrast to burglaries of homes and garages which tend to occur during the day when residents are away at work most of the thefts of items from vehicles occur at night.

This fall more residents of Knollwood Village appear to be calling Smith Security to have our patrol officer check out unknown or suspicious vehicles and persons. This is good. Please do not feel that you are somehow imposing on Smith or our patrol officer. Part of their job is to investigate reports from residents about persons behaving suspiciously or suspicious vehicles.

On September 18, 2014, Councilman Larry Green held a Community Public Safety Forum at the Linkwood Park Community Center where representatives from the Houston Police Department and the Harris County Constable's office (both Precinct 1 and Precinct 7) were available for questions. From the comments of residents attending the meeting it is clear that most of the neighborhoods in the area including Braes Heights, Linkwood, Westridge, Woodside, and Woodshire have been having a problem with vehicle break-ins during the night. These thefts have been persisting despite nighttime patrols in some of the areas. The officers at the meeting said the best defense against these types of crimes is to remember to lock your vehicle doors and to keep any valuable items in the vehicle out of sight.

Knollwood Village is in Precinct 7 of the Harris County Constable's office. Lieutenant Jones from the Precinct 7 Constable's office spoke at the meeting and indicated that our Constable's office is another law enforcement resource that we have available to call to report suspicious persons or vehicles in our neighborhood. The patrol dispatch number for the Precinct 7 Constable's office is 713-643-6602. The Houston Police Department should always be called first at their non-emergency number listed below, but feel free to call the Precinct 7 Constable's dispatch number second. If a Constable officer happens to be patrolling in the area they may be able to respond to a call more quickly than a HPD officer patrolling further away.

If you notice any persons in the neighborhood who are behaving suspiciously please IMMEDIATELY call the Houston Police Department's non-emergency phone number, which is 713-884-3131, and report them. After you report the suspicious person(s) to HPD (and possibly to the Constable in addition as outlined above) please call Smith Protective Services at 713-789-5944, and report the suspicious person(s) to them. It is important to call HPD and Smith because they both need to know what to watch out for.

If, however, you see a crime in progress, such as a person breaking the window of a house or kicking in a door, then call 911 which is the City of Houston's emergency number to report it.

Knollwood Village Smith Reports (early September 2014 through late November 2014)

3500 block Linkwood (9/4/14 10:12 AM) - Parent dropping off child at Bethany Church day care reported that their purse and laptop computer were stolen from the back seat of their vehicle. The thief broke a rear window to gain access to the vehicle. Shortly after the break-in one of the stolen credit cards was used. The victim did not want to call HPD.

3400 block Linkwood (9/11/14 7:57 AM) - Resident called dispatch to report that an unknown black Suburban was parked in a neighbor's driveway with a person sitting inside. Upon arrival patrol questioned the Suburban driver and learned that they were from a limousine company that had been dispatched to take the homeowner to the airport. The homeowner confirmed this.

3000 block Prescott (weekend of 9/13/14) - Homeowner reported that over the weekend several vehicles in the area had been burglarized. Spare change was taken from two of the cars and unknown items from the other vehicles. All the vehicles were thought to have been locked and none of them appeared to be damaged. The resident did not know how entry was gained to the vehicles. HPD was notified.

3400 block Gannett (9/18/14 12:42 PM) - Resident reported that US mail was missing from their mail box and asked patrol to be on the alert for this type of activity.

3000 block Tilden (9/22/14 11:12 AM) - Patrol was informed by resident that the previous evening, sometime between 6:20 PM and 8:45 PM, the glass in their back door was shattered. There was no evidence that anyone had entered the house since the glass remained in the door. The resident's dog was in the house. HPD was called.

8400 block Lorrie (9/23/14 9:44 AM) - A concerned resident reported that two vans were parked in the street and that the van drivers had gone to the door of the adjacent house. Patrol questioned the van drivers and learned that they were there to give the homeowner an estimate for some repair work.

2900 block of Chiswell (9/24/14 9:02 AM) - Resident reported that an unknown car was parked in front of their house. While patrol was checking out the unknown vehicle a homeowner that lives nearby indicated that the car belonged to a person who was visiting them.

2800 block Linkwood (9/25/14 11:32 AM) - Patrol investigated a triggered alarm system and discovered evidence of an attempted burglary. A rear window of the house was broken. The alarm and the presence of a big dog may have deterred the burglar. Patrol advised resident to call HPD and report the incident.

3000 block Norris (9/29/14 3:31 PM) - Resident called to report that loud noise was coming from a house near them. Patrol went to the house where the sound appeared to be coming from and spoke with the resident who said it was their TV. The resident was apologetic and said they would turn down the volume level.

3000 block Deal (10/2/14 4:27 PM) - Resident called dispatch to report a man going door to door. Patrol located this person and learned that he was trying to convince homeowners to sign up for a different energy provider. Patrol asked him to not

solicit in the neighborhood and the man got in his car and left the area.

Lorrie at Broadmead (10/3/14 10:58 AM) - A resident called to report that a man and a woman on bicycles were riding through the neighborhood and looking at houses in a suspicious manner. Patrol searched for, but could not locate the persons on bicycles.

3000 block Tilden (10/3/14 11:21 AM) - Patrol observed an unfamiliar man sitting in a parked four door sedan. The man explained he was waiting for a company to deliver a dumpster for construction debris. He said a person needed to be at the site to accept delivery.

8000 block Greenbush (10/9/14 7:29 AM) - Resident flagged down patrol to report that a bicycle had been stolen from their front porch the previous night. The resident did not call HPD.

8500 block Bluegate (10/20/14 2:48 PM) - Residence was burglarized sometime between the hours of 11:00 AM and 2:00 PM. Entry was gained through a window on the side of the house. Items taken include computers, a video camera, and some jewelry.

8300 block Lorrie (10/30/14 8:57 AM) - A resident reported that on 10/27/14 a thief entered their garage through an open side door and took floor heaters, cookies, and some other items. That day the resident observed a woman parked in a white four door Nissan Altima in front of their house between 7:00 AM and 8:00 AM. The woman took down the license number of the suspicious car. Patrol suggested the resident call HPD with the information.

8400 block Bluegate (11/1/14 8:00 AM) - Homeowner reported that their neighbor's storage shed and garage were burglarized during the night.

8500 block Bluegate (11/4/14 evening) - Patrol was stopped by a resident who said that their two dogs were gone. The dogs were spotted by patrol two blocks away where they were playing. The dogs were retrieved by their owner who told patrol that they had been let out by someone who had burglarized their garage. Patrol advised them to call HPD.

8400 block Bluegate (11/6/14 9:00 AM) - Resident reported that sometime between 8:00 AM and 9:00 AM two bicycles were stolen from their garage. The crime was discovered when one of the residents returned home and found the garage door open and the bikes missing.

3000 block Fairhope (11/7/14 7:57 AM) - Upon leaving the house in the morning resident discovered that both of their cars had been ransacked sometime during the night between 8:00 PM and 7:00 AM. A portable music player was taken from one of the vehicles.

3000 block Prescott (11/10/14 10:27 AM) - Resident reported that their car which was parked in their driveway was rifled through sometime during the night of 11/6 or 11/7. Nothing appeared to have been taken. The resident also reported that the garage of a nearby neighbor had been burglarized and a number of tools had been taken (see next incident report).

3000 block Stanton (11/11/14 8:10 AM) - Patrol interviewed resident who had their garage burglarized early in the morning of 11/10/14. The burglar came around the rear of the house and

gained entry to the garage by breaking a lock on the door. Items taken include computers, saws, and many other tools. There was a dog inside the house. The crime was reported to HPD.

KV neighborhood (Fall 2014) - A neighbor reported that a resident had recently died and asked patrol to keep an eye on the newly vacant house.

Holcombe Boulevard Pavement Project

The overlay pavement project of Holcombe Blvd. between Edloe and South Main St is scheduled between November 10, 2014 to March 10, 2015.

1) Milling: Mill the asphalt roadway. The milling is scheduled to be completed by end of first week of December.

2) Base Repair: The next step is to delineate and perform areas in need of base repair. We have begun delineating the areas and will begin performing base repair this week. This work is scheduled for completion prior to Christmas.

3) Level-up Asphalt: In concert with the base repair, contractor will begin placing the first level of asphalt. This asphalt should be in place prior to Christmas. This level of asphalt will assist with the current roadway conditions.

4) Replace Curb and Gutter: After the holidays, the contractor will begin removing and replacing some segments of concrete curb. This work should be completed by mid-February 2015.

5) Surface Asphalt: Once the curb has been replaced, the contractor will place the final level of asphalt (riding surface). This should be completed by the end of February 2015

6) Permanent Striping: Prior to placing the permanent striping, the asphalt must cure. It takes only a few days to place the permanent striping. The permanent striping is scheduled to be placed prior to March 10, 2015.

The work will require lane closures. These lane closures will be from 9 am to 4 pm. All lanes will be opened during all other hours. Throughout the construction, access will be maintained to businesses, with only brief interruptions. The above schedule is dependent upon weather and any unknown underground conditions.

Massive Potholes & Debris: Construction Branch has identified an area on the West bound lanes of West Holcombe between Kirby Drive and Buffalo Speedway which the existing base is made of cliché base that deteriorate due to traffic. To minimize the dust issue, it is our (construction project manager and contractor) proposal to mark out required base repair areas, place level up course over the bad base material, and perform base repair later. The contractor was to start placing the material to level-up yesterday, but it rained. Though there is rain in the forecast today, the contractor will attempt to place the material to level-up now. Should the contractor for some reason not be able to complete it today, they will finish it tomorrow unless the weather conditions stop them again. The contractor knows it is a high priority and he will get this area covered as soon as possible to resolve this issue.

TO ALL KNOLLWOOD VILLAGE RESIDENTS: YOUR NEIGHBORHOOD NEEDS YOU TO VOLUNTER AND SERVE YOUR COMMUNITY

The current Knollwood Village Civic Club officers and board members are working men and women of various professional backgrounds with families and personal responsibilities. Busy residents just like you.

We need motivated residents of all ages from diverse professional and personal backgrounds to fill vacant officer and committee positions and act as special project coordinators. If you have a skill, talent, or professional expertise, we've got a volunteer project for you.

Will you put that expertise to good use for your community? We would love for you to join our board or a committee, head up a project large or small, or volunteer for a day working around the neighborhood.

Projects in need of leadership include, but are not limited to:

- Accounting/Financial experience (i.e., Treasurer)
- Secretary (Minutes/Notes taker)
- Esplanade Sign Fundraising
- Newsletter Advertisement Coordinator
- Article Writing/Editor for Newsletter
- Beautification Committee
- Project - Esplanade Sprinklers
- New Resident Welcome Committee
- Architectural Control Committee
(review of plans to model, repair or build new homes or related items – fences, sheds, pergolas, etc).

Please volunteer your time and effort

You have the power to make your neighborhood better!

Scott J Rose, KVCC President

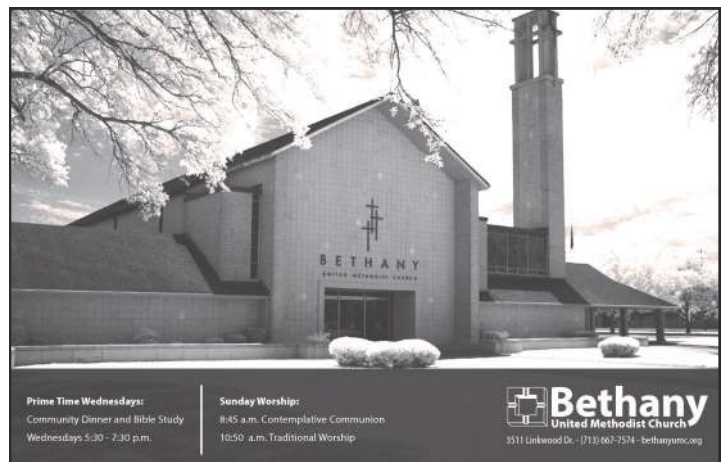
Interested individuals please send an email to president@knollwoodvillagecc.org and a board member will follow up. Our Annual General KVCC Meeting is scheduled for January 29, 2015, so if interested, let us hear from you. We welcome your questions in advance to the meeting as well.

Pershing Middle School Update

Thanks to everyone for coming out recently to our annual Spaghetti Supper and Fine Arts Showcase. It was a very successful event, raising money that the PTO can use to put back into some school programs, and showcasing our wonderful Pershing talent.

Just a reminder - Winter break will be December 22 to January 2. If you are considering registration for your child into a school other than the school to which you are zoned, you must complete a Magnet application and that must be turned into HISD by December 19. Get more information from the Pershing website or HISD website.

We hope everyone has a wonderful holiday break and we'll catch up with you in the New Year!



Prime Time Wednesdays:
Community Dinner and Bible Study
Wednesdays 5:30 - 7:30 p.m.

Sunday Worship:
8:45 a.m. Contemplative Communion
10:50 a.m. Traditional Worship

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15042_Houston_SUB ABOVE.indd 2 11/20/14 4:58 PM

IMPORTANT PHONE NUMBERS

HOUSTON POLICE:

Report suspicious activity to (713) 884-3131

SMITH SECURITY:

(713) 789-5944 or
(713) 782-9617

Emergency: 911

All 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@houston.tx.gov

State Rep: Sarah Davis,
District 134
(713) 521-4474

Animal Control
(713) 238-9600

Harris Co. Flood Control
(713) 684-4197

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(713) 551-7355

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CYNTHIA CLAWSON



PIANIST MARVIN GASPARD



Original album cover watercolor painting for Marvin Gaspard's
"I'll Be Home for Christmas" by Artist Matt Manalo



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Braeswood Super Neighborhood Update

It has been a busy fall for the BSN. A very informative meeting was held in September to discuss security issues in our area. Several of our neighboring civic clubs are considering joining forces and changing to a new security service. For now, KVCC plans to stay put with Smith Security. The October meeting featured State Representative Sarah Davis. She gave an overview of the transportation issue that was on the November ballot and took time to answer questions regarding a variety of issues that people in the audience brought to her attention.

The November meeting featured the Public Works department. Details were provided on the many projects in the area which included street repairs in Westridge and Woodside. There was also quite a lively dialog between residents and Public Works regarding the issues of flooding that have occurred since the overlay of the streets in Knollwood Village.

Upcoming topics in 2015 include education issues, park developments and traffic concerns, to name a few...

THERE WILL NOT BE A DECEMBER MEETING OF THE SUPER NEIGHBORHOOD.

The next scheduled meeting is Thursday, January 15, 2015. This is the annual election of officers for the BSN Council. Meetings are held from 6:30 – 8:00 pm at the Linkwood Park community center. We look forward to seeing you there!



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Chris Charboneau
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chris@hunterrealestategroup.com

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Real Estate Report Single Family Home Sales

March 1, 2014 through November 24, 2014

Knollwood Village & Surrounding Area

NLS	CLOSED DATE	STREET NAME	SUB-DIVISION*	BV/Bath	Pool	Lot SqFt	Bldg SqFt	Year	List Price	Sold Price	SP/SF	Adjusted SP/SF	DOM	LP/SP %
51170144	3.7.14	Conway St	KV 2	3/2/1	N	8,475	1,734	1953	\$430,000	\$425,000	\$245.10	\$245.10	15	0.99
9501911	3.14.14	Linkwood Dr	KV 7	3/3/2	N	7,650	1,711	1962	\$434,000	\$421,850	\$246.43	\$246.43	50*	0.97
99553674	3.18.14	Prescott St	KV	3/2/2	N	7,666	1,579	1951	\$388,000	\$350,000	\$221.66	\$221.66	7	0.95
42654269	3.20.14	Hetton St	KV	4/3/2	N	7,350	2,147	1962	\$525,000	\$500,000	\$232.88	\$230.55	41	0.95
86303346	3.21.14	Bluegate St	KV 10	3/2/2	N	7,350	2,292	1964	\$489,900	\$503,800	\$219.85	\$219.85	6	1.01
38589301	4.3.14	Braeswood Blvd	KV	2/2/2	Y	11,287	2,485	1964	\$359,900	\$360,000	\$144.87	\$144.87	8	1.00
42835784	4.10.14	Linkwood Dr	BT 2	3/2/2	N	6,630	1,737	1962	\$449,900	\$461,000	\$265.40	\$262.69	3	1.02
1684728	4.15.14	Fairhope St	BT	3/2/2	N	8,737	2,245	1963	\$369,000	\$361,000	\$160.80	\$160.80	3	0.98
24383427	4.17.14	Greenbush St	KV 3	3/2/2	N	9,877	1,656	1953	\$359,900	\$370,000	\$223.43	\$223.43	7	1.03
73718274	4.30.14	Stanton St	KV 8	3/2/2	N	8,960	1,622	1952	\$365,000	\$420,000	\$258.94	\$258.94	4	1.06
65012859	5.15.14	Chiswell St	KV	3/2/2	N	8,025	1,612	1952	\$449,900	\$407,500	\$252.79	\$252.79	10	0.91
60184258	5.28.14	Norris	BT 2	2/2/2	Y	6,630	1,612	1953	\$399,900	\$410,000	\$254.34	\$254.34	6	1.03
78514248	5.29.14	Chiswell St	KV 9	3/2/2	Y	8,400	1,584	1967	\$380,000	\$355,000	\$224.12	\$224.12	19	0.99
59670334	5.30.14	Stanton St	KV	3/3/2	N	8,146	1,896	1951	\$350,000	\$355,000	\$187.24	\$187.24	1	1.01
60769584	7.1.14	Broadmead Dr	KV	4/3	N	8,050	2,702	1964	\$565,000	\$547,500	\$202.63	\$201.69	39	0.94
14741849	7.3.14	Fairhope St	KV 9	3/2/2	N	9,030	2,082	1962	\$525,000	\$525,000	\$252.16	\$252.16	12	1.00
81708087	7.12.14	Fairhope St	KV 3	4/3/2	Y	9,760	2,452	1962	\$510,000	\$483,000	\$196.98	\$196.98	20*	0.95
12948684	7.15.14	Greenbush St	KV 6	3/2/2	N	7,350	1,925	1962	\$380,000	\$330,000	\$171.43	\$171.43	9	0.87
84177245	7.16.14	Hetton St	KV	3/2/2	N	7,490	1,685	1962	\$450,000	\$456,500	\$274.17	\$270.27	3	1.01
88630484	7.21.14	Braeswood Blvd	BT 1	3/2/2	N	8,888	2,138	1952	\$350,000	\$355,000	\$166.04	\$166.04	107	1.01
74381494	7.22.14	Deal St	BM	3/2/2	N	8,541	1,749	1955	\$489,000	\$468,000	\$277.87	\$276.44	14	0.99
9381054	7.30.14	Norris	KV	3/1	N	6,630	1,494	1952	\$300,000	\$350,000	\$234.27	\$234.27	2	1.17
27702442	7.31.14	Gannett St	BT	3/2/2	N	6,630	1,890	1952	\$449,000	\$429,000	\$226.98	\$226.98	18	0.96
60413645	8.12.14	Broadmead Dr	KV 7	3/3/2	N	7,140	1,665	1964	\$379,900	\$368,800	\$221.38	\$221.38	3	0.97
78723185	8.15.14	Greenbush	KV	5/4/2	N	8,050	4,346	2013	\$915,000	\$905,000	\$208.24	\$208.24	0	0.99
43829414	8.25.14	Greenbush St	KV 2	2/2/2	N	7,072	1,531	1962	\$347,000	\$347,000	\$226.85	\$226.85	0	1.00
26146668	8.28.14	Hetton St	KV 4	3/2/2	N	8,925	2,224	1964	\$419,000	\$400,000	\$179.86	\$179.86	6	0.95
75060604	9.4.14	Ashwood	KV	3/2/2	N	7,665	1,931	1962	\$399,000	\$372,000	\$192.85	\$192.85	19	0.93
91433572	9.24.14	Linkwood Dr	KV 10	4/3/2	N	9,800	3,537	2010	\$749,900	\$749,900	\$212.02	\$212.02	11	1.00
84534358	9.29.14	Greenbush St	KV 6	3/2/2	N	7,350	2,055	1953	\$429,900	\$424,500	\$206.57	\$206.57	124	0.99
16589558	9.30.14	Tilden St	BT	4/3/2	N	7,446	2,485	2002	\$615,000	\$625,000	\$251.51	\$250.70	1	1.02
38494484	10.1.14	Buffalo Spdwy	BT 1	3/2/2	N	9,198	1,616	1952	\$340,000	\$340,000	\$210.40	\$201.11	50	1.00
14709242	10.10.14	Deal St	KV 6	3/2/2	N	8,880	1,634	1962	\$398,000	\$395,000	\$241.74	\$241.74	6	0.99
14405902	10.15.14	Broadmead Dr	BM	3/2/2	N	8,008	1,795	1951	\$489,000	\$502,000	\$279.67	\$277.99	4	1.03
84641174	10.22.14	Winslow St	BT	4/3/2	N	9,816	4,256	2007	\$1,025,000	\$1,015,000	\$238.48	\$238.48	4	0.99
76406624	10.30.14	Castlewood St	BT 1	3/2/2	N	7,560	1,812	1962	\$473,900	\$473,800	\$261.53	\$261.53	8	1.00
22633344	10.31.14	Hetton St	KV	4/3/2	N	8,000	2,203	1964	\$509,900	\$505,600	\$229.51	\$227.24	27*	0.98
32465545	11.12.14	Broadmead	BT	3/2/2	N	7,475	2,246	1964	\$355,000	\$330,000	\$146.93	\$146.93	33	0.93
40824105	11.20.14	Hetton	KV 4	4/3/3	N	8,400	3,800	2014	\$934,000	\$936,000	\$246.32	\$246.32	327*	1.00
AVERAGE				3/ 2		8,152	2,132		\$476.151	\$476.552			28	0.99

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 relies upon this 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



SOLD!

Hatton Street

3 Bedroom, 2 Bath, 2 Car Attached Garage
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Are you ready to give a little back?

We have about a dozen folks serving on the board now. Every year, a few new faces join the KVCC committees and board. That turnover makes us a better organization. Fresh blood reinvigorates our discussions, challenges our assumptions, and opens new doors.

We'd like to add several new leaders in 2015. As you might guess, we are over-stocked with white middle-age males, of which I am one, yet our neighborhood is diversifying, strengthening us in the process. We need to reflect that diversity in the KVCC leadership as well. More women, a better ethnic mix.

Express your interest by pitching in. Reach out to someone on the board (get names and contact info here: <http://www.knollwoodvillagecc.org/board.html>). Everyone is very approachable; these are your neighbors. It just takes a couple of fresh, bright faces every year to keep the board and committees rolling onward. We are looking for just a few. Might yours be one?

The safest Holiday Gift you'll give this year.

For the last few years, the KVCC has passed the virtual hat online to collect individual family holiday gifts for Officer Perkin La Cour. Every penny of this money goes directly to Officer La Cour. (The KVCC even picks-up all the credit card transactions fees on the donations.) Last year, more than 200 KV families gave collectively \$5,000. It's terrific to see the neighborhood do this for him, because of him. We're proud to help make it happen.

So please join in again this year. Give online. Go to www.knollwoodvillage.org and click the red 'Perkin Gift' button on the home page. Your name, address and personalized note will be included in the card that goes with the cashier's check. Online you can see a video we made when we gave him the check last year, and hear his heartfelt expression of gratitude to the neighborhood. He's a good man.

Nuff' said.

I am excited about the future for Knollwood Village. Now is a great time to engage with the KVCC — with money, with energy. Show up at general meetings. Make new friends. Vote. It won't hurt, promise.

We keep our neighborhood safe and strong when we work together.

Here's wishing everyone a delightful 2015,

Chris Hearne

treasurer@knollwoodvillagecc.org



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WEEKLEY FAMILY YMCA 10TH ANNUAL GIVING TREE

Support your community and give the gift of love this holiday season!

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- Choose an ornament to adopt a child
- Receive the child's wish list
- Turn in all gifts by Monday, December 8

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tc 47411



Recycling Notice

A recent fire at a City of Houston Solid Waste Management Department (SWMD) facility seriously damaged two of the City's green recycling trucks. The fire is under investigation and a determination is being made if the trucks are salvageable. In the meantime, SWMD will continue to provide recycling collection service for the homes on the routes serviced by these two damaged vehicles, but will have to use blue garbage trucks that are typically assigned to collect household waste. The trucks will be cleaned out and will not have a negative impact on the quality of the recyclables collected. Should residents see a blue garbage truck collecting recyclables in their neighborhood they should not be alarmed as the material will be taken to the city's recycling vendor and processed in the usual manner. Recyclables will not be taken to the landfill. For questions, contact Sandra Jackson at sandra.jackson@houstontx.gov.

Knollwood Village Civic Club Elections

We will be conducting the annual meeting of the Knollwood Village Civic Club Tuesday, January 21, 2014, 6:30-8:30pm at Bethany Church, 3511 Linkwood, Classroom 42/43 (in back of church).

Drinks/snacks will be offered and our guest speaker will be **District K Council Member Larry Green**. CM Green will give an overview of District K initiatives during his 1st term, followed with Braeswood Super Neighborhood initiatives planned and programmed for the area and then the floor will be open to Q&A including questions related to another possible attempt at creating an area management district.

Please come out to listen and be heard!

An important agenda item required at the annual meeting is the election of officers for the club. Each officer is elected to serve a one-year term or until their successors are elected. The duties of each officer are detailed in the by-laws of the club, which are posted on the website under the Board and Officers resource link. We have summarized those duties below:

President: *presides at all meetings; enforces the Articles of Incorporation and the by-laws; decides questions of procedure and order; and exercises supervision of the club affairs.*

Vice-President: *assists the president as needed and occupies the chair in the absence of the president; a member of the board or directors and also of the Finance committee.*

Secretary: *keeps true and correct records of club proceedings; conducts correspondence as directed by the board; takes minutes of club and board of director meetings.*

Treasurer: *receives all dues for the club; reports the Financial status of the club at all club meetings; is a member of the finance committee*

All officers currently in these positions are expected to continue unless opposed by other candidates – we encourage nominations from the floor!

There are lots of other ways to participate in **YOUR** civic club! We welcome your involvement whether as an officer, committee lead, or just to periodically assist others. Interested individuals are encouraged to send an email to **contact@knollwoodvillagecc.org** and a board member will follow up to answer any questions you may have.

Architectural Control Committee (ACC) Update

This is a listing of the ACC activity for 2014. As you can see, we have a lot going on in Knollwood Village! Remember: Contact the ACC BEFORE you commence construction! They can be reached via email at build@knollwoodvillagecc.org.

26-Sep-14	3023	Tilden	Submission for porch addition	✓	Approved for construction
7-Oct-14	8103	Lorrie	Question concerning solar panels		Responded, No further action required
17-Oct-14	8119	Greenbush	Submission for new home construction	✓	Approved for construction
3-Nov-14	8011	Serenity Ct.	Submission for new home construction	✓	Approved for construction
22-Nov-14	3403	Broadmead	Complaint over non-compliant fence		Letter sent to owner of record
22-Nov-14	3122	Broadmead	Complaint over non-compliant fence		Letter sent to owner of record

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www.larrymercer.com

RE/MAX Metro
2626 Richmond Avenue
Houston, TX 77098

Each office independently owned and operated.





Knollwood Village Voice

Knollwood Village Civic Club
WWW.KNOLLWOODVILLAGE.ORG
PO Box 20801
Houston, TX 77225

Knollwood
Village's website
has it. Use it.

www.knollwoodvillage.org

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Knollwood Village Civic Club

For more than 50 years, the Knollwood Village Civic Club has been instrumental in keeping our neighborhood healthy, attractive, and safe. Thanks to the annual contributions of its residents, the KVCC enforces the Deed Restrictions, funds the Security Patrol, maintains the street medians, welcomes new residents, liaisons with government officials, and more. **Please make your annual contribution now.**

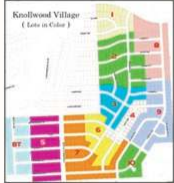
[Pay Annual Dues 2014](#)

Current News

Completed

KVCC Annual General Meeting

Tuesday, January 21, 2014
6:30-8:30 PM
Bethany Church, Classroom 42/43
(in back of church)
3511 Linkwood Dr, 77025



Building & Deed Restrictions

Contacts

The KVCC is managed by a Board of Directors and committees. Find a roster of officers, club documents, trash pick-up schedules, and contact information you might need.

[View Contacts](#)