

A GREAT INNER LOOP HOUSTON NEIGHBORHOOD, 615 HOMES

KnollwoodVillageVoice

WWW.KNOLLWOODVILLAGE.ORG

JUNE 2015

KNOLLWOOD VILLAGE CIVIC CLUB (KVCC) LEADERS

President Scott Rose
president@knollwoodvillage.org

Vice President Hector Caram
vp@knollwoodvillage.org

Treasurer Grant Heemer
treasurer@knollwoodvillage.org

Secretary Brian Gastineau
secretary@knollwoodvillage.org

Other Board Members

Brent Nyquist, David Fitts,
Cheryl O'Brien, Chris Hearne,
Brian Warwick, David Wood

COMMITTEES

Architectural Control (ACC)

Brent Nyquist - Chair
David Roder, Bev Blackwood,
Parul Vyas
build@knollwoodvillage.org

Security

David Wood - Chair
security@knollwoodvillage.org

Welcome

Bevin Barrett - Chair
welcome@knollwoodvillage.org

Communications / Web Committee

Brian Warwick- Chair
kvccweb@knollwoodvillage.org

Newsletter

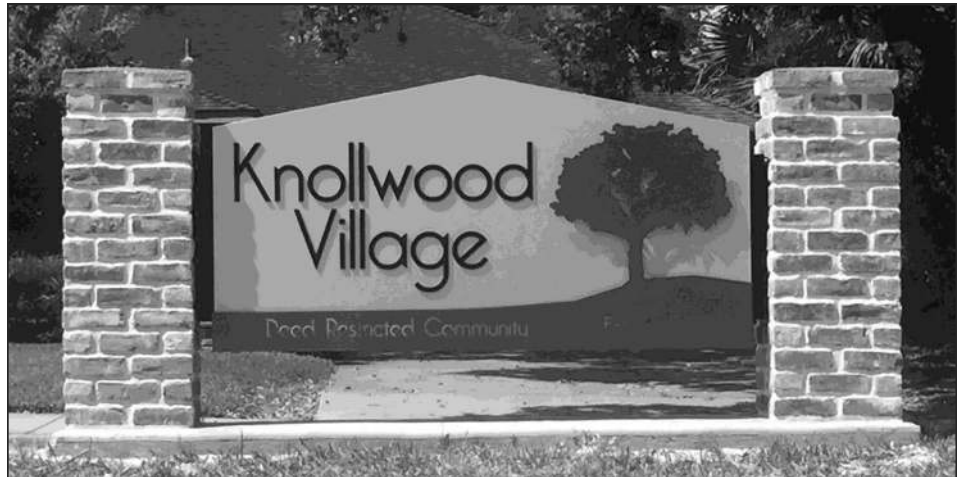
Cheryl O'Brien - Editor
clpobrien@comcast.net

Advertising

Magda Herrera
advertise@knollwoodvillage.org
www.knollwoodvillage.org/advertise

Website

www.knollwoodvillage.org



A Message From Your KVCC President

Hi Neighbors,

It's been a busy second quarter of the year in the neighborhood. First, I hope very few of our residents were impacted by all of the rain that we have had in recent weeks. Overall, I'm sure most of us are breathing a sigh of relief as it could very easily have been much worse – the north side of the bayou had several streets and numerous homes with several inches of water in them. In this newsletter look for several articles that include information to be able to monitor bayou water levels, perform storm risks, and some historical information about Brays Bayou.

Starting in late January, we went on a quest to fundraise \$16,460 for our new neighborhood signs and thanks to 256 residents; we exceeded our goal and raised an extra \$1,508 which will likely be applied to landscaping/irrigation. Oh and did I mention we did it in just over 2 months time? It was really an incredible accomplishment by everyone that contributed. I do want to point out 48 additional contributions that generated \$3,570 prior to this year's fundraiser that gave us a good head start, in addition to the City of Houston, who chipped in another \$2,845 in the form of a city grant for which Knollwood Village qualified.

Over the last week, the old signs have finally gone down and the new ones are UP (see picture above). Notice the shadow being cast on the tree. Pretty cool, huh?

We are very happy with the quality of the signs and the installation. We are investigating some options to improve the readability of the "A Deed Restricted Community – Est. 1951," but may decide to leave it as is. We have also had a few residents asking why the sign on South Braeswood was turned parallel to the traffic. I can tell you it wasn't our preference either but City Public Works and Engineering required us to turn the sign due to the very narrow median. We considered other locations and designs but every other scenario complicated matters which required more effort, time, money and it made getting a permit even more difficult. The most straightforward solution was to just turn the sign. Hopefully, everyone agrees this is a huge improvement over what we had and it should last the neighborhood a very long time. We have a 5 year warranty on the signs and we can expect some minimal maintenance costs in 20-25 years. Next steps in addition to considering some options to improve the text at bottom of the sign are to consider some landscaping / irrigation options and costs for both signs. If you have landscaping ideas, I'd love to hear them. Whatever we

Cont. page 2

(President, cont'd.)

plant, it needs to be short and we need to keep in mind any on-going maintenance costs that will add to our annual budgetary expense.

On to our most recent topic of the quarter, the **Free Pass Summer Fest (FPSF)** hosted at NRG Park (Main St / Yellow lot) over the weekend of June 6th. The event was initially planned for Eleanor Tinsley Park, but needed to be moved due to the conditions following the flooding. The FPSF schedule had music starting Saturday at 11am to 11pm and Sunday 11am to 10pm. The Civic Club was approached by NRG Park on behalf of FPSF out of respect of our noise agreement which essentially limits events to playing music between the hours of 9am to 9pm and ensures speakers/stages are turned away from our neighborhood. NRG Park representatives and the owner/sponsors of the FPSF wanted to see if there was any way the neighborhood could make an exception on the evening hours. The board discussed options and initially requested the music end 1 hour earlier (9pm) on Sunday since it was a "school/work" night. All parties initially agreed, but in the coming days the FPSF sponsors determined due to the number of bands (30) involved and all the contract obligations, security, travel schedules, marketing materials and logistics, that changing the time was going to be difficult. As a result, NRG/FPSF came back to the board to see what other accommodations could be provided to allow the event to go on as originally scheduled. While many out of the box suggestions were offered, this final agreement included:

- NRG Park acknowledges that this exception of playing music beyond 9pm from the Yellow Lot does not become a precedent.
- All stages/speakers must face away from neighborhood
- Added security patrols on the east side of neighborhood that borders Broadmead, Buffalo Speedway, S. Braeswood and Lorrie during event until after shutdown on both days.
- \$6,350 worth of admission tickets for handout to residents

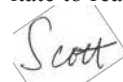
Neighborhood Nuisance donation made payable to **Knollwood Village Civic Club** in the amount of **\$20,000**.

At the end of the day, both NRG and FPSF sponsors could have continued on regardless of our requests and demands in return for some negative press. As a result, the decision was made to work the best agreement that we thought would benefit all residents while understanding that the event was going to create some inconveniences throughout the weekend. The use of these funds has not been yet determined but it will likely be re-invested in the neighborhood. One example may be to help beautify the esplanades where our new signs are now installed.

To conclude, I would like to provide this same list that I provided in the last newsletter for all residents to consider in 2015:

- ◇ **Get involved.** Let's show more of a sense of community. Meet your neighbors on your street and get involved in your Civic Club. We need volunteers for our beautification committee (short term commitment and we are looking for a resident attorney that has a background in real estate or property. We also welcome residents to come observe a KVCC board meeting (just ask when the next one is). Also, our next Residents meeting is Tuesday, Sept 8, 2015 – **MARK YOUR CALENDARS!!**
- ◇ **Get connected.** If you aren't receiving neighborhood email news today and you have an email address, take a minute and go to our website (www.knollwoodvillage.org) and subscribe to our "Email List" so you can stay in the loop on the happenings in the neighborhood.
- ◇ **Pay your dues** (if you haven't already). It's \$175 per year which is less than \$15/mo or just .48 cents per day.
- ◇ **Protect yourselves and your homes** – Most crimes in the neighborhood are crimes of opportunity so let's not give the criminals that chance. At a minimum, make sure you have proper lighting around your home, and make sure all doors are locked. If you can afford investing in alarm and camera systems, you further provide deterrents to criminals and reduce the chances of your home being a target. Most importantly, let's keep an eye out for each other.
- ◇ **Take pride in your home, lawn and overall property.** Keep your lawn maintained, landscaping trimmed, garbage cans hidden and general appearance of your home in-check.
- ◇ **Be considerate of your neighbors.** Pick up after your pets, don't park on your lawn or don't attempt to manage an obvious business from your home.

Finally, I wish each of you and your families a safe and happy July 4th. I look forward to meeting many of you throughout the year, as well as hearing from some of you soon. Please don't hesitate to reach out to any of us on the board, if you need our help.



Scott J Rose
KVCC President
president@knollwoodvillage.org
281-221-7334

ADVERTISER NOTICE – Knollwood Village does not endorse nor recommend the advertisers in this newsletter. Before contracting for service, check references and recommendations from independent sources.



THE **IDEA** BANK FOR CUSTOM HOMES.



The Build on Your Lot team at **PARTNERS IN BUILDING** is like the Idea Bank for custom homes. As the largest custom home builder in Texas, we've built luxury homes since 1986 on every kind of home site. We're always learning from our customers, too, as we work with them to design their one-of-a-kind home from scratch. Our Build on Your Lot team has learned there is more to building a custom home than just a floor plan and a home site. It's a process, and we are experts in delivering the things you want most in your home, on time and on budget. When we're finished, there won't be another home like yours. That's something you can take to the bank.

COME TO A CUSTOM HOME BUILDING
WORKSHOP WITH YOUR IDEAS!

Call us today at **713 667 3397**

LUXURY, CUSTOM HOMES FROM THE \$500s TO \$1-MILLION+

PARTNERSINBUILDING.COM



“ From the first meeting to the
handing over of the keys,
Partners in Building was there whenever we
needed them and built a house that will
last a lifetime. We have told many of our friends,
“Why would you build a house
with anyone else?”
– **Charlie and Carol** ”


PARTNERS
IN BUILDING

Treasurer's Report

Dear Neighbors,

We've made great progress in 2015 so far and with a little push we will meet our annual fundraising goals.

To keep you updated, we've received the following contributions so far this year.

- 298 – Total Households Contributing – 48%
- \$180 – Average Household Dues & additional Security Contribution
- \$53,640 – Total Dues & Security Contributions

We are about 50 homes short of reaching our goal, so you will receive another notice in the mail if you haven't contributed already this year. Please take a moment and pay your \$175 contribution which goes toward the Smith Security Patrol and the other activities the KVCC maintains to protect and enhance our neighborhood.

Many families have made additional contributions for our security patrol and every amount helps. Often an extra \$25, but as much as \$125. It adds up.

It's easy to support our neighborhood and contribute. By mail, send the check to Knollwood Village Civic Club, PO Box 20801, Houston, TX 77225.

Or online at www.knollwoodvillage.org/

If you have any questions, please feel free to contact me at: treasurer@knollwoodvillage.org

Sincerely,

Grant Heemer

KVCC Treasurer

treasurer@knollwoodvillage.org

News from Pershing Middle School

Panda Days will be held on Friday, Aug 14, Saturday, Aug. 15, and Monday, Aug. 17. During Panda Days, the school will be open for uniform sales and school supply package pick-up (all grade levels).

Saturday, August 15 is 6th grade orientation day. Students will attend orientation in groups (specific information will be provided closer to the date). Times are as follows:

- 1) Friday, August 14, 3:00 – 7:00 pm
- 2) Saturday, August 15, 9:00 am – 1:30 pm. (incoming 6th grade orientation day)
- 3) Monday, August 17, 3:00 – 7:00 pm.

Keep an eye on Pershing's PTO website for more info over the summer. <http://pershingpto.org>

Longfellow Elementary School

Congrats to all Longfellow students on another successful year! On April 30th Longfellow students enjoyed a fun filled **Field Day** full of games, bounce houses, and other exciting activities. Thanks to the teachers, staff, and parent volunteers for making it a great day for our kids! The Longfellow PTA hosted a **Crawfish Boil and Festival** on Saturday April 25th. Festival goers enjoyed yummy crawfish, delicious Jax Burgers, and other scrumptious treats and kids had fun riding the trackless train, jumping on the bounce houses, and flying high on the bungee jump trampoline.

Longfellow students have been impressing their parents and showcasing all they have learned this year in their **end of the year dance, orchestra, band and choir performances and art shows**. Check out the Longfellow website to see excerpts from the programs. On May 14th a group of students that earned the most points in the **Accelerated Reader program** were **taken by limousine to a catered lunch at the Olive Garden**. Way to go Longfellow Readers! Also on May 14th Longfellow students hosted a **Gifted & Talented Expo** where parents and community members were invited to come and see the creative and impressive projects that the G/T students have been working on this year. Students were on hand to explain their projects and share their knowledge.

Congrats to the Longfellow Band! On Saturday, May 1st the Longfellow Symphonic Band performed at the 2015 HISD Elementary Band Festival and received a **2nd division rating**.

Longfellow will be hosting some **exciting summer camps this summer**. Some are open to community members as well. Among the options are a hands-on science camp, a dance camp and a musical theatre camp. Contact the school for more information.

Don't forget to register for kindergarten if you haven't already. If you wait too late in the summer spots are likely to fill up. Have a great summer!

New Tables at the Park

Out with the old, warped picnic tables with holes . . . in with the all-new sleek and shiny picnic tables at Linkwood Park! This needed replacement was made possible by a City of Houston matching grant. The tables are located under some of the park's big, beautiful oaks—a great shady area for reading, enjoying a picnic, or simply catching up with your neighbors. Stop by the park and have a seat!

Friends of Linkwood Park continues its renovation fundraising efforts, including the new toddler playground goal. 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.

Dear Steve: For years, my father had talked about you – your honesty, guidance after tropical storm Allison, sincere interest in the neighborhood and your professional behavior. When it was time to sell his house, we knew you were the Realtor we wanted to represent us. All through the selling process, your integrity never wavered. You did an outstanding job and we are most grateful. — **Jan and Ron**

Steve: I can say that I honestly have no idea of what was involved – you took care of everything. And through it all you made yourself available at a moment's notice to answer our questions – and boy, did we have a bunch. But you patiently answered each one. You were more than just a Realtor, you were a teacher and a trusted advisor. Your integrity and experience allowed us to be able to spend our time and energy on the new baby, not the house transactions. We sincerely thank you for the great care you took of us and will recommend you to any of our friends. — **Shelly & David**

Dear Steve: I wanted to thank you for all you did in helping us sell our house. You made a very frustrating and stressful situation for us so smooth and calm. Your experience and wisdom gave us such comfort in trusting you with the many details that came with the sale of our home, especially while trying to do this long distance. There were many times when we had a decision to make and I would tell Pat, "Let's do whatever Steve tells us to do," because of the confidence and trustworthiness that you inspire. — **Ashley & Pat**

Steve: We could not be happier with the result, as well as the ease of the process. As you know, our house sold for a strong price in an extremely short period of time. This could not have been achieved without your fine efforts. **Ara & J.J.**

You kept us informed every step of the way, and we were impressed with your understanding of the dynamics of the sale. The final sale price was very close to the asking price, and the closing date came quickly. In the current real estate market, we consider ourselves very fortunate to have benefited from you experience, your integrity and your professional manner. — **Mary Ellen and Andreas**

Your straight-forward approach, honesty and attention to detail throughout the process was impeccable. It was evident throughout the negotiation process that we had chosen the best Realtor in the market. — **Michael & Natalie**

Steve: I came to you initially because I had witnessed your personal commitment to maintaining the integrity and value of our neighborhood at several evening meetings with area developers. I was impressed with your time, involvement and representation on behalf of the area homeowners with no expectation of any compensation. I cannot imagine another person in your profession offering freely their personal time and talents in those situations. In the selling of my home you were forced to overcome one unforeseen obstacle after another. In spite of the myriad difficulties you never seemed perturbed or inconvenienced and always maintained a positive and supportive attitude. — **John C.**

Dear Steve: Thank you for the wonderful care you took in the sale of our home. When my friend in the neighborhood recommended you, I soon learned why your reputation precedes you... You handled this transaction as if it were your own home you were selling. No one could ask for more. This was the best experience we've ever had with a Realtor and no question. — **M.S.W.**

Dear Steve, Since you have sold two homes for me in the past six years, and both of them for a better price than I would have settled for, I'm pleased to refer my friends to you. One of the things I appreciate most is your calm, thorough and completely professional approach. I've worked with other Realtors on two previous home transactions before working with you, and the difference is remarkable. — **Ann T.**

We know that the changes made at your suggestion were what cinched the deal for the buyers and what sold the house quickly and at the price we wanted. The timing and pricing were right on target, and Jeannie and I both agree you exceeded our expectations. — **Kevin and Jeannie**

Dear Steve, I never believed we could sell it with all the foundation and plumbing problems we had, which are typical for this age house. The fact that you sold it so quickly, and at a great profit was amazing to us. Your reputation is well deserved. — **Stephanie N.**

THE SALES LEADER IN 77025 FOR 25 YEARS

Steve Anton

HALLMARK PROPERTIES

713-666-3400

KVCC Spring 2015 Security Report

Since the previous issue of the newsletter in February there have not been many significant incidents reported to Smith Security. One car break-in was reported. Most of the incidents involved solicitors going door to door. There were several reports of suspicious persons or vehicles. One of the suspicious vehicles reported was a pickup truck with a temporary paper license tag.

Knollwood Village residents should be aware that HPD has informed us that burglars sometimes drive vehicles with temporary paper license tags because they are difficult to read from a distance and they are easy to forge. If you observe unfamiliar vehicles in the neighborhood bearing temporary paper license plates please give them extra scrutiny.

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 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 is in Precinct 7 of the Harris County Constable's office. 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 above, 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.

Knollwood Village Smith Reports (February 2015 through early June 2015)

3500 block Deal (2/19/15 12:05 PM) - Dispatch reported to patrol that a woman had been soliciting in the neighborhood. Patrol located the woman and her companions, a younger woman and a man, and asked them to solicit elsewhere.

8100 block Greenbush (3/2/15 1:42 PM) - Patrol asked a man to stop soliciting in Knollwood Village and move on to a different area.

3400-3500 blocks Norris (3/3/15 2:46 PM) - Resident reported to dispatch that a male solicitor had come to their door and was selling magazines. Patrol located the man and asked him to go someplace else to solicit. The man asked patrol to inform his partner, who was soliciting down the street, to meet him at the Buffalo Speedway bridge. Patrol located the solicitor's partner and told her.

3100 block Stanton (4/20/15 8:30 AM) - Resident called dispatch to report that a man was going door to door and behaving suspiciously. The resident had already called HPD. When patrol arrived neither the suspicious man nor HPD could be located.

2200 block Tilden and 3500 block Norris (4/23/15 2:21 PM) - Tilden resident called to report that a young male, about 10 to 20 years of age, was going door to door attempting to sell magazine subscriptions. Patrol could not locate this person on Tilden, but then a Norris resident called to report that a young person was trying to sell them magazines. Patrol located the young man and told him that he needed to go to another neighborhood if he wanted to sell magazines.

3500 block Linkwood (4/23/15 3:00 PM) - Neighborhood resident reported that their car, which was parked in the Bethany Church parking lot, was burglarized sometime between 3:00 and 4:00 PM. A window on the passenger side was broken and a purse was taken which contained several credit cards. One stolen credit card was used for a \$73 purchase inside the McDonald's/Chevron station located on Main near Buffalo Speedway.

8200 block Lorrie (4/24/15 12:39 PM) - Resident reported that a man was going door to door asking homeowners if they were interested in selling their home or buying another one. Patrol located the man on the 3000 block of Conway and informed him that the neighborhood did not allow soliciting.

2900 block Linkwood (5/8/15 8:23 AM) - Resident reported to dispatch that two females riding in a small brown Toyota SUV were going door to door. The resident was concerned that the women were checking to see if residents were at home and the resident provided patrol with the license number of the vehicle. Patrol advised the resident to call HPD and then searched for the vehicle and the suspicious persons, but was unable to locate them.

3500 block Linkwood (5/15/15 9:30 AM) - Patrol observed a late model Nissan Murano SUV with a camera tower mounted on top of it driving throughout the neighborhood. At various times there were two HPD cars following the vehicle. Patrol noted the vehicle's license number and attempted to flag down the vehicle and the HPD cars to find out what was going on. None of the vehicles stopped and patrol speculated that HPD was aware of what was going on.

Greenbush at Conway (6/10/15 12:22 PM) - Resident called dispatch to report that a white Ford F150 pickup truck, with a temporary paper license plate on the rear, was driving slowly through the neighborhood. Patrol searched the neighborhood for the vehicle and found a similar vehicle (white Dodge pickup with temporary paper plate) at a construction site on S Braeswood, but was unable to locate a white Ford pickup truck with a paper license tag.

Next Residents General Meeting

Tuesday, September 8, 6:30 pm



Happy Summer

KNOLLWOOD VILLAGE!



3007 STANTON - PENDING



3122 STANTON - SOLD

Welcome to the neighborhood Alex & Nidra!



2810 CHISWELL

Estimated completion September 1st



8119 GREENBUSH - FOR SALE

Just completed & ready for immediate move-in!



3126 STANTON - SOLD

Welcome to the neighborhood Enrique & Nancy!

— CALL TODAY FOR A **FREE** —
MARKET ANALYSIS OF YOUR HOME!



TRICIA EBY

— REALTOR® —

713.825.1010 DIRECT

713.621.8001 OFFICE

TRICIAEBY@KW.COM

kw METROPOLITAN
KELLER WILLIAMS. REALTY

5050 WESTHEIMER • SUITE 200
HOUSTON, TEXAS • 77056



“It’s time to meat.”



One of your Knollwood Village neighbors
owns Firehouse Subs West University &
Meyerland Plaza. Please come out and show
your support!

Free chips and medium drink with the purchase of a sub

3924 Bellaire Blvd.
Houston, Texas 77025

713-665-7827

170 Meyerland Plaza Mall
Houston, Texas 77096

713 660-7827

© 2014 Firehouse Subs. This offer valid with coupon at participating
restaurants. Prices and participation may vary, see restaurant for details.
Limit one per customer, per visit. Not valid with any other offers.

Exp. 12/31/2015. **SUB**



Brays vs Braeswood

We drive into the medical center along “Brays” Bayou on a boulevard named “Braeswood.” What’s with that? There is much debate about it, but the early Houston maps, long before the street came along, note variations of “Bray’s” and “Brays” Bayou. But “Brays” is officially adopted as the correct version in the ongoing \$450 million improvement project by the Harris County Flood Control District and U.S. Army Corps of Engineers, known as the Brays Bayou Flood Damage Reduction Project, or Project Brays for short.



Perhaps “Braeswood” comes from the Scottish word “Braes,” which means hill or slope. An early area developer who arrived from New Hampshire in 1873 was a Scotsman named Henry Frederick MacGregor. MacGregor is the name of another well-known street in the Texas Medical Center area. One suggestion is that given MacGregor’s Scottish roots, the spelling of

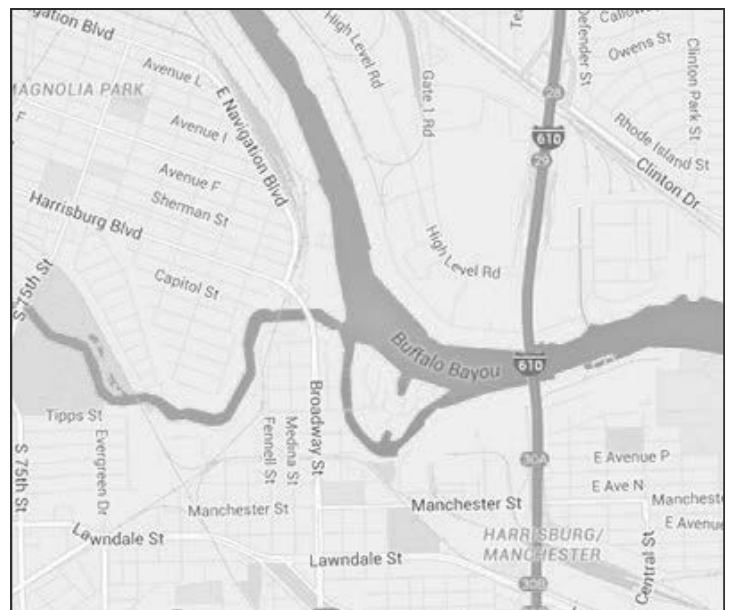
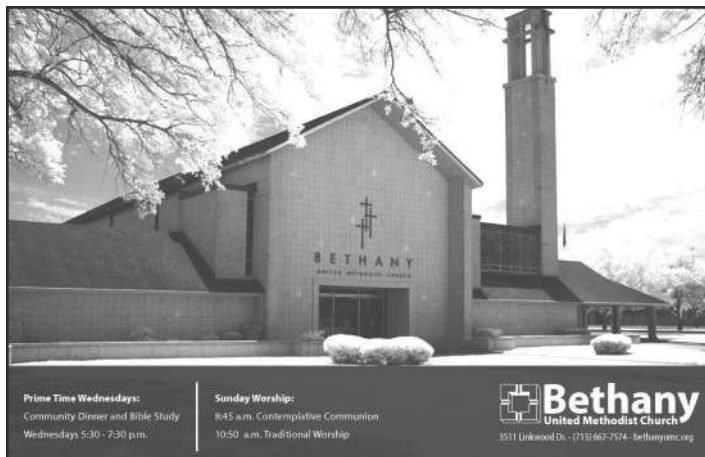
“Braeswood” for the streets along the bayou’s sloping banks is his doing.

As for where the name “Brays” for the bayou comes from, historians differ to this day. Louis F. Aulbach, a Houston historian who served the Harris County Historical Commission for 17 years, notes in his book about Buffalo Bayou that the name, sometimes spelled “Bray’s,” dates from the earliest days of the Austin Colony and was in common use by 1828. He also notes a man named Bray arrived in 1822 and settled along the bayou’s banks. That sounds plausible but he also suggests that a Frenchman named DuBraize may be connected to the name. Clearly there is no clear answer.

What is a given is that the Brays Bayou is an important part of Houstonians’ daily lives. There’s an old saying that you can’t really stop water, you can only move it. For the most part, our medical center’s neighborhood bayou does a pretty good job of moving water. After all that’s its only job description — and thankfully so.

This article is an excerpt of a larger article written by Dr. Bryant Boutwell. He is the author of two books on the history of Houston and the Texas Medical Center and wrote this column to share the stories of our past—stories that define who we are and how we got here.

Please visit the following URL online for the full story, <https://www.uth.edu/blog/bout-time/post.htm?id=909b5845-9fe4-4128-9416-f1be8e70f9e0>



Knollwood Village Civic Club & Security Fund payments for 2015 by Address.

Represents all payments received as of June 1, 2015.

You can pay online at www.knollwoodvillage.org

Or mail your check to: KVCC, PO Box 20801, Houston, TX 77225.

If you believe there is an error, please contact us at treasurer@knollwoodvillage.org

✓ = Civic Dues Contribution
 ★ = Security Contribution
 ★+ = Additional Security Contribution
 ◇ = Esplanade Sign Contribution

◇✓★	2802	Ashwood	◇	8447	Bluegate St	◇✓★+	3434	Broadmead	◇✓★	3015	Conway	◇✓★	3006	Fairhope
◇✓★+	2803	Ashwood	◇✓★+	8503	Bluegate St		3435	Broadmead	◇✓★	3018	Conway	◇✓★	3007	Fairhope
◇✓★	2806	Ashwood	◇✓★	8506	Bluegate St		3502	Broadmead	◇✓★+	3019	Conway	◇✓★+	3011	Fairhope
	2807	Ashwood	◇✓★	8507	Bluegate St	◇	3503	Broadmead	◇✓★+	3022	Conway	◇✓★+	3015	Fairhope
◇✓★	2810	Ashwood		8510	Bluegate St	◇✓★+	3506	Broadmead		3023	Conway		3019	Fairhope
◇	2811	Ashwood		8511	Bluegate St		3507	Broadmead	◇✓★	3026	Conway		3023	Fairhope
	2814	Ashwood	◇✓★	8514	Bluegate St	✓	3510	Broadmead	◇✓★	3027	Conway		3026	Fairhope
	2815	Ashwood	✓★	8515	Bluegate St		3511	Broadmead	◇✓★	3030	Conway	✓★	3030	Fairhope
✓★	2902	Ashwood		8518	Bluegate St	◇✓★	3514	Broadmead		3031	Conway		8206	Fairhope Pl
◇✓★+	2903	Ashwood		8519	Bluegate St	✓★	3515	Broadmead		3010	Deal	◇	8207	Fairhope Pl
✓★	2906	Ashwood		8522	Bluegate St		3518	Broadmead	◇✓★	3011	Deal		8211	Fairhope Pl
◇✓★	2907	Ashwood	◇✓★	8523	Bluegate St		3519	Broadmead	◇✓★	3018	Deal	◇✓★	8310	Fairhope Pl
◇✓★	2910	Ashwood	◇✓★	8526	Bluegate St		8515	Buffalo Spdwy	◇✓★+	3026	Deal	◇✓★+	8315	Fairhope Pl
◇✓★	2911	Ashwood	◇✓★+	8527	Bluegate St	✓★	3003	Castlewood	✓★	3027	Deal		8316	Fairhope Pl
	2914	Ashwood	◇✓★	8530	Bluegate St		3006	Castlewood	◇✓★	3102	Deal	◇✓★	8319	Fairhope Pl
◇✓★	2915	Ashwood		8001	Braesmain		3007	Castlewood	✓★	3103	Deal	◇	3102	Gannett
	8506	Bevlyn		2902	Broadmead	◇✓★+	3010	Castlewood		3106	Deal		3106	Gannett
	8510	Bevlyn		2924	Broadmead		3011	Castlewood	◇✓★	3107	Deal		3107	Gannett
	8602	Bevlyn		2925	Broadmead		3014	Castlewood	◇✓★+	3110	Deal	◇✓★	3110	Gannett
	8606	Bevlyn	◇✓★	2929	Broadmead		3015	Castlewood	◇✓★+	3111	Deal	✓★	3111	Gannett
◇✓★	8610	Bevlyn	◇✓★	3006	Broadmead		3018	Castlewood	◇✓★+	3114	Deal	✓★	3114	Gannett
	8614	Bevlyn		3009	Broadmead		2802	Chiswell	◇	3115	Deal	◇✓★	3115	Gannett
	8702	Bevlyn	✓★+	3010	Broadmead	◇✓★	2803	Chiswell		3118	Deal	◇✓★	3118	Gannett
	8706	Bevlyn	✓★	3014	Broadmead		2806	Chiswell	◇✓★	3119	Deal	◇✓★	3119	Gannett
	8710	Bevlyn		3015	Broadmead	◇✓★	2807	Chiswell	◇✓★	3123	Deal	◇✓★	3123	Gannett
	8714	Bevlyn		3018	Broadmead		2810	Chiswell	◇✓★+	3124	Deal	◇✓★	3124	Gannett
	8802	Bevlyn		3019	Broadmead		2811	Chiswell	◇✓★+	3125	Deal	◇✓★+	3125	Gannett
	8806	Bevlyn		3022	Broadmead		2814	Chiswell	◇✓★	3126	Deal	◇✓★	3126	Gannett
◇✓★	8810	Bevlyn		3023	Broadmead	◇✓★	2815	Chiswell	◇✓★	3127	Deal	◇✓★	3127	Gannett
◇✓★	8902	Bevlyn		3026	Broadmead	◇✓★	2902	Chiswell		3128	Deal	◇✓★	3128	Gannett
◇✓★	8906	Bevlyn		3027	Broadmead	◇✓★+	2903	Chiswell	◇✓★+	3129	Deal	◇✓★	3129	Gannett
◇✓★+	8910	Bevlyn	◇✓★+	3102	Broadmead		2906	Chiswell	◇	3130	Deal	◇✓★	3130	Gannett
✓★	8407	Bluegate Ct	◇	3103	Broadmead	◇✓★	2907	Chiswell	◇✓★+	3131	Deal	◇✓★	3131	Gannett
◇★	8411	Bluegate Ct	◇✓★	3106	Broadmead		2910	Chiswell		3132	Deal	✓★	3132	Gannett
	8415	Bluegate Ct	◇✓★+	3107	Broadmead	◇✓★	2911	Chiswell	◇✓★	3133	Deal	◇✓★	3133	Gannett
	8419	Bluegate Ct	✓★+	3110	Broadmead	◇✓★	2914	Chiswell	◇✓★+	3134	Deal	◇✓★	3134	Gannett
	8423	Bluegate Ct		3111	Broadmead	◇✓★+	2802	Conway	◇	3135	Deal	◇✓★+	3135	Gannett
★	8426	Bluegate Ct	◇✓★+	3114	Broadmead		2803	Conway	◇✓★+	3136	Deal	✓★	3136	Gannett
	8427	Bluegate Ct		3115	Broadmead	◇✓★+	2806	Conway	◇✓★	3137	Deal	◇✓★	3137	Gannett
	8431	Bluegate Ct		3118	Broadmead	✓★	2807	Conway		3138	Deal	◇✓★	3138	Gannett
◇✓★+	8402	Bluegate St	◇✓★+	3119	Broadmead	◇✓★+	2810	Conway	◇✓★+	3139	Deal	✓★	3139	Gannett
	8406	Bluegate St		3122	Broadmead		2811	Conway	◇✓★+	3140	Deal	✓★	3140	Gannett
◇✓★+	8410	Bluegate St		3123	Broadmead		2814	Conway		3141	Fairhope	◇✓★	7906	Greenbush
◇✓★+	8414	Bluegate St		3402	Broadmead		2815	Conway	◇✓★	3142	Fairhope	◇✓★	7911	Greenbush
	8417	Bluegate St	◇✓★	3403	Broadmead		2902	Conway	◇✓★+	3143	Fairhope	◇✓★	7915	Greenbush
	8418	Bluegate St	◇✓★+	3406	Broadmead		2903	Conway		3144	Fairhope	◇✓★	8000	Greenbush
◇✓★	8422	Bluegate St		3407	Broadmead	◇✓★	2906	Conway	◇✓★	3145	Fairhope	✓★	8003	Greenbush
	8426	Bluegate St	✓★	3410	Broadmead		2907	Conway	◇✓★	3146	Fairhope	◇✓★	8007	Greenbush
	8427	Bluegate St		3411	Broadmead		2910	Conway		3147	Fairhope	◇✓★	8011	Greenbush
◇✓★	8430	Bluegate St		3414	Broadmead	◇✓★	2911	Conway	◇✓★	3148	Fairhope		8103	Greenbush
	8431	Bluegate St	◇✓★	3418	Broadmead	◇✓★+	3003	Conway		3149	Fairhope	◇	8107	Greenbush
★	8434	Bluegate St	✓★	3419	Broadmead		3004	Conway	◇✓★	3150	Fairhope	✓★	8111	Greenbush
◇✓★+	8435	Bluegate St	◇✓★	3422	Broadmead		3006	Conway	◇✓★+	3151	Fairhope	◇★	8115	Greenbush
✓★+	8438	Bluegate St		3423	Broadmead	◇✓★+	3007	Conway	◇✓★+	3152	Fairhope		8119	Greenbush
✓★+	8439	Bluegate St		3427	Broadmead		3010	Conway		3153	Fairhope		8121	Greenbush
	8442	Bluegate St	◇✓★+	3428	Broadmead	◇	3011	Conway	◇✓★+	3154	Fairhope	◇✓★	8202	Greenbush
	8443	Bluegate St		3431	Broadmead		3014	Conway	◇	3155	Fairhope	◇✓★	8203	Greenbush

◇✓★	8206	Greenbush	◇	2807	Linkwood		8111	Lorrie		3506	Norris		3002	Stanton
	8210	Greenbush		2810	Linkwood	◇✓★	8115	Lorrie		3507	Norris		3003	Stanton
◇✓★+	8302	Greenbush	◇✓★	2811	Linkwood	✓★	8119	Lorrie	◇	3510	Norris		3006	Stanton
◇✓★	8306	Greenbush		2814	Linkwood		8123	Lorrie	◇✓★	3511	Norris		3007	Stanton
	8310	Greenbush	◇✓★	2815	Linkwood	◇✓★	8126	Lorrie		3514	Norris		3010	Stanton
	8314	Greenbush	◇✓★	2818	Linkwood		8127	Lorrie		3515	Norris	✓★	3011	Stanton
◇✓★	8315	Greenbush	◇✓★+	2819	Linkwood	✓★+	8203	Lorrie	◇	3518	Norris	✓★	3014	Stanton
	8318	Greenbush	◇✓★+	2823	Linkwood		8207	Lorrie	✓★	3519	Norris	◇✓★+	3015	Stanton
◇	8319	Greenbush		2827	Linkwood	◇✓★	8211	Lorrie	◇✓★	2803	Prescott	✓★	3018	Stanton
◇✓★+	8407	Greenbush	✓★	2830	Linkwood	◇✓★	8215	Lorrie	✓★	2806	Prescott		3019	Stanton
	8408	Greenbush		2831	Linkwood	◇✓★	8219	Lorrie	◇✓★	2807	Prescott	◇✓★	3022	Stanton
◇✓★	8411	Greenbush		2835	Linkwood	◇	8223	Lorrie	✓★	2810	Prescott	◇✓★+	3023	Stanton
	8415	Greenbush		2839	Linkwood		8227	Lorrie	◇✓★+	2811	Prescott	◇✓★	3026	Stanton
	8419	Greenbush		2903	Linkwood		8231	Lorrie	◇✓★+	2814	Prescott	◇✓★	3027	Stanton
	8422	Greenbush	◇✓★	2907	Linkwood	◇	8303	Lorrie	✓★	2815	Prescott	◇✓★	3030	Stanton
✓★	8423	Greenbush	◇✓★	2908	Linkwood		8307	Lorrie		2902	Prescott	◇✓★	3031	Stanton
	8427	Greenbush		2911	Linkwood		8311	Lorrie	◇✓★	2903	Prescott	◇	3005	Tilden
◇✓★	8502	Greenbush	◇✓★	2915	Linkwood		8315	Lorrie		2906	Prescott	◇✓★	3006	Tilden
	8506	Greenbush	◇✓★	3003	Linkwood	◇✓★	8319	Lorrie		2907	Prescott	◇✓★	3010	Tilden
◇	8507	Greenbush	◇✓★	3007	Linkwood	◇✓★+	8323	Lorrie		2910	Prescott		3014	Tilden
◇	8510	Greenbush	◇	3010	Linkwood	◇✓★	8327	Lorrie	✓★	2911	Prescott	◇✓★	3017	Tilden
	8511	Greenbush		3011	Linkwood		8331	Lorrie		3002	Prescott	◇✓★+	3018	Tilden
	8515	Greenbush		3014	Linkwood	◇✓★	8402	Lorrie		3006	Prescott		3022	Tilden
◇✓★	8518	Greenbush	◇✓★	3015	Linkwood		8403	Lorrie	✓★	3010	Prescott	◇✓★	3023	Tilden
	8519	Greenbush	✓★+	3018	Linkwood		8406	Lorrie	◇✓★	3011	Prescott	◇✓★	3026	Tilden
	8522	Greenbush		3019	Linkwood	◇✓★	8407	Lorrie	✓★	3014	Prescott		3027	Tilden
◇✓★	8523	Greenbush		3023	Linkwood	◇✓★	8410	Lorrie	✓★	3018	Prescott	◇✓★+	3002	Winslow
	8526	Greenbush	◇✓★	3101	Linkwood	◇✓★	8414	Lorrie		3022	Prescott		3006	Winslow
	8527	Greenbush		3102	Linkwood		8418	Lorrie	✓★	3023	Prescott	✓★	3007	Winslow
✓★	8531	Greenbush	◇	3106	Linkwood		8419	Lorrie		3026	Prescott	◇✓★+	3011	Winslow
✓★	8403	Hatton		3107	Linkwood	◇✓★	8422	Lorrie		3027	Prescott		3015	Winslow
◇✓★+	8406	Hatton		3110	Linkwood	◇+	8423	Lorrie	✓★	3030	Prescott	◇✓★+	3018	Winslow
◇✓★	8407	Hatton	◇	3111	Linkwood		8426	Lorrie	◇✓★+	3031	Prescott	◇	3019	Winslow
◇✓★+	8410	Hatton	◇	3114	Linkwood		8427	Lorrie	◇✓★	2731	S Braeswood	◇✓★+	3022	Winslow
◇	8411	Hatton		3115	Linkwood		8431	Lorrie	◇✓★+	2803	S Braeswood		3023	Winslow
◇✓★	8414	Hatton	✓★	3118	Linkwood	◇✓★	3003	Norris		2807	S Braeswood	◇✓★	3027	Winslow
	8415	Hatton	◇✓★+	3119	Linkwood	◇✓★+	3007	Norris		2811	S Braeswood		3028	Winslow
◇✓★	8418	Hatton	◇✓★+	3122	Linkwood	◇✓★	3011	Norris		2815	S Braeswood	◇✓★	3031	Winslow
◇✓★	8419	Hatton		3123	Linkwood	✓★	3102	Norris		2819	S Braeswood	✓★	3032	Winslow
✓★	8422	Hatton		3402	Linkwood		3103	Norris		2823	S Braeswood			
	8423	Hatton		3403	Linkwood	✓★	3106	Norris		2931	S Braeswood			
◇✓★	8426	Hatton		3406	Linkwood	◇✓★	3107	Norris	◇	3003	S Braeswood			
◇✓★	8427	Hatton	★	3407	Linkwood	✓★+	3110	Norris	◇✓★	3007	S Braeswood			
	8430	Hatton	◇✓★+	3410	Linkwood	◇✓★+	3111	Norris		3011	S Braeswood			
◇✓★	8431	Hatton		3411	Linkwood		3114	Norris	✓★	3015	S Braeswood			
	8502	Hatton	✓★	3414	Linkwood		3115	Norris	◇✓★	3019	S Braeswood			
	8503	Hatton		3415	Linkwood	◇✓★	3118	Norris	✓★	3023	S Braeswood			
◇✓★	8506	Hatton		3418	Linkwood	◇✓★+	3119	Norris		3027	S Braeswood			
	8507	Hatton		3419	Linkwood	◇✓★	3122	Norris		3031	S Braeswood			
◇✓★	8510	Hatton	✓★	3422	Linkwood		3123	Norris		1	Serenity Ct			
✓★	8511	Hatton		3423	Linkwood		3402	Norris		2	Serenity Ct			
◇✓★	8514	Hatton		3426	Linkwood	◇✓★	3403	Norris	◇	3	Serenity Ct			
◇✓★	8515	Hatton	◇	3427	Linkwood		3406	Norris		4	Serenity Ct			
★	8518	Hatton	✓★	3430	Linkwood		3407	Norris		5	Serenity Ct			
	8519	Hatton		3431	Linkwood	◇✓★	3410	Norris		6	Serenity Ct			
◇✓★	8522	Hatton	✓★	3434	Linkwood		3411	Norris		7	Serenity Ct			
◇✓★+	8523	Hatton	◇	3435	Linkwood		3414	Norris		2803	Stanton			
◇✓★	8526	Hatton		3502	Linkwood		3415	Norris	✓★	2806	Stanton			
✓★	8527	Hatton	◇✓★+	3506	Linkwood		3418	Norris	◇✓★	2807	Stanton			
	8530	Hatton	✓★	3510	Linkwood		3419	Norris		2810	Stanton			
◇✓★+	8531	Hatton	✓★	3511	Linkwood	◇✓★	3422	Norris		2811	Stanton			
✓★	8534	Hatton	◇✓★	3514	Linkwood	◇✓★+	3423	Norris	◇	2814	Stanton			
	8537	Hatton	✓★	3518	Linkwood		3426	Norris	◇✓★+	2815	Stanton			
	8538	Hatton	◇	8007	Lorrie		3427	Norris	◇✓★	2902	Stanton			
◇✓★+	8541	Hatton		8011	Lorrie	◇	3431	Norris		2903	Stanton			
✓★	8542	Hatton	◇✓★	8015	Lorrie	◇✓★+	3434	Norris		2906	Stanton			
	2802	Linkwood	◇✓★+	8103	Lorrie	◇✓★	3435	Norris		2907	Stanton			
	2803	Linkwood		8106	Lorrie		3502	Norris		2910	Stanton			
	2806	Linkwood	◇	8107	Lorrie	✓★	3503	Norris	◇✓★	2911	Stanton			

CHOOSING THE RIGHT REALTOR DOES MAKE A DIFFERENCE.



NATALEE KELAHER

REALTOR®, GRI, TRLP, TAHS
Certified Relocation Specialist
South Braeswood Resident

281.844.1829

Natalee.Kelahe@GaryGreene.com
www.NataleeKelahe.com

*I am available to help clients with the sale or purchase
of single family homes, condominiums and investment
properties across the Houston Metropolitan area.
Contact me today!*

Negotiating.

Whether you are buying or selling, I'll negotiate the best price for you.

Pricing.

Precision pricing isn't just about calculating a market analysis.
It's about having a specialist in your neighborhood
that understands your market. **I'm it!**

Marketing.

We sold more homes in 2014 than any other company.
I'll customize a marketing plan for your home and get it sold!

Service.

I'll take care of the details and get you where you want to go.
Relax and enjoy a pleasant experience.



**GARY
GREENE**

©2015, Better Homes and Gardens Real Estate LLC. Better Homes and Gardens® is a registered trademark of Meredith Corporation licensed to Better Homes and Gardens Real Estate LLC. Equal Opportunity Company. Equal Housing Opportunity. Each Franchise is independently owned and operated. If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.

IMPORTANT PHONE NUMBERS

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@houstontx.gov

State Rep: 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

Street Light Replacement
(713) 207-2222



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

IT'S GOOD TO BELONG

Join the Weekley Family YMCA

The Y offers the support you and your family need to learn, grow and thrive.

Benefits of Membership

- Lower fees on programs and classes
- Child Watch care for your children while you work out
- Wide variety of group fitness classes
- Free SMART Start wellness orientations

Learn more at
ymcahouston.org/weekley-family.



text YMCAHouston
to 41411



YMCA Mission: To put Judeo-Christian principles into practice through programs that build healthy spirit, mind and body for all. Everyone is welcome.

LEADING MEDICINE STARTS WITH HOUSTON METHODIST PRIMARY CARE.

At Houston Methodist, your family's well-being is at the center of all we do. From simple checkups to more complex concerns, our board-certified physicians provide the compassionate care you need, as well as access to our leading network of world-class specialists.

Many practices offer:

- Online scheduling
- Convenient locations
- Same-day access
- After-hours access

For an appointment, call **713.790.3333**.

HOUSTON
Methodist[®]
LEADING MEDICINE



Commercial • Residential • Auto Glass

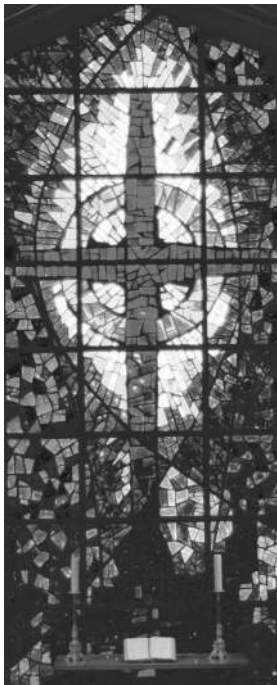
**DISTINCTIVE
GLASS**

Phone: (713) 981-0200 9541 Town Park Dr.
 Fax: (713) 981-4193 Houston, Texas 77036
www.distinctiveglassonline.com

Budget Blinds Custom Window Coverings
 Shutters • Draperies • Blinds
a style for every point of view™



713-592-0224
 Your Braes Heights neighbor Lynne Lorenz
 FREE In-Home Consultation & Estimates
LLorenz@budgetblinds.com
 Mention this ad for 30% off your purchase of
 Signature Series products!



St. Luke's Presbyterian Church

713.667.6531

8915 Timberside Dr.(77025)

www.stlukespres.org

St. Luke's Presbyterian Church

Rev. W. Scott Harbison, Pastor

Sunday School 9:00 a.m. Worship 10:00 a.m. Fellowship 11:00 a.m.

Sunday School for adults, children, and youth begins at 9 a.m.

Worship at 10:00 a.m. blends contemporary and more traditional music and liturgy. We hope you will join us to experience worship in new and exciting ways every Sunday!

Jazz Communion July 5 @10:00 a.m.

Continue your 4th of July celebration at St. Luke's and be a part of this vibrant and relaxed worship service. The Marvin Gaspard Trio, our Chancel Choir, and St. Luke's Ringers will provide some tappin' and clappin' music for this annual worship service no one wants to miss!

Our Annual All American Picnic

Plan to stay after worship on July 5 for our annual indoor picnic of hotdogs, with all the extras and dessert too!

God Loves You. No Exceptions!
St. Luke's Welcome You!

- Compare sale vs. list prices
- See how homes are selling
- See homes on the market

Real-Time Market Snapshot

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

huntersells.com



To receive these stats via email go to huntersells.com and register for the Monthly Market Snapshot

Real Estate Report

August 1, 2014 through June 7, 2015

Single Family Home Sales Knollwood Village & Surrounding Area

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 %
60413645	8.12.14	Broadmead Dr	KV 7	3/3/2	N	7,140	1,665	1954	\$379,900	\$368,600	\$221.38	\$221.38	3	0.97
78723195	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	1952	\$347,000	\$347,000	\$226.65	\$226.65	0	1.00
26146658	8.28.14	Hatton St	KV 4	3/2/2	N	8,925	2,224	1954	\$419,000	\$400,000	\$179.86	\$179.86	6	0.95
75060504	9.4.14	Ashwood	KV	3/2/2	N	7,665	1,931	1952	\$399,000	\$372,000	\$192.65	\$192.65	19	0.93
91433572	9.24.14	Linkwood Dr	KV 10	4/3/2	N	9,600	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
16569958	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	1952	\$399,000	\$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	\$238.49	\$238.49	4	0.99
76406624	10.30.14	Castlewood St	BT 1	3/2/2	N	7,560	1,812	1952	\$473,900	\$473,900	\$261.53	\$261.53	8	1.00
22633344	10.31.14	Hatton St	KV	4/3/2	N	8,000	2,203	1954	\$509,900	\$505,600	\$229.51	\$227.24	27*	0.99
32465545	11.12.14	Broadmead	BT	3/2/2	N	7,475	2,246	1954	\$355,000	\$330,000	\$146.93	\$146.93	33	0.93
40824105	11.20.14	Hatton	KV 4	4/3/3	N	8,400	3,800	2014	\$934,000	\$936,000	\$246.32	\$246.32	327*	1.00
12973542	1.30.15	Broadmead Dr	KV 7	5/4/3	N	9,435	4,153	2014	\$899,000	\$899,000	\$216.52	\$216.52	64	1.00
95339782	1.30.15	Prescott St	KV 2	4/4/3	N	7,665	4,555	2014	\$1,150,000	\$1,049,525	\$230.41	\$230.41	119	0.91
79502324	2.3.15	Fairhope Pl	KV	3/2/2	N	8,590	1,620	1951	\$450,000	\$440,000	\$271.60	\$271.39	20	0.98
14389794	2.25.15	Braeswood	BT	3/2/2	N	14,332	3,293	1953	\$575,000	\$582,000	\$176.74	\$176.74	6	1.01
29050344	3.20.15	Norris Dr	KV 5	3/2/2	N	6,630	1,586	1952	\$439,000	\$430,000	\$271.12	\$269.23	23	0.98
17934566	3.30.15	Linkwood Dr	KV	3/2/2	N	11,334	1,678	1954	\$395,000	\$370,000	\$220.50	\$220.50	148	0.94
83324704	3.31.15	Castlewood St	KV 3	4/2/2	Y	7,980	1,993	1951	\$525,500	\$505,000	\$253.39	\$253.39	51	0.96
26600407	3.31.15	Stanton St	BT 1	5/4/2	N	7,320	4,494	2014	\$1,199,999	\$1,200,000	\$267.02	\$267.02	417	1.00
20814244	4.1.15	Broadmead Dr	BM	3/2/2	N	8,856	1,705	1951	\$400,000	\$409,000	\$239.88	\$239.88	5	1.02
95471974	4.2.15	Stanton St	BT	3/2/2	N	7,320	1,439	1951	\$450,000	\$460,000	\$319.67	\$316.89	4	1.02
30862759	4.9.15	Fairhope St	BT	3/2/2	N	8,737	2,245	1953	\$499,900	\$465,000	\$207.13	\$207.13	133*	0.93
71201061	4.15.15	Gannett St	BT	4/4/2	N	6,630	4,348	2006	\$950,000	\$935,000	\$215.04	\$215.04	5	0.98
53944954	4.20.15	Broadmead	KV	3/2/2	N	10,275	1,791	1951	\$499,900	\$440,000	\$245.67	\$245.67	25	0.88
79910047	4.27.15	Gannett St	KV 7	3/2/2	N	11,540	2,036	1953	\$529,500	\$511,000	\$250.98	\$250.98	95	0.97
40589475	5.1.15	Stanton St	KV 8	3/2/2	N	8,720	1,712	1952	\$519,900	\$519,900	\$303.68	\$303.10	3	1.00
52370688	5.29.15	Castlewood	BT	3/2/2	N	7,440	1,696	1952	\$485,000	\$511,235	\$301.44	\$301.44	3	1.05
59185964	5.29.15	Winslow St	BT 1	4/4/2	N	7,800	3,936	2005	\$865,000	\$807,000	\$205.03	\$205.03	39*	0.93
AVERAGE				3/ 2		8,521	2,528		\$594,339	\$582,520			58	0.98

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

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

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

Trace Holcomb

(832) 428-5801

trace@hunterrealestategroup.com



Chris Charboneau

(713) 256-6581

chris@hunterrealestategroup.com

SOLD!



Hatton Street

3 Bdrm, 2 Bath, 2 Car Attached Garage

1,665 sf 7,490 sf Lot Size

Inventory is really low right now and

it's a GREAT time to sell!

Call us for a Free Market Analysis!

SOLD!



Castlewood Street

4 Bdrm, 3.5 Bath, 2 Car Attached Garage

4,117 sf 7,200 sf Lot Size



View current listings at huntersells.com (832) 428-5801

Project Brays

The Harris County Flood District (HCFCD) recently started construction on the next phase of channel modifications as part of the Brays Bayou Flood Damage Reduction Project. During this construction phase, Brays Bayou will be widened between Lidstone Street and Calhoun Road near the City of Houston's MacGregor Park.

As it relates to our area, HCFCD is currently in the planning phase for widening the Brays channel from Bertner Street in the Texas Medical Center to the outfall on the south bank of the channel 2,200 feet west of Buffalo Speedway between Bevlyn and Timberside Drive. Planning for this phase is scheduled to be complete in 2015 with construction beginning in early 2016 and will take about 12 months to complete. HCFCD is also planning a next phase from the above outfall to west of IH610 to South Rice. Planning should begin in 2016 and construction will probably begin in 2017. Completion of both of these phases will complete Project Brays through Knollwood Village and Braeswood Place with the exception of bridge(s) replacement. Certain segments of the project will require construction of walls where real estate is insufficient to accommodate the planned widening of the channel at top of bank to 60 feet wider than it is currently, e.g., 30 feet each side. The Hike and Bike Trail will be demolished and replaced when construction is complete. All trees lost during the project(s) will be replaced although not one-for-one. No existing trees will be transplanted. There are several "legacy" trees which will be protected during construction. During the upcoming phase, HCFCD will excavate 300,000 cubic yards of material.

As a part of the planning process, assessment of drainage requirements of adjacent areas such as Knollwood Village and Braeswood Place are included in the final planning/design/engineering process.

For more information on the project, go to <http://www.projectbrays.org/>.

Storm Risk Calculator

Stream Gauges

As a component of its flood warning system, HCFCD has stream gauges in all of the major tributaries throughout Harris County. There are three in our area that residents may have an interest in monitoring following events like the one on Memorial Day. They are located at the bridges over Brays Bayou at South Rice, Stella Link and South Main. By accessing these gauges you can see what the water level in real time is over a period of time, generally 24 hours, and how much rain fell at that location during that period, as well as historical flood information. To access the information, in your search engine, type www.harriscountyfws.org/gagedetails/index/430. That is the stream gauge located at the Stella Link Bridge. For the South Rice location, substitute 440 for the 430 and for the South Main location substitute 420 for 430.

You can also see how much rain has fallen at locations throughout the county by typing in your search engine, Harris County Flood Warning System. There you can access a map which contains dozens of rectangles with numbers in them. By passing your mouse over the rectangles, the location of that particular rectangle will be displayed.

Cont. page 18

Odds & Ends

The next Knollwood Village Civic Club Residents meeting will be Tuesday, September 8th at 6:30p. Location: Bethany Methodist Church, 3507 Linkwood Dr., Room 42/43. Park in back of church.

June thru August 2015 NRG Park Upcoming Outdoor Events Schedule:

Go to www.nrgpark.com/events for more info.

- Friday, June 26th, 11am to 9pm — Vans Warped Tour
- Saturday, July 18th, 3p-9p — Best Damn Food Truck Festival Ever

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, click on "Email List."

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.

Braeswood Place Mothers of Young Children (BPMOYC)

Interested in Joining a local Mother's Group? These groups are a great way to connect with other moms, buy/sell items, find a great playgroup, participate in fun social activities, get helpful referrals, and more! 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, Halloween Party, Easter Egg Hunt and more
- Babysitting Co-Op
- Mommy Meals for new moms
- "Best of List" with doctors, bakeries, handymen, landscapers, and much more!

Go to <https://www.bigtent.com/groups/bpmoyc> for more info or contact Jody Martin at jodymartin1@hotmail.com

Architectural Control Committee (ACC) Activity

April was a fairly busy month for the ACC followed by a quieter May. Here is the list of items brought before the ACC since the last newsletter and the resolution of each.

Don't forget – it is better to ask BEFORE you start a remodeling or renovation or new build if you have met the criteria established by our deed restrictions!

No.	Street		Notes:
8502	Hatton	Submission for home addition / remodel	Rejected: Corrections required prior to approval.
3435	Norris	Submission for 2nd floor addition	Approved for construction
3502	Broadmead	Submission for new home construction	Approved for construction
8316	Fairhope Pl.	Preliminary submission for new constr.	Rejected; pending final design documents
2811	Linkwood	Swimming pool question	Responded, No further action required
3122	Norris	Fence location question	Approved for construction
8015	Lorrie Dr.	Fence replacement question	Responded, No further action required

The ACC can be contacted at build@knollwoodvillage.org. There is also a FAQ's section on the civic club website. The link is <https://knollwoodvillage.org/building>.

Creation of a Beautification Committee – Volunteers Needed

The KVCC is looking for residents to start up and join a beautification committee to develop a strategy, design, options and cost estimates regarding our 8 adopted esplanades. We envision this committee to function similar to the committee that helped complete our new neighborhood signs. Commitment will be limited to attending a few meetings over a 2-3-4 month period.

Real Estate or Property Attorney Volunteer / Resource Needed.

For many years we have been lucky enough to have a resident attorney support us on the board to provide a legal perspective on certain matters. As a result of that volunteer moving out of the neighborhood, we are looking for a new volunteer.

Interested residents should email
president@knollwoodvillage.org

(Storm Risk, cont'd.)

Storm Risk Calculator

The City of Houston has a website that can predict a particular location's risk of wind, power loss, rainfall flooding and storm surge flooding during an adverse weather event. In your search engine type:

Houston +storm risk calculator

Click on City of Houston - Storm Risk Calculator

On the next page enter your physical address, e.g., 12345 Any Street, Houston, Tx. Zip Code

A map will be displayed showing the location of the entered address and a listing of the following risks:

Wind (Low, Medium, High)

Rainfall Flooding (Low, Medium, High)

Power Loss (Low, Medium, High)

Storm Surge Flooding (Low, Medium, High)

A word of caution: Do not assume that, based on the risk results, that a particular location will not ever be susceptible to flooding. Brays Bayou can handle a 13-1/2" of rainfall in a 24-hour period. The operative words are "24-hour period." With an event like that currently in progress where excessive amounts of rainfall occur in a short period of time, flooding is a certainty. Even when Project Brays is completed through our area of Houston, hopefully within the next 3-5 years, there will always be a flood risk.



Wondering what your
property is worth in
today's market?

Call

The Mercer Team

now for a

FREE MARKET ANALYSIS!

713-826-7274



RE/MAX Metro

2626 Richmond Ave

Houston, TX 77098

LARRY MERCER, BROKER

EMAIL: TheMercerTeam@yahoo.com

www.larrymercer.com



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

*Subscribe to email
updates • Find phone
numbers • Read your
deed restrictions •
Review the club
bylaws • Pay dues • Get
contact information •
Follow progress of
ongoing projects •
Volunteer • And more*

[Knollwood Village](#) [Join](#) [Email](#) [Building](#) [Deeds](#) [Advertise](#) [Contact Us](#)



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.**

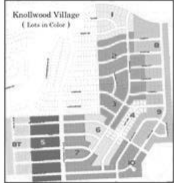
[Pay Annual Dues 2014](#)

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](#)