

KnollwoodVillageVoice

WWW.KNOLLWOODVILLAGE.ORG

DECEMBER 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, Reed Hablinski,
Rodrigo Flores
build@knollwoodvillage.org

Security
David Wood - Chair
security@knollwoodvillage.org

Welcome
Annemieke Luckey- 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

Hello Residents,

I hope you all had a good Thanksgiving. Ready or not, the holidays are here! I don't know about you, but I am excited for the holiday season and all that comes with it such as cooler temperatures, the holiday parties, spending time with family, friends and hopefully enjoying some time off. The Holiday Decorating Contest will be held again this year. Judging will be on December 20th, so don't delay on the decorating.

For your Knollwood Village Civic Club board, this is the time of year we report to you the status of our club's finances, security and other initiatives and/or challenges throughout the year. I am very proud of the work and time given voluntarily by members of our community to support our neighborhood and the civic club. Without them, there would be no security, no deed restriction adherence, no beautification and no communication (i.e., this newsletter, our website, etc.).

I also want to thank all of the residents who have generously supported the clubs efforts financially. If you can't volunteer your time, we hope you will at least back us with your dues contributions. It appears that even in a year where we asked all of you to contribute to help us replace our degrading neighborhood signs, we still managed to achieve pretty close to the same revenue as we did in 2014. That is a great display of support from all of you and I personally thank each of you that reached a little deeper into your pockets to support the new neighborhood signs.

Looking back at our goals for the year, we did well:

- ☑ Dues collection—match or exceed. We are close to matching.
- ☑ Do a makeover on our website. We did and there is more to come in 2016.

- ☑ Improve communications between the Civic Club and its residents. Email updates, web updates, newsletter articles, etc.
- ☑ Continued review and assessment of our Security Patrols. This year we were much more proactive in adding or changing patrols/hours to respond to crime patterns. We did more nightshifts and weekends in 2015 than in the last several years combined.
- ☑ Grow our advertising business with our newsletter. We did by ~\$600 and hope to improve even more in 2016.
- ☑ Replace our 2 crumbling neighborhood signs on Buffalo and Braeswood. We did it.
- ☐ Continued improvement on our own back-end processes. This is the one area that I feel like we didn't make as much progress as hoped, but I know it will be on the 2016 checklist!

One other unexpected event that happened this year was the Free Press Summer Fest that came to NRG Park due to unexpected flooding at Eleanor Tinsley Park during the Memorial Day holiday. While the weekend event was an inconvenience to some of our residents, the Civic Club was able to negotiate a nice donation of \$20,000. The board has had discussions on how to use some of those funds, but it has yet to finalize any details.

All in all, I think it's been a successful 2015 for the neighborhood. I want to thank all the board members and residents who have educated and supported me during my tenure as President of the KVCC for the last 3 years. I will not be running for re-election in January 2016. It is my desire to stay involved as a board member, but I am stepping aside in the spirit of giving others an opportunity to maintain and improve our neighborhood with new perspectives. I encourage everyone to come to the Neighborhood General Meeting on January 28th to vote on the next great slate of officers. I also want to

Cont. page 2

President, from front

encourage other residents to step up and become involved in the club. We are currently running the club with less than 20 volunteers which is ~2% of the residents in the community. The greatest resource Knollwood Village has is the human resource. Please get involved. The more of us there are, the less we collectively have to do individually and the stronger we'll be.

Help us keep Knollwood Village strong! Happy Holidays!



Scott J Rose

Beautification Update

At the Residents General Meeting in September, a presentation was delivered on an overall master plan that the Beautification Committee put together over many months. Since this plan was originated by a few board members (vs all), the board wanted to give residents a high level plan/design, to provide proposed phases, cost estimates and most importantly, an opportunity to provide feedback on the idea of beautifying the esplanades that surround much of our neighborhood on Buffalo Speedway and S. Braeswood. For those of you that were unable to attend, the full 29 slide PowerPoint presentation is available on our website's main page, but here are some key facts:

- The Civic Club adopted 8 esplanades (2 on S. Braeswood, 6 on Buffalo Speedway) back in 1978 and by all accounts has been maintaining them (mowing grass, edging, minimal landscaping and tree trimming). Of course, our 2 neighborhood signs reside here.
- The board also purchased several water meters in the same year with the purpose of irrigating the esplanades. Currently, 7 of the 8 esplanades have meters installed.
- In 1989, Civic Club received approval to install the 2 esplanade signs that were replaced earlier this year.
- The city provides water free of charge in esplanades but does have stringent requirements for sprinkler systems in an effort to keep water usage down such as requiring rain sensing equipment.
- In short, the plan proposed includes at least 2 landscaped beds around each neighborhood sign (to compliment them), to irrigate all esplanades and to perform tree maintenance (trimming) as needed. While additional cost estimates were still being collected at the time of the meeting, it was obvious to all that the investment and effort was significant and that it would need to be done in phases, which was also proposed. However, the general idea to proceed with some level of beautification of our esplanades was strongly supported – just as the replacement of the neighborhood signs were.
- The board has since discussed the topic further and did make some initial decisions, but prior to any work being done, some additional estimates, design strategies and risks are being researched and considered as part of our due diligence. The committee will continue to investigate these things and re-present any new information at the January Residents meeting. The board will revisit the topic as well.

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.

Corner Lots and Visibility

Concerns have been raised regarding the issue of visibility and traffic issues at corner lots in our neighborhood. Following is a brief discussion from the ACC about visibility.

Each of the sections of Knollwood Village has a similar set of Deed Restrictions that regulate how the property can be used and developed. Corner lots however, have an additional restriction that must be observed; that of maintaining a visibility triangle at the street corner.

The deed restriction states:

"No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property, form the intersection of the street property lines extended. The same sight-line limitation shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines."

It is important to note that this requirement is not measured from the curb but rather from the property line which is typically 16' from the face of the curb along the street edges of the lot. For most lots this means that a triangle formed by measuring 41 feet from the face of the curb along both streets needs to be kept clear of obstructions by plants, hedges or walls.

There are presently many lots in Knollwood that do not conform to these restrictions: the result of which can be a traffic hazard for the residents as well as a source of liability for the non-conforming lots. **Complying with the deed restrictions is the responsibility of each homeowner regardless of the condition of the plantings when the lot was purchased.** If you are an owner of a corner lot, please survey your yard and make sure your property is in compliance with the restriction. If you are uncertain, please contact any member of the Architectural Control Committee for clarification.

The City Attorney's office has a Deed Restriction Enforcement Team which will work with neighborhoods to make sure that Deed Restrictions are obeyed and public safety is maintained. **Anyone who feels a property is in violation of a deed restriction can report their concerns to 311, by calling the Deed Restriction Hotline at 832-393-6333 or by submitting a DEED RESTRICTION COMPLAINT FORM to the City of Houston Legal Department, Neighborhood Services Section.** You may file this electronically at <http://www.houstontx.gov/legal/dr-complaint.html> or you may access the written form at the same website to complete and mail to the city.

It is also important to note that in addition to the deed restrictions, the City of Houston also has an ordinance requiring that visibility triangles be maintained within sub-divisions (§42-161) and can act to clear or remove non-compliant vegetation and place a lien on your property to pay for related costs.

Knollwood Village Architectural Control Committee



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

*“For unto us a child is born,
to us a son is given, and the
government will be on his
shoulders. And his name shall be
called Wonderful Counselor,
Mighty God, Everlasting Father,
Prince of Peace.” — Isaiah 9:6*

Merry Christmas

Better not pout.
We have holiday buyers.

Steve Anton

HALLMARK PROPERTIES

713-666-3400

Development Along South Main Street

If you drive along South Main, you have probably noticed that there is a lot of construction activity along South Main from Old Spanish Trail south to the 610 Loop.

As a bit of background, general redevelopment of Main Street is spearheaded by The Main Street Coalition. This coalition represents both public and private stakeholders. The area referred to as the Main Street Corridor runs from Buffalo Bayou, south through downtown, midtown, the museum district and ends at 610. A company named The Goodman Corporation was selected by the Coalition to coordinate the master planning efforts within this corridor.

In August 2014, city council voted to create a "Stadium Park Redevelopment Authority" (SPRA). The SPRA is a six-member board that seeks donations to bankroll beautification projects such as new signage and better open space maintenance along the Main Street corridor leading up to NRG Stadium. The redevelopment authority is an extension of two neighborhood groups - the South Main Alliance and the Main Street Coalition - that have long focused on traffic and beautification issues along the Main Street corridor, which includes the Texas Medical Center, the Museum District and NRG Stadium. These groups were the ones who planted the trees (500 of them) lining South Main Street between Brays Bayou and the South Loop.

Here is what we know so far about the construction in progress along this corridor:

- At 8700 South Main, near Old Spanish Trail, a 5 story apartment complex called Haven at Main is being constructed. Our city council member, Larry Green, consulted with the developer (Guefen Development Co.) and the SPRA to ensure that this apartment building is consistent with the goals of both the city and SPRA for the beautification and improvement of the South Main Corridor.
- Further south at 9300 S. Main, close to Murworth, a Holiday Inn Express and Suites is under construction. Completion is scheduled for May 2016.
- At the intersection of South Main and Buffalo Speedway, behind Starbucks, the old hotel and dilapidated strip center have been demolished. This site is owned by Frank Liu and there are a lot of rumors as to what he plans to develop on this site, but no official announcements have been made. Speculations include another townhome development and also a mixed development of residential and commercial use.

We will continue to monitor developments on S. Main. Keep tuned for news as we learn more!



**Your Knollwood Village Civic Club will
be sponsoring a
holiday decorating contest again this year.**

LOWE'S GIFT CARDS WILL BE AWARDED FOR:

First place - \$100

Second place - \$50

Third place - \$25

THERE IS ALSO RECOGNITION FOR THE FOLLOWING:

Most Creative

Best Color Scheme

Most Traditional

**Start your planning now, decorating deadline is
December 21st!!**



FALL UPDATE: Braeswood Place Mothers of Young Children (BPMOYC)

We are off to a great Fall! We learned tips for taking photos and how to easily take photos from Instagram to a Chatbook. Thanks to **Judy Le** for hosting and teaching us all her great tips. We had a great night preparing wonderful dinners for our families' at **Dream Dinners Bellaire**. Thank you to **Margaret Pinkston** for organizing the event. Our families had a wonderful time at our annual Halloween party. The kids enjoyed face painting, a bounce house, pumpkin decorating and delicious **Jet's Pizza**. A huge thank you to **Jet's Pizza** for donating 20 pizzas to our event. Thank you to **Jennifer Johnson with Here We Grow Again** for helping to sponsor this event as well. Lastly, thank you to **Amber Blossom, Lindsay Colvin, Roopa Gondipalli and Yan Dang** for organizing this fun event.

We had a wonderful Holiday Shopping Event with 14 vendors! Our members were able to shop these incredible vendors all in one place. Thank you to **Margaret Pinkston, Julie Streich and Kelle Lambert** for organizing such a great event. Thanks to **Kelle** for hosting the event in her beautiful home. Thanks to **Almaza Jewelers** for donating gorgeous earrings for our raffle. Thanks to **Kristin Horn** for also donating champagne for the raffle in which we raised over \$450 for **Mark Twain's Spark Park Project**. The dads joined us for a couple's event at Top Golf. We enjoyed food, friends and of course golf.

As I wind down my year as President I want to say how grateful I am to have held this position. I have met so many wonderful moms and families. We are truly blessed to live in such a family-friendly neighborhood. Seeing the smiles on moms' faces when meeting a new friend at a Moms' Night Out or hearing the children's laughter at a family event have brought me such joy! Thanks to everyone who helped make this year a true success. I am thrilled to announce our new President for 2016 will be **Cricket DeWalch** and the Vice President will be **Margaret Pinkston**. I know they will do an amazing job!

UPCOMING EVENTS

- Mom's Night Out at Magpies Gifts
- Annual BPMOYC Holiday Party at Simone's
- Family Holiday Party

It's not too late to join! We are offering free membership until January 1st! If you are interested in joining, please contact Jody Martin at jodymartin1@hotmail.com

Kristin Hamilton

Treasurer's Report

Dear Neighbors,

We should be proud of the financial accomplishments we've achieved this year; I know I am. The support for our neighborhood has been exceptional this year and we have you to thank. As the year draws to a close, let me remind you of our success.

- There are 625 lots in Knollwood Village.
- In 2015 we received \$78,784 from our residents and lot owners.
- 360 homes (57.60%) contributed this year which is up by four percent from last year.
- We met our esplanade goal of \$17,585 from 256 homes contributing and completed the project this summer.
- As a neighborhood, we raised \$13,189 as part of Knollwood Village Civic Club dues from 329 homes and \$44,235 for security.
- We had an additional 92 homes contribute an additional amount for security helping our patrol coverage and resulting in another \$3,682.
- The sums of \$13,189 for KVCC dues and \$47,917 came just shy of our 2014 achievements; however, I look at this as an incredible success given the additional \$17,585 contributed for the new esplanade signs.
- Our main expenses are broken down as follows:
 - ♦ 74% - Security Services
 - ♦ 13% - Newsletters/Postage/Dues-letters
 - ♦ 9% - Landscaping Services
 - ♦ 4% - Liability Insurance/Website/Small Miscellaneous Expenses

We were successful this year because so many families supported the Knollwood Village Civic Club. Thank you all! This really proves that each contribution, regardless of size, adds up in the end.

As we have done in the past few years, we want to collect individual family holiday donations online for Officer Perkin La Cour who does an outstanding job patrolling our streets, getting to know our families, and helping to ensure our safety. Times have become leaner for many this year, but again every amount helps. One hundred percent of your donations will go directly to Officer La Cour, and the KVCC will even pick-up the online transaction fees. Last year more than 200 families donated, amounting in a check for \$6,500 to brighten his holiday. Let's give him another great year end!

Office La Cour is a great man who really cares about our safety and wellbeing, so please join me in giving online at www.knollwoodvillage.org. Click on the red 'Perkin Gift' button of our home page where you can personalize a note in the card that goes out with the cashier's check.

Thank you again for your support of the Knollwood Village Civic Club, and have a safe and happy holiday season!

Sincerely,

Grant Heemer

KVCC Treasurer

treasurer@knollwoodvillage.org



Happy Holidays

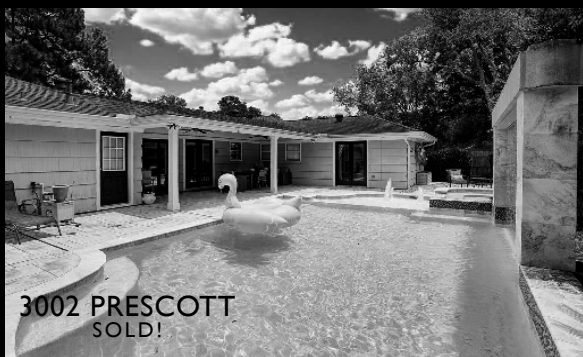
KNOLLWOOD VILLAGE!



2810 CHISWELL
Ready for Move-In!



5311 MAPLE
Available - Bellshire Area



3002 PRESCOTT
SOLD!



3007 STANTON
SOLD!



8223 LORRIE
SOLD!



3010 DEAL - New
Construction Coming Soon!



NOW IS STILL A GREAT TIME TO BUY OR SELL!
CALL FOR A **FREE** MARKET ANALYSIS OF YOUR HOME!



TRICIA EBY
— REALTOR® —
713.825.1010 DIRECT
TRICIAEBY@KW.COM

kw METROPOLITAN
KELLER WILLIAMS REALTY

5050 Westheimer • Suite 200
Houston, TX 77056



More of what you love.



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

3924 Bellaire Blvd.
Houston, TX 77025
(at intersection of Bellaire & Stella Link)

170 Meyerland Plaza
Houston, TX 77096

\$2 off a sub, chip and drink purchase

© 2015 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. **\$2OFF**



Pershing Middle School

Pershing's band students ruled in the recent HISD All City Band Competition!! A total of 16 students won places in the All City Band, a number that topped rival schools Johnston, Pin Oak, and West Briar. We invite our Knollwood Village neighbors to spark their holiday spirit by coming out to hear our band and other fine arts groups strut their stuff in several performances during December:

December 2: Winter Orchestra Concert at 6:30 pm

December 3: Guitar Concert at 6:00 pm

December 7: Winter Choir Concert at 7:00 pm

December 8: *Antigone* (one-act play) at 7:00 pm

December 10: Holiday Band Concert at 6:30 pm

Other important dates for December:

December 4: Early Dismissal (12:55 pm)

December 8: PTO Meeting at 6:30 in the Library

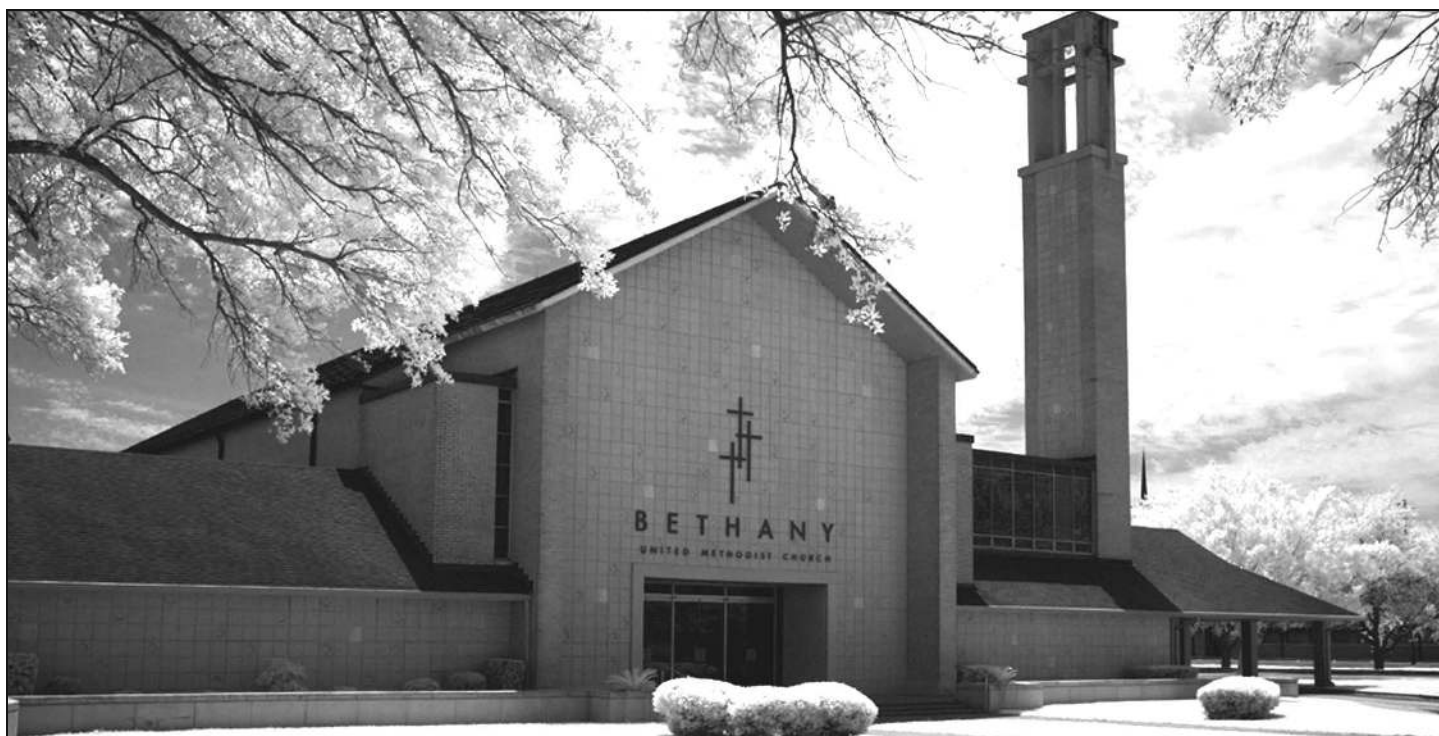
December 21: January 1: Winter Break

Holiday Movie Under the Stars at Linkwood Park

Take time to enjoy the season at your local park! Come out for HOLIDAY MOVIES UNDER THE STARS – a series of holiday shorts including all your favorites : *Jack Frost*, *Merrie Melodies*, and *Santa's Surprise*! Java Road will be ready with hot cocoa, coffee drinks, and sweet treats. And don't forget the popcorn, sold by neighborhood kiddos! A portion of all sales benefit the Linkwood Park renovation efforts. Movie is FREE!

Join us at Linkwood Park FRIDAY, December 11th at 6:30pm. Bring your family, friends, blankets and chairs – holiday jammies welcome! Courts will be lighted for evening play.

Visit www.houstonparksboard.org/projects/linkwood_park for more information on renovations at your local park.



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



3511 Linkwood Dr. • (713) 667-7574 • bethanyumc.org

KVCC Fall 2015 Security Report

Since the previous issue of the newsletter in September a number of incidents have been reported to Smith Security. Among them were two suspicious person reports, a report of a lost dog, a complaint about unleashed dogs, a speeding vehicle report, a loud music complaint, an attempted home burglary, and three thefts from a vehicle or trailer.

Knollwood Village residents should be aware that HPD has informed us that criminals 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 Incident Reports (September 2015 through November 2015)

3000 block Broadmead (9/1/15 11:12 AM) - Resident reported a silver convertible speeding down the street. Patrol encountered the car at the Broadmead-Lorrie intersection and followed it. The vehicle was a new silver or light gray BMW with a black top and it had temporary paper license tags. Patrol called HPD and gave them the license number of the speeding vehicle.

3100 block Broadmead (9/4/15 11:41 AM) - Dispatch received a call from a resident about a loose dog wandering from house to house. Patrol arrived, and with the help of a resident, caught the dog. The dog was wearing a collar with a phone number that Patrol called and left a message. Patrol put the dog in the back seat of the patrol car and continued patrolling. The dog's owner called and Patrol returned the dog to its owner.

Hatton (9/16/15 11:04 AM) - Patrol investigated this street looking for the source of loud music that a resident on Norris had reported. The local postal carrier reported that loud music appeared to be coming from the Broadmead apartments on Main. Upon investigation Patrol determined that the loud music was coming from a training facility at NRG Park.

Conway (9/22/15 10:02 AM) - Patrol observed that there were more cats than usual in the area. After stopping and asking a resident about this Patrol learned that a nearby resident had recently passed away.

3400 block Deal (9/28/15 1:48 PM) - Dispatch asked Patrol to check out report of a suspicious young man, wearing shorts and a red and white shirt and wearing a black backpack, who was going door to door asking for work or money. Patrol located the man in question on Greenbush, asked him not to solicit in this neighborhood, and followed him as he left the area.

3400 block Deal (10/1/15 7:45 AM) - Two different residents called to report a suspicious man walking down the street. The man was wearing a white shirt, blue pants, blue jacket, and carrying a red shoulder bag. Patrol located the man at Braeswood and Braesmain walking towards the Target store and recognized him as someone who frequently walks the streets in the area.

8500 block Bluegate (10/2/15 1:28 PM) - Patrol dispatched to residence where burglar alarm had just been triggered. Patrol discovered that glass in the rear door had been broken. Resident, also alerted by the alarm company, arrived home a few minutes later and they discovered more broken glass on the other side of the house. Resident called HPD and filed an incident report. HPD suggested replacing the glass with high strength security glass that is very difficult to break.

Cont. page 11

This Holiday Season, protect yourself, your family and your property against criminals wishing to do you harm. Criminals have a "desire" to commit crimes against those who are not aware of what is going on around them. The holidays are an opportune time for a criminal to commit these offenses. Know your surroundings and don't become a "target." It's up to YOU to make sure that a criminal does not have the "opportunity" to take advantage of you and your family.

USE COMMON SENSE

STAY CALM

WHILE SHOPPING

- Stay alert to your surroundings and the people around you.
- Shop with a friend; there is safety in numbers.
- Avoid carrying large amounts of cash.
- Pay for purchases with a check, credit, or debit card.
- If possible, carry only your drivers license, personal checks, or necessary credit or debit cards.
- If you must carry a purse, do not wrap the straps around your arms or shoulders. You could risk injury from a would-be purse snatcher. Carry a clutch purse tightly under your arm or wear a fanny pack.
- Do not carry wallets in a back pocket. It should be placed in a front pocket for safety.

- Be alert, criminals look for the "high dollar store" shopping bags with your purchases. When possible, slip bags/purchases in a plain nondescript bag.
- Watch purchases while eating in mall food courts; bags as well as purses can easily be switched or taken.
- Educate your children about what to do if they are lost as well as what to do if a "stranger" should try and take them.
- Don't overburden yourself with too many packages. This jeopardizes your safety while walking to your vehicle. Either make multiple trips to your vehicle or have your packages sent to package pick-up where you may retrieve them in a well-lit and heavily populated area.
- Have your car keys ready in hand before leaving the store. They also make a great weapon, should you need to defend yourself.
- If you do return to your vehicle to unload packages and continue shopping, place your purchases in the trunk. Be observant of anyone watching, and if possible, move the vehicle to another parking space to deter a burglary of your vehicle.
- Try not to shop until the store closes. Remember, fewer people are present at this time.

IN PARKING LOTS

- Shop early and leave early to avoid evening darkness.
- Park in a high visibility area and check for lighting in case you leave during the hours of darkness.
- DO NOT park next to a vehicle with dark tinted windows. Waiting assailants can be obscured from view upon your return.
- Before shopping, lock all your valuables in the trunk prior to parking in the parking lot.

- Leave the store with a group of people, not alone.
- Ask the Security Officer to escort you to your vehicle if you are uncomfortable.
- Walk briskly, confidently, and directly through the parking lot. Be cautious of people handing out fliers or asking questions in the parking area.
- Watch for people who may be following you. This can occur inside as well as outside the store. If you suspect that you are being followed, report it to the store or mall Security. Report it immediately.

AT HOME

- Keep the outside of your home well-lit with doors locked and window curtains closed.
- Don't display gifts beneath the Christmas tree that can be seen from windows or doors.
- After the holidays, don't advertise gifts received by the boxes left for trash collection. Destroy boxes and place in a sealed, non-clear bag.

IF YOU ARE TRAVELING

- Get an automatic timer for your lights.
- Ask a neighbor to watch your home, collect mail, park in the driveway, etc.
- Try to remember to have the mail and newspaper deliveries stopped. If it piles up, it's a sure sign your gone. Because emergencies may occur, this is not always possible. Rely on friends and neighbors to help.

Security Report (cont'd.)

Norris (10/05/15 2:12 PM) - Resident reported to Patrol that they frequently observe residents in the neighborhood walking with unleashed dogs which is prohibited by the City of Houston leash law. The resident said that while working in their garden they were fearful of being attacked by the unleashed dogs. Patrol suggested calling HPD.

3000 block Prescott (10/6/15 11:35 AM) - Resident called to report two attempted thefts from vehicles and one successful theft of a firearm from a vehicle. The thief was caught on camera during the crime which occurred at 5:28 AM. The male suspect was white, of medium build, and was wearing a cap, a light brown long-sleeve shirt, brown pants, and white tennis shoes. He also was wearing a black backpack and carrying a 20 to 30 inch long skateboard. Patrol advised resident to call HPD.

2900 block Ashwood (11/5/15 9:01 AM) - Resident reported to Dispatch that they had discovered a screen missing from one of the windows on their

house. The resident was not sure if the screen had been stolen or was never installed when the windows had been worked on recently. Patrol investigated and suggested the resident call the window company to install the missing screen.

3400 block Castlewood (11/16/15 9:00 AM) - Yard worker reported to Patrol that while he and two co-workers were working in the back yard of the residence that someone stole equipment from his trailer. A string trimmer, leaf blower, and tree trimmer were taken. Patrol advised him to call HPD to report the crime.

3400 block Norris (11/19/15 8:42 AM) - Patrol was flagged down by a resident who reported that their vehicle was entered and their gym bag was ransacked. The clothes in the gym bag were dumped out, but the thief stole the bag and a brand new pair of tennis shoes. HPD had not yet been notified, but the resident was planning to call them later that day.

Odds & Ends

Christmas Decoration Contest

Awards for 1st, 2nd & 3rd place, show your spirit, have your home decked out by December 20th.



The next neighborhood residents meeting is Thursday, January 28th, 2016 at 6:30pm.

Location: Bethany Methodist Church, 3507 Linkwood Dr., Room 42/43. Pa`rk in back of church.



December 2015 through Spring 2016 NRG Park Upcoming Outdoor Events Schedule

Currently appears to be no outdoor events planned near us. Go to www.nrgpark.com/events for more info.



Do you have a new neighbor? Let our Welcoming Committee know! Contact Annemieke at jl5607@aol.com with the home address.



Stay in the loop with neighborhood news, sign up for important neighborhood notifications at www.knollwoodvillage.org, click on "Email List," enter info and subscribe.



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.



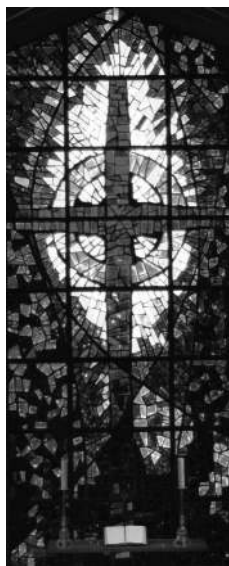
Braeswood Place Mothers of Young Children (BPMOYC)

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



**St. Luke's
Presbyterian Church**
713.667.6531
8915 Timberside Dr.
(77025)

St. Luke's Presbyterian Church

Rev. William S. 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 fresh and exciting ways every Sunday!

New Women's Bible Study Class—WOW

Women of the Word meets weekly on Wednesdays from 5:30-7 p.m. Enjoy dinner, fellowship and bible study. Call the church office for more info (713.667.6531).

Save the Date!

- **Jazz Communion, October 18 @ 10:00 a.m.**
Live jazz music by the Marvin Gaspard Trio
- **Live Nativity Wednesday, December 17**
As Christmas draws near, join us to relive the story of Jesus' birth with our live nativity. Re-enactments will include narration, choir, carol singing, our nativity animals!

St. Luke's Welcomes You!



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

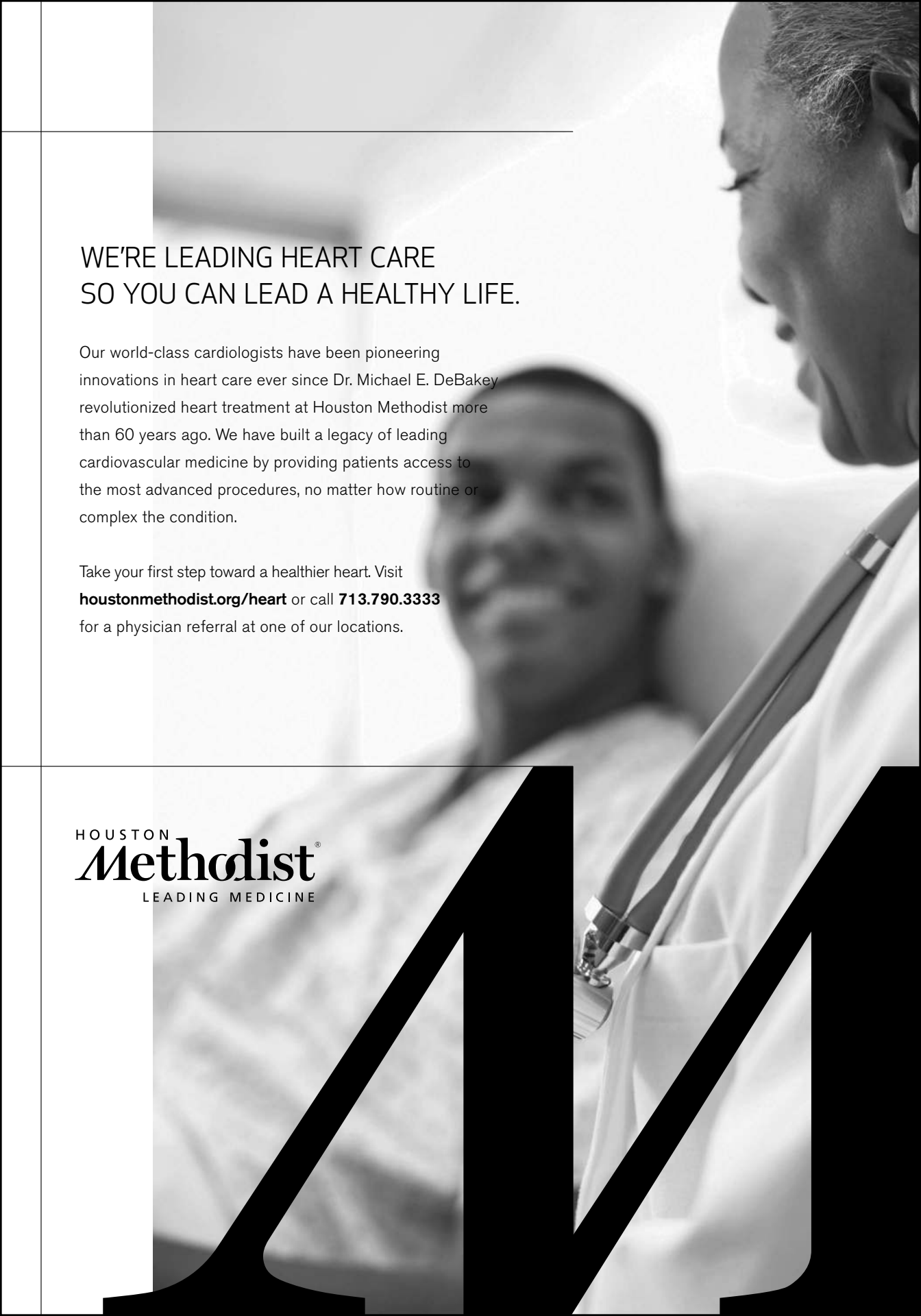
Learn more at
ymcahouston.org/weekley-family.



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.



WE'RE LEADING HEART CARE SO YOU CAN LEAD A HEALTHY LIFE.

Our world-class cardiologists have been pioneering innovations in heart care ever since Dr. Michael E. DeBakey revolutionized heart treatment at Houston Methodist more than 60 years ago. We have built a legacy of leading cardiovascular medicine by providing patients access to the most advanced procedures, no matter how routine or complex the condition.

Take your first step toward a healthier heart. Visit **houstonmethodist.org/heart** or call **713.790.3333** for a physician referral at one of our locations.

HOUSTON
Methodist[®]
LEADING MEDICINE

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!

Architectural Control Committee (ACC) Activity

Activity since the last newsletter has been minimal. Plans for four new houses have been approved. In 2015, we had 8 new home construction requests compared to 13 in 2014. 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!

Date	Address	Street	Description	Notes:
12-Sep-15	3427	Norris	Submission for new construction	Approved for construction
5-Oct-15	3427	Broadmead	Submission for new construction	Approved for construction
6-Nov-15	2815	Stanton	Submission for new construction	Approved for construction
17-Nov-15	3003	Linkwood	Revisions to prev. submitted drawings	Approved for construction

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>.

- 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



Trace Holcomb
(832) 428-5801
trace@hunterrealestategroup.com



Chris Charboneau
(713) 256-6581
chris@hunterrealestategroup.com

Hunter
REAL ESTATE GROUP

(832) 428-5801

Real Estate Report Knollwood Village & Surrounding Area

Single Family Home Sales January 1, 2015 through November 19, 2015

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 %
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	3.30.15	Norris Dr	KV 5	3/2/2	N	6,630	1,586	1952	\$439,000	\$430,000	\$271.12	\$269.23	23	0.98
11493304	3.25.15	Hatton St	KV	3/2/2	N	7,350	1,658	1952	\$479,900	\$481,000	\$290.11	\$290.11	7	1.00
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
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
26800407	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
11862265	6.8.15	Ilona Ln	BM	3/3/2	N	9,000	1,854	1955	\$489,000	\$183,500	\$260.79	\$260.79	8	0.99
83518074	6.25.15	Stanton St	KV	3/2/2	N	7,616	1,751	1952	\$430,000	\$415,000	\$237.01	\$236.15	9	0.97
66276914	6.29.15	Conway St	KV	3/2/2	N	8,206	1,669	1952	\$415,000	\$410,000	\$245.66	\$245.66	6	0.99
37574771	7.13.15	Lorrie	KV	3/2/2	N	7,420	1,720	1954	\$529,000	\$509,000	\$295.93	\$295.93	14	0.96
72772810	7.15.15	Braeswood Blvd	BT	3/2	N	12,846	2,071	1951	\$475,000	\$440,000	\$212.46	\$212.46	22	0.93
75680614	7.15.15	Buffalo Spdwy	BT	3/3/2	N	8,885	1,880	1952	\$395,000	\$381,500	\$202.93	\$202.93	6	0.99
88320441	7.22.15	Timberside	BM	5/4/2	Y	9,660	4,843	2000	\$950,000	\$945,000	\$195.13	\$195.13	24	0.99
11154812	7.24.15	Castlewood St	BT	3/2/2	N	7,560	1,822	1951	\$489,000	\$482,000	\$264.54	\$264.54	10	0.99
17743948	7.27.15	Linkwood	KV	3/2/2	N	9,345	1,800	1954	\$415,000	\$412,000	\$228.89	\$226.67	60*	0.99
87823740	8.10.15	Prescott St	KV 2	3/2/1	Y	10,233	1,856	1951	\$575,000	\$560,000	\$301.72	\$301.72	9	0.97
98802556	8.13.15	Deal	KV	3/2/2	N	6,630	1,758	1952	\$360,000	\$340,000	\$193.40	\$193.40	43	0.94
64334264	8.14.15	Deal St	BT 2	3/3/2	N	6,630	1,594	1953	\$549,900	\$514,000	\$322.46	\$322.36	36	0.93
67348841	8.17.15	Broadmead	BT	2/1/2	N	6,630	1,152	1952	\$345,000	\$358,000	\$310.76	\$310.76	6	1.04
77111424	8.18.15	Stanton St	BT 1	4/4/2	N	7,320	4,116	2006	\$995,000	\$955,000	\$232.02	\$230.56	13	0.96
57437444	9.11.15	Broadmead Dr	BM 2	3/2/2	N	8,050	1,721	1951	\$479,000	\$415,000	\$241.14	\$241.14	43	0.87
80002081	9.15.15	Stanton St	KV 2	5/5/2	N	8,145	4,532	2015	\$1,199,999	\$1,199,999	\$264.78	\$264.78	243	1.00
25615782	9.18.15	Bluegate St	KV	4/3/2	N	7,918	2,099	1952	\$409,999	\$390,000	\$185.80	\$185.80	33	0.95
30614484	9.30.15	Buffalo Spdwy	BT 1	3/2/2	N	8,710	1,635	1952	\$379,999	\$275,000	\$168.20	\$168.20	40	0.72
86289931	10.16.15	Lorrie	KV	4/3/2	N	7,700	3,132	2015	\$845,000	\$845,000	\$269.80	\$269.80	210	1.00
56844851	10.20.15	Lorrie Dr	KV	3/2/2	N	7,770	2,171	1954	\$539,000	\$535,000	\$246.43	\$240.55	14	0.99
43734230	10.22.15	Tilden St	KV	3/2/2	N	8,960	1,686	1955	\$445,000	\$436,000	\$258.60	\$258.60	12	0.98
453529	10.30.15	Norris	KV	2/2/2	N	6,630	1,744	1952	\$399,000	\$370,000	\$212.16	\$212.16	164	0.93
40544344	11.2.15	Stanton St	BT	2/2/2	N	7,810	1,564	1951	\$399,000	\$390,000	\$249.36	\$246.80	1*	0.98
32896619	11.4.15	Lorrie Dr	KV 9	4/2/2	N	10,927	2,494	1955	\$589,000	\$553,800	\$222.05	\$222.05	206	0.94
21504296	11.12.15	Lorrie Dr	KV 9	3/2/2	N	7,700	1,679	1955	\$445,000	\$430,000	\$256.10	\$253.53	68	0.97
AVERAGE				3/2		8,618	2,332		\$677,778	\$559,522			57	0.97

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

SOLD!



Tilden Street

3 Bdrm, 2 Bath, 2 Car Attached Garage
1,686 sf 8,960 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

HAPPY HOLIDAYS

RESULTS WHEN YOU'RE READY TO SELL



heritagetexas.com

LEADING REAL ESTATE
COMPANIES OF THE WORLD

LUXURY PORTFOLIO
INTERNATIONAL

NATALEE KELAHER

REALTOR®, GRI, TRLP

Natalee enjoys working with all types of buyers/sellers including first-time home buyers, assisting relocation clients, and those in the market for a second home. Specializing in Houston's inner loop properties, she brings the breadth of her experience to each transaction, giving each valued client an "insider's view" advantage throughout the buying and selling process.

281.844.1829

nkelaher@heritagetexas.com

nataleekelaher.heritagetexas.com

RECENT LISTINGS/SALES

10 CORONET RIDGE CT. | THE WOODLANDS (SOLD)
1827 NAUTS | LAZYPBROOK (SOLD)

Post Oak Park Office: 1177 West Loop South, 12th Floor | Houston, Texas 77027

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@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

Knollwood Village Annual Residents Meeting

Thursday, January 28th, 2016, 6:30pm

Bethany Methodist Church, 3507 Linkwood Dr., Room 42/43. Park in back of church.

We will be conducting the annual meeting of the Knollwood Village Civic Club on Thursday, January 28, 2016.

One of the items required at the annual meeting is the election of officers for the club. Each officer is elected to serve a three year term or until their successors are elected. The duties of each officer are detailed in the by-laws of the club which are available upon request. Those duties are summarize 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; is a member of the board or directors, and also of the finance committee

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

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

Knollwood Village 2016 Officer Slate

President: Brian Warwick

Vice President: David Fitts

Treasurer: Grant Heemer

Secretary: Brian Gastineau

News from Longfellow

November was a busy month at Longfellow Elementary. Magnet tours were given every Thursday throughout the month of November and magnet applications will be due by December 18th. Students participated in various activities on Veteran's Day to learn about the meaning of the day and ways they could honor those that have served in the military. Ms. Miller's 5th grade classroom delivered over 400 cards to the VA hospital to commemorate the day.

Kindergarten students performed "No Turkey for Perky" on November 19th which was a cute musical celebration of Thanksgiving. On November 24th students will present the results from their annual Toy Survey. The Toy Survey allows upper grade students to put their math and research skills to use as they survey students about their holiday wish list and then analyze and compile the results. Results will be published on the Longfellow website if you need some ideas for the children in your life.

Neighborhood Storytime for babies, toddlers and preschoolers continues the first Wednesday of every month at 11:30 am— (the next one will be Wednesday December 2nd). Come bring your little one to the Longfellow library for stories, songs and a simple craft. Please bring photo ID.

Magnet Student Performances will be the week of December 7th-11th. Students from music, art, orchestra, band and dance will showcase all the amazing skills they have been learning. Also in December, select students will give back to the community by caroling at one of the local hospitals

The students, faculty and staff at Longfellow wish all of our neighbors a safe and happy holiday!

Commercial • Residential • Auto Glass


**DISTINCTIVE
GLASS**


Phone: (713) 981-0200
Fax: (713) 981-4193

9541 Town Park Dr.
Houston, Texas 77036
www.distinctiveglassonline.com



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

Call

The Mercer Team

now for a

FREE MARKET ANALYSIS!

713-826-7274

Why have one Realtor when
you can have a whole team!



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](#)