

KnollwoodVillageVoice

WWW.KNOLLWOODVILLAGE.ORG

December 2020

KNOLLWOOD VILLAGE CIVIC CLUB (KVCC) LEADERS

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president@knollwoodvillage.org

Vice President Michael Doyle
vp@knollwoodvillage.org

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treasurer@knollwoodvillage.org

Secretary Patty Sherborne
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Other Board Members
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David Wood, David Roder,
Reed Hablinski, Joe Powers,
Parul Vyas, David Meinert

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Brent Nyquist, Bev Blackwood,
Reed Hablinski, David Roder,
Parul Vyas
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Communications / Web Committee
Scott Rose - Chair

Social Committee
Bevin Barrett, Chair
Neha Agrawal, Charmaine Jackson,
Katy Butterwick, Elizabeth Quattrucci
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Courtneye Barrett "KVCC Delegate"

NEIGHBORHOOD WEBSITE

www.knollwoodvillage.org

A MESSAGE FROM YOUR KVCC PRESIDENT

By Scott Rose

Hi Neighbors,

Fall is definitely here and the holidays are upon us. 2020 is a year most of us just want to put in our past but in many ways it's bittersweet for me. I'll be stepping down in January after serving as your neighborhood Civic Club President for 5 of the last 7 years. It's been hard work and it's been rewarding at the same time and I am happy to say, I have no regrets. I've been on the board for 11 of the 12 years that I have lived in the neighborhood. We have accomplished a lot over that span and even in a year full of challenges, we have pulled off a bunch of firsts (at least in our recent history as a civic club). Some are small like a Halloween decorating contest and some are big like learning the process and successfully changing a deed restriction (i.e., Section 8). On a not so positive note, we have entered into a legal battle in an effort to uphold and protect the integrity of our deed restrictions. Our Security Patrol Service made an actual arrest during a crime in progress and played a key role in another arrest of a habitual thief. None of this would be possible if it weren't for many the homeowners and volunteers making financial contributions to support the Civic Club and/or giving up some of their personal time for the betterment of our neighborhood, and that folks--is what it's all about.

As mentioned previously, I plan to stay active on the board in a lesser capacity and I look forward to welcoming any new members as well as helping to support the incoming officers as needed.

Officer Candidates

Speaking of, I am excited to share we now have two candidates interested in running for President (Michelle Moudry) and Vice President (Elizabeth Quattrucci). The Treasurer position is also still open for anyone interested – you don't need to have a financial background. Of course, we encourage any other residents to let us know if they are interested and/or they can attend the virtual January meeting on our "Election Day".

Here is a brief introduction to both candidates ahead of the January 27th 2021 meeting:

Michelle Moudry, moved to Knollwood Village in 2014 with her husband Randy, son Logan (10), and French Bulldog Mia. They originally lived on Prescott while they built their house on Conway. Randy grew up in the area and went to St. Vincent de Paul School, where Logan now attends 4th grade. Michelle is in commercial real estate with Hines focused on Retail Acquisitions and Asset

Management. Michelle is interested in helping to continue to make Knollwood Village a great place to live for all the residents, working towards uninterrupted improvements and safety enhancements.

Elizabeth Quattrucci moved to the Knollwood area in 2015 with husband Brian, 2 sons - Mark (29), Brian (9) and Sophia, a 2-year-old mini Schnoodle when their Meyerland home flooded on 5/28/15. Brian attends 4th grade at St. Vincent de Paul Catholic School. They rented on Riddlewood for 2 years and moved into their home on Hatton in 2017. Elizabeth is a litigation paralegal for Bush & Ramirez (insurance defense firm). She has pretty much the same goals as Michelle, to continue to make Knollwood a safe and great place to live, and encourage positive enhancements to our neighborhood.

Here are the highlights in Civic Club happenings as we come to the end of this year:

Upcoming Meeting

Our next Annual Resident's meeting is now scheduled for Wednesday, January 27th at 6:30 pm. Due to the on-going uncertainty around the pandemic, we will err on the side of caution and hold a virtual meeting using Zoom. Details can be found further in this newsletter but the agenda will include:

- Vote on the 2021 slate of officers
- High Level 2020 summary in review
- Guest speaker/topic – Houston Parks & Recreation and/or Harris County Flood District

Security

In the prior fifteen months we had at least eleven incidents of breaking and entering/burglary of habitations and in the first seven months, under SEAL Security's watch, there have only been two (2). That's progress! Our goal is ZERO but it takes a "Village". Here are some things homeowners can do:

- Pay their annual dues, renters nudging landlords to do the same (or take it out of your rent and send it in on their behalf).
- Residents ensuring your homes have sufficient lighting around their property.
- Residents ensuring your homes and vehicles are secure – don't be an easy target.
- Every week, SEAL reports observations of open garages. Be sure to close your garage each night and lock the entry doors to your home.
- When not home for a prolonged period, tell your neighbors you will be away, have someone pick up your trashcans off the street, as well as newspapers, mail or packages. Make it look like someone is there – leave a car in the driveway or ask a neighbor to park there. Set light timers, turn on a TV so there is noise coming from inside.
- Setup a Vacation Watch with SEAL Security [Maybe tell how to do that here? Call number or something?]
- If you can afford it, install cameras in strategic locations around your property.
- Watch out for your neighbors, suspicious walkers or vehicles (paper plates is often an indicator)
- The Civic Club having the funding to pay SEAL Security to patrol the neighborhood and help keep an eye out for you but they can't do it alone, we must all work together.

Financials

Compared to past years and considering the tough times many are in, we did really well this year in dues collections at

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53% participation so thank you to everyone that contributed. It's about average for us over the last decade but I still feel like there is so much room for improvement for this neighborhood when it comes to paying dues. We have an additional challenge next year with dues increasing by \$115 to \$290 per year. We will need to receive the majority of dues from everyone within Q1 of 2021 to ensure we can continue to have SEAL Security perform our security patrols. Our website will be updated in the last week of the year for the new 2021 rate and invoices will be sent in January.

Newsletter & Advertising

We currently spend about \$15K per year on development, publishing, printing, and postage for this quarterly newsletter that reaches close to 3k homes per year. About 1/3 of this is paid for by advertising by local businesses in the newsletter which for many has been very beneficial. The Civic Club believes it is money well spent to keep residents and homeowners in the loop. The Civic Club views communication as one of the most valuable tools we have. I want to encourage those of you with local businesses or those of you who are friends with owners of local businesses to consider advertising with us and invest back into our community. Several of our advertisers live in our area and/or have been with us for a decade or more so it's proven to be worth it, not to mention, our pricing is very reasonable. Advertising details can be found at <http://knollwoodvillage.org/advertise/>. While we don't usually promote these advertisers, I can vouch for many of them in my dozen years of living in the neighborhood through experience. For example:

- Tricia Eby is a real estate agent and neighbor. She focuses a lot of her time on Knollwood Village. Many of her clients are residents and she is always in communication with the Civic Club educating herself about our neighborhood.
- A long-time agent with Hunter Real Estate represented the seller of the home I purchased so I am familiar with how professional and experienced they are in this area.
- Zarir (Jerry) Sethna of Sethna Financial Group, LLC is a Financial/Insurance Investment Advisor who I have known for over 30 years. Jerry has been helpful in educating and guiding me through the complex insurance options out there. I've had whole life insurance with him for almost 20 years and in recent years also purchased term life insurance through him.
- Budget Blinds is a definition of small business. Linda is the sole owner and lives in the area too. We've purchased blinds from her multiple times as we've upgraded and made improvements to our home. She is knowledgeable, very personable, and her company offers great options, quality workmanship, and competitive pricing.

All of our advertisers have been a pleasure to work with so I encourage you to pay attention to the advertising and if there is a need, give these businesses a chance to earn your trust. They all have earned mine.

VOLUNTEERS!

Our Civic Club always needs volunteers! If you are looking for a positive way to make a difference in your neighborhood or if you are bored and need a new hobby, whatever the reason, please get with us and see if we can find a fit. We could use help in the areas listed below:

- Treasurer (2021) or Treasurer Elect position (for 2022)
- Web development/Mailchimp experience
- Security and Data Analysis - Homeowners with interests in being a liaison between our Civic Club, SEAL Security officers on patrol and residents and/or anyone interested in analyzing our neighborhood crime data (using MS Excel) to reveal trends
- Publishing – Assistance coordinating collection and publishing of articles for these quarterly newsletters
- Marketing/Advertising – Focus on strategies to increase our revenue such as soliciting local businesses for advertising in our newsletter, on our website, or in our neighborhood communications, etc.
- Improve our due collections (record keeping, communications, marketing, etc.).
- Social Media – Along with our social committee, we would love for someone to restart a neighborhood Facebook page and continue to find ways to build a sense of community.
- Fundraising – We could use residents' help with increasing our participation rates in annual dues. We are also open

to fundraisers.

- Architectural design (residential or commercial) to participate on our Architectural Control Committee

We welcome the assistance to strengthen our club, our community, and our neighborhood. A little investment of your time can go a long way in making Knollwood Village an even better place to call home while adding value to our properties. If interested, please visit our website and contact one of our board members, email us at volunteer@knollwoodvillage.com, or give me a call.

THANK YOU!

I want to thank all of our loyal board and committee members (listed below) that make up the Civic Club in 2020. I know this neighborhood would not be what it is today without this group and all of the previous volunteers that came before them. If you see or meet one of them – please give them a heartfelt thank you for their commitment to the neighborhood.

Michael Doyle | Laura Ferro | Patty Sherborne | David Meinert | Grant Heemer | Brent Nyquist | David Wood | Cheryl O'Brien | David Roder | Bev Blackwood | Reed Hablinski | Neha Agrawal | Parul Vyas | Joe Powers | Annemieke Luckey | Julie Kuzin | Bevin Barrett | Charmaine Feldman | Katy Butterwick

I wish everyone a safe and happy holiday season.



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2020 Halloween Decorating Contest Winners

by Charmaine Feldman (Social Committee)

Many thanks to all of our residents who decorated their homes in the spirit of Halloween. Special thanks to the Feldman Family for conducting the judging, and to the Civic Club Social Committee for organizing the first ever KVCC Halloween Decorating Contest. Here are the winners who received Visa gift cards:

1st place – Most Creative

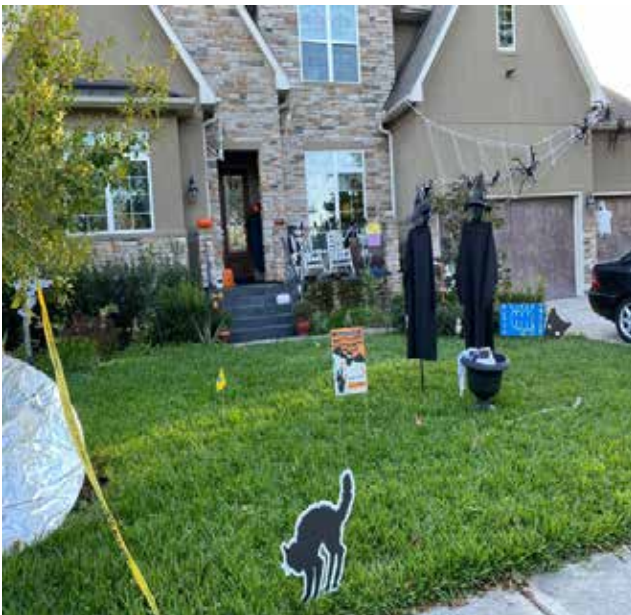


The Dragon House at 8534 Hatton

2nd place – Scariest



The "IT" Clowns at 3027 Tilden



3rd place – Most Special Effects: The Everything Including Sound Effects at 2903 Prescott



4th place – Honorable mention: The "Crystal Ball" Harry Potter Movie at 2811 Fairhope
Hard not to also include the worthy contenders at 2807 Fairhope and 2811 Prescott

HAPPY HOLIDAYS!

By Bevin Barrett (Social Committee)

The holidays are here again and it's time for Knollwood Village's annual neighborhood Holiday decorating contest. 2020 has been a tough year for many neighbors and we hope some holiday decorating can bring some cheer! Random acts of kindness towards your neighbors are also encouraged!

Below is a list of awards and their winnings that will be handed out. Gift cards in recent years have been from Lowes or Amazon but is subject to change.

The judging will be performed by a KVCC resident and will occur the evening of Sunday December 20th. Best of luck to all residents, let the competition begin (and yes, renters are included).

1st place (\$150 gift card)

2nd Place (\$75 gift card)

3rd Place (\$50 gift card)

Best Color Scheme (\$20 gift card)

Most Traditional (\$20 gift card)

Most Creative (\$20 gift card)

BRAESWOOD SUPER NEIGHBORHOOD

by Cheryl O'Brien

One of the areas that the Braeswood Super Neighborhood (BSN) focuses on is flood control. There have been some recent developments from the Harris County Flood Control District (HCFCD) that we want to share with you:

1) Meyer Grove Stormwater Detention Basin: While not directly located in Knollwood Village's boundaries, this project will have a major impact on the bayou and how it affects KV. This project (HCFCD Unit D500-11-00) will be constructed at the site of the former Meyer Grove Apartment complex located on South Braeswood east of IH610. Additional information can be found at www://hcfcd.org/meyergrove. This project will be a "wet bottom" basin and will add additional stormwater detention capacity upstream of Braeswood Place. Construction start is early 2021 with completion in the fall of 2021.

2) Cypress Slough: This is another project that will have a positive impact on KV. Cypress Slough (HCFCD Unit D115-00-00) is the drainage ditch that parallels Beechnut west of the railroad tracks. It crosses Beechnut between the waste treatment plant and the de-commissioned police station and parallels the railroad track south to its confluence with Brays Bayou. The project will restore channel capacity along the ditch. Construction start is slated to begin in the 4th quarter between July 2021 and March 2022.

The BSN is also concerned with other infrastructure items:

1) Harris County Precinct 1 will be starting construction on the new mobility bridge soon. This bridge will be located at the fitness pavilion and will cross the bayou on the Brays Bayou Trail.

2) One of our neighboring subdivisions, Woodside, is working with the city on making some changes to the entrances to their neighborhood by closing off Timberside at the 610 feeder and Woodvalley at Stella Link. They are also working on installing speed bumps on Timberside, Durhill and Murworth.

In other areas, we adopted several Metro bus stops in the area and have worked with Metro on maintaining them. We are looking into several other stops in our area as well. The BSN hopes to have another neighborhood cleanup day in Spring 2021. Stay tuned!



FOR SALE!

3406 Linkwood Drive

3 bedroom 2 bath 1,409 sq ft
6,630 sq ft lot built in 1952

Charming 3/2/2 Knollwood Village home. Move-in ready home close to the Texas Medical Center and zoned to Bellaire High School. Plenty of options...live in now and build later, remodel or investment property - recent rental rates of \$1750-\$2100. Features original hardwood flooring, recent interior/exterior paint, recent fixtures/hardware, fireplace, crown molding and rare master bedroom walk-in closet. Updated kitchen with serving window, recent cabinets, slate countertops with decorative backsplash, built-in wine rack and pendant lighting. Did Not Flood!



FOR SALE!

2906 Prescott Street

3 bed 2 bath 1,793 sq ft
7,616 sq ft lot built in 1951

Wonderfully well-maintained Knollwood Village home with 4 bedrooms, 3 full baths and tons of updates! Charming exterior with covered porch and pristine landscaping. Spacious interior has hardwood floors, formal living and dining plus separate family room with expansive built-in shelving unit overlooking the backyard. Three bedrooms, two bathrooms in the main house are joined by a first floor garage apartment (2018) with kitchenette, full bath, dedicated furnace/A/C, water heater and bay window. Large patio and yard make backyard a great entertaining space. Recent updates to the main house include foundation, AC/furnace, sewer lines, electrical panel and tankless water heater. Two-car garage was re-sided with Hardie siding in 2018. Great home minutes from the Med Center, Rice Village and downtown! Never flooded!

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FINANCIAL CIVIC CLUB UPDATE

By Laura Ferro (Treasurer)

Dear Neighbors,

As of November 12, 2020 we received 328 (52.6% out of 624) payments averaging \$188.37 for a total of \$62,352.

Thank you for your contributions and a special thanks to those who contributed the extra amounts.

Our projected revenue for the year is \$66,300 and to-date we received \$66,035 (after deducting \$1,290 PayPal fees). This income includes about \$5K in Architectural Design Review and Advertising revenue. Our projected expenses for the year are \$66,290 and as of mid-November we have spent \$82,884. Security is the largest expense at \$53K followed by Legal at \$11K. Next the Newsletter and mailings come in at \$9K, Landscaping at \$5K, and other miscellaneous making up the rest. This year, the two categories of expenses that have been considerably higher than previous years are Security (SEAL vs. Smith) and Legal.

As previously advised, we will be increasing dues next year from \$175 to \$290 which mostly covers the increase in Security and to account for cost of living increases in other areas such as insurance, landscape maintenance, website, newsletter and legal costs.

If you have not yet contributed, please consider doing so as it's not too late for 2020.

By mail, send the \$175 check to Knollwood Village Civic Club, PO Box 20801, Houston, TX 77225.

Or online, please visit our website at knollwoodvillage.org/ and click CONTRIBUTE.

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

Sincerely,

Laura

Knollwood Village Upcoming Resident Meeting Announcement **MARK YOUR CALENDAR!**

Please make an effort to have a representative from your household attend and renters are welcome!
Due to the continuing pandemic, this meeting will be held via Zoom or Dial up.

Neighborhood Resident Meeting Details:

- » When: Wednesday, January 27, 2021 6:30 pm-8:30 pm.
- » Where: From the comfort of your home, this meeting will be held virtually using Zoom
- » Meeting ID: 892 0199 2633
- » Password: village
- » Dial up Option: +1 346 248 7799 US (Houston) | Passcode: 9594927
- » Purpose: This is one of two annual meetings for the residents of Knollwood Village.
 - Election of officers for the 2021 Civic Club board.
 - We will provide a summary of our 2020 activities in the areas of budget, security, community, and other current topics
 - Q&A
 - Guest Speaker/Topic: Houston Bikes & Mobility Project

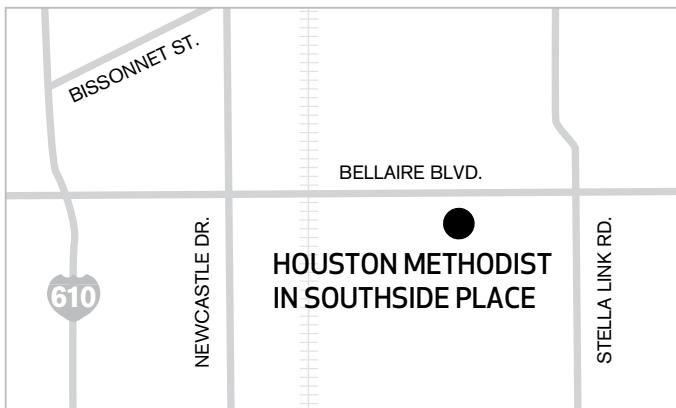
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Neurology, Clinical Neuropsychology

Academic Medicine Associates



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Kanika Monga, MD
Rheumatology

Primary Care Group



Thuyvan (Vanessa) Hoang, MD
Internal Medicine



Megan Maddox, MD
Internal Medicine



Imaad Siddiqi, MD
Family Medicine





WISHING YOU HAPPINESS

From your Local Realtor[®], Tricia Eby

*I hope you all have a lovely holiday with your family and loved ones.
This year hasn't been typical, and holidays may look a bit different for now.
Wherever and however you are celebrating, I am wishing you happiness and health.
Thank you for all of your support this year and for
choosing me as your Local Realtor[®] for Knollwood Village.*



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LONGFELLOW ELEMENTARY SCHOOL

By Jenny Rozelle

Like all HISD schools, Longfellow welcomed back a portion of its students for in-person instruction starting Oct. 19. Families also had the option to keep their students virtual if they preferred. Every six weeks, families may reevaluate their choices. Longfellow's recorded information session about returning to in-person instruction is available at <https://bit.ly/2Go39sV>

Even from a social distance, our talented orchestra students, with the assistance of parents and teachers, were able to put together a virtual 2020 "Hauntcert" for Halloween! We enjoy every opportunity we have to witness the skills of our hardworking students.

Thank you to all the Longfellow administrators, staff members, teachers, parents and students who have synergized to keep our school community healthy. Both virtual learning and in-person learning have had their challenges, but Longfellow's principal and teachers have been vigilant about keeping families informed while educating and caring for our children. We are entering our third 6-week grading period, starting on Dec. 7. Let's keep working together to stay safe until we can all be together again!

For more information about Longfellow and our outstanding fine arts/magnet program, please come to one of our virtual information sessions, which take place on Thursdays between 9 and 10 a.m. The link to the information session is available on the Longfellow HISD website. You can also view our YouTube video that highlights some of the many wonderful aspects of Longfellow at <https://youtu.be/1b3LCJmfaZ4>. We look forward to meeting you!

Winter break will take place Dec. 21-Jan. 1. Enjoy your holidays, and don't forget to wear a mask and practice social distancing!

PERSHING MIDDLE SCHOOL

by Linda Barcot

Pershing has been fortunate to keep some Fall fun going for the staff and students with hospitality for the teachers and staff, school store pop-up shops, spirit events at local restaurants and a virtual raffle fundraiser for fun prizes! While we are able to host fun events for our school community, we recognize that this is a very difficult time for some of our student body. With the direction of Alicia Williams, our in-house Student Support Manager from Communities in Schools, we are contributing to a new Emergency on-campus Pantry for Pershing families. Ms. Williams kicked off the emergency pantry by having a competition between the homeroom classes to bring in the most food items. That was a fun and creative way to encourage students to engage in their community and to help out peers in need.

Continuing a long-standing tradition the Pershing PTO will partner with Ms. Williams in hosting an Angel Tree for Pershing students in need. Please check on the PTO website (www.PershingPTO.org) for more details!

ARCHITECTURE CONTROL COMMITTEE ACTIVITY REPORT

September to November 2020

By Joe Powers

Date	Address	Street	Description of Request	Approved	Rejected	Notes:
9/28/2020	8407	Lorrie	Question about replacing fence due to pool construction.			ACC Notified Owner via email that fence would need to be submitted (free submittal) even though it was going back in the same old fence location.
9/30/2020	3007	S. Braeswood	Approved plans for remodel	x		Approved plans as submitted on 9/18/20
9/30/2020	3027	Prescott	Approved fence replacement	x		Approved plans as submitted on 9/22/20
11/10/2020	8103	Greenbush	Question about front setback line.			Requested a copy of survey from the homeowner.

BRAESWOOD PLACE MOMS CLUB

Laura Curry, President laura.curry@cbre.com

MEMBERSHIP: Our group is over 200 moms strong! Have you been thinking about joining the Braeswood Place Moms Group? Our BPMC website is now through Tinyhood! To join or if you are a current member and want to be added to our Facebook page, please email Laura Curry at laura.curry@cbre.com

EVENTS:

In September we enjoyed an outdoor Back to School event for kids hosted by Lindsay Colvin and The DoughCone.

UPCOMING EVENTS :

We missed out on many events but wanted to wrap up the year with two of our favorites. Coming soon:

Holiday Party – December 11 – hosted by Louise Le and Maggie Dundon and sponsored by Piya Gandhi

Holiday Movie in the Park – December 20 – hosted by Amy Bahlo and Sarah Chaffin

We miss our friends and family and look forward to planning more events! Please email me if you have ideas. Meanwhile, please keep in touch on the FB page and stay safe. Thank you to Margaret Vinson, our premier sponsor! We appreciate everything you are doing in the community during this time.

MOMMY MEALS*: Are you a member who just had a baby and can't bear the thought of cooking up dinner? Let our group shower your family with 4 meals. Email Briana Faherty at kearneybriana@yahoo.com.

*Members are encouraged to provide at least one meal during the calendar year. This is a great way to support the group and meet new friends in the neighborhood.

BABYSITTERS: Do you or your child want to babysit? Please contact Amy Bahlo at akers.amy@gmail.com if you would like to be added to the sitter list.

SPONSORS: We are always looking for event sponsors. As a sponsor you are welcome to place promotional signage at our events and will be mentioned in The Sentinel. Please contact Laura Curry at laura.curry@cbre.com for more information.

BUFFALO SPEEDWAY BRIDGE UPDATE

By Cheryl O'Brien

The Harris County Flood Control District (HCFCD) held a virtual public meeting on Nov. 12 regarding the Buffalo Speedway bridge replacement project. You can watch the full meeting on YouTube. Here is the link: https://www.youtube.com/watch?v=2O7bLUmfW0s&feature=emb_title

This bridge replacement is part of Project Brays, which includes more than 75 projects along the entire 31 miles of the bayou. There are 21 miles of channel modifications (widening and deepening) of the bayou, 800 acres of storm water detention basins, and includes modifying or replacing 32 bridges that cross over the bayou. Of these bridges, 10 remain to be completed (4 are under construction now and 6 remain to be started).

The Buffalo Speedway Bridge carries approximately 4500 cars daily. The current bridge will be demolished and replaced with a higher, longer, and wider bridge. It will be four lanes wide, include a left turn lane at each intersection, and an expanded 10ft sidewalk. Left turn lanes will also be added at the intersections on North and South Braeswood Blvd. The total cost will be approximately \$9.5M and the construction time frame is 12 months. There will be no access to the bridge for vehicles or pedestrians during construction and there will be a lot of traffic detours during construction and the detours will change frequently. This applies to the hike/bike trail as well.

There were a lot of questions and they are summarized here:

- Railings on sidewalks? – No.
- When can we see flood maps change? All of the work for Project Brays must be completed first and even then, it takes years for flood maps to be updated. However, Project Brays has reduced the risk of flooding along the bayou.
- When does the Buffalo Speedway Bridge project break ground? It is under contract and the goal is to start the demolition before the end of the year. You can see preliminary work underway now.
- Lighting – As there are currently no lights on the bridge, HCFCD will only be installing pedestals for lights. The city can add lighting to these pedestals at a later time.
- Are bridge supports (piers) planned under the bridge? Yes, this is a 3-span bridge. The number of piers will be reduced from 7 to 2. This will be a vast improvement.
- Will the contractor place detour signs 2 weeks before closing? Yes.
- Traffic light timing – This is the responsibility of the city and they will be on site at the beginning to make adjustments as needed.
- Will there be a bike path under the bridge? No. The Houston Parks Board is looking at options for that and if they decide to create a path under the bridge that will come at a later time.
- Bike trails – HCFCD can only replace what is currently in place so that is out of the scope of the project. The Houston Parks Board is upgrading the hike/bike path along the bayou and some work especially around this bridge will not be evaluated until the bridgework is completed.
- Detours to some streets? – Yes, there will be detours and there will be signage.
- N/S Braeswood impacts? – These will be reduced to one lane most of the time.

District C's office is the one to call with any concerns. Their contact info is phone: 832.393.3004 and E-Mail: districtc@houstontx.gov. More info can be found (although not all current) at <https://www.projectbrays.org/all-segments/segment-3/about-buffalo-speedway-bridge/>.



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KVCC FALL 2020 INCIDENT REPORT

By David Wood

The Knollwood Village security incidents reported below are compiled from reports that residents make to S.E.A.L. Security Solutions (SEAL), crime data from the Houston Police Department that is available through HPD's website, and reports from residents. Information available on the crime data website is limited to the basic details of block number, date, time, and type of crime.

Since the last Knollwood Village newsletter, incidents that have been reported include two thefts, nine break-ins of a vehicle, one burglary, fourteen reports of suspicious persons or vehicles, and two arrests. The details of these incidents are listed below in this report.

NOTE: PLEASE report all criminal incidents to both HPD and SEAL Security. This reporting redundancy is important. HPD allocates their patrol resources to areas that report incidents. It is to Knollwood Village's benefit to report all incidents that occur here to HPD so we can have additional HPD patrols. In addition, SEAL Security does not receive HPD reports so if SEAL is not informed our SEAL officer will not know what to be on the lookout for during patrols. Also, SEAL provides a detailed history of reported incidents to the KVCC and that record is one of the sources of information used to compile our quarterly newsletter report which helps keep residents informed about how the criminals operate so deterrent measures can be made more effective.

If you notice any persons in the neighborhood who are behaving suspiciously please 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 SEAL Security at 713-561-5757, and report the suspicious person(s) to them.

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

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911, 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 second. If a Constable officer happens to be patrolling in the area they may be able to respond to a call more quickly than HPD officers patrolling further away.

Knollwood Village Incidents (Mid-August to mid-November 2020)

3400 block Broadmead (8/3/20, Monday, 9:17 AM) - The previous night SEAL dispatch contacted HPD and requested they respond to a residence alarm. Seal conducted welfare check of residence with the triggered alarm system and found the residence undisturbed.

8500 block Greenbush (8/10/20, Monday, 3:24 PM) - Dispatch reported a call about a person riding a bike and talking to themselves. Patrol witnessed the person enter a home on Castlewood.

2800 block Linkwood (8/18/20, Tuesday, 11:03 AM) - Patrol responded to complaint about a solicitor. The solicitor was with an energy company and refused to leave the neighborhood.

8500 block Hatton (8/20/20, Thursday, 5:56 AM) - Resident reported a person in the backyard of their neighbor. Patrol did not observe the subject when they arrived.

Serenity Court (8/20/20, Thursday, 11:30 AM) - Resident reported a pest control solicitor. Patrol found solicitor and told him that the neighborhood is a no soliciting neighborhood. HPD had told the solicitor something similar the previous day. The solicitor showed the officer a map with existing customers that he said he was visiting to get referrals.

Knollwood Village (8/21/20, Friday, 5:50 PM) - Caller reported that a male had approached their door multiple times. The unknown male was gone when patrol arrived.

8100 block Prescott (9/8/20, Tuesday, 2:32 PM) - Patrol responded to report of a driver blocking the intersection. The person was a lost rideshare driver.

3000 block Stanton (9/9/20, Wednesday, 9:35 AM) - Officer responded to complaint regarding burglaries of two vehicles. The vehicles had been left unsecured and had been rummaged through. A small amount of money was taken.

8500 block Greenbush (9/9/20, Wednesday, 3:30 PM) - Patrol responded to a call about a burglarized vehicle at a construction site. The vehicle's owner observed and interrupted the male burglar. HPD also was called and took a report. Theft from motor vehicle (HPD report).

3000 block Broadmead (9/10/20, Thursday, 8:00 PM) - Theft from motor vehicle.

8500 block Bluegate (9/15/20, Tuesday) - Resident flagged down patrol and advised officer that a male had been burglarizing vehicles the previous night. Neighbors reported various items had been taken including loose change and makeup. An image of the burglar was provided to the officer.

3100 block Norris (9/19/20, Saturday, 10:00 PM) - Burglary, breaking and entering.

3200 block Castlewood (9/21/20, Monday, 12:00 AM) - Theft from motor vehicle.

Knollwood Village (9/22/20, Tuesday, morning) - Patrol documented street flooding throughout the neighborhood.

Knollwood Village (9/22/20, Tuesday, 1:28 PM) - Patrol observed a male on a bicycle riding around and looking into

vehicles. When the bike rider saw an HPD patrol car in the area he rode out of the neighborhood.

Knollwood Village (9/22/20, Tuesday, 4:39 PM) - Officer spotted an open garage door and attempted to alert the residents, but there was no answer.

2900 block Broadmead (9/23/20, Wednesday, 4:21 PM) - Officer documented a water main break and observed that utility service personnel were in the area locating the main.

2900 block Broadmead (9/24/20, Thursday, morning) - City of Houston workers had part of Broadmead blocked off while they repaired the water main.

2900 block S Braeswood (9/25/20, Friday, 12:00 PM) - All other larceny.

3500 block Norris (9/28/20, Monday, 11:57 AM) - Officer responded to a report that a male had been approaching homes and looking into windows. A contractor in the area reported that upon seeing the officer, the suspicious person ran south on Buffalo Speedway. Patrol was not able to locate the man.

3100 block Gannett (9/28/20, Monday, 1:00 PM) - Resident reported to patrol that on the previous Friday or Saturday night they observed a man peering into their neighbor's windows at about 11:00 PM. The officer took down the description of the subject.

Knollwood Village (9/29/20, Tuesday, 10:51 AM) - Officer observed a suspicious vehicle driving around the neighborhood, including approaching the officer's patrol vehicle several times in an unsafe manner. The driver of the car identified himself as a real estate agent listing a home on the street. The officer advised him not to drive around suspiciously and to put identifying markings for his business on his vehicle.

Castlewood (9/29/20, Tuesday, 12:39 PM) - Officer responded to three complaints about a solicitor. Officer learned that the solicitor was disseminating literature on behalf of a local congressperson. The officer told the person they could pass out flyers, but not knock on doors.

Tilden (9/30/20, Wednesday, 3:35 PM) - Officer spotted a solicitor passing out literature and advised her not to knock on doors - just place the pamphlets and exit the property.

3000 block Stanton (10/1/20, Thursday, 12:28 PM) - Officer responded to report about a male with a bike who entered a vacant property. The officer heard a noise and requested backup. Another person called the constables and deputies responded. The deputies entered the building, found no one inside, but they noted that it appeared that someone had been inside.

2900 block S Braeswood (10/1/20, Thursday, 1:26 PM) - Resident called to report that some flower pots had been stolen and they wanted a report for insurance purposes.

Knollwood Village (10/1/20, Thursday, 4:24 PM) - Resident reported a solicitor, but the officer was not able to find the solicitor.

2800 block Ashwood (10/3/20, Saturday, 2:11 PM) - Officer learned that on 10/1/20, at 3:24 AM, a man had been seen exiting a vehicle at this location. Nothing appeared to have been taken.

2800 block Conway (10/5/20, Monday, 9:33 AM) - Resident called SEAL dispatch to report that a vehicle had been burglarized and some cash had been stolen.

2900 block Conway (10/6/20, Tuesday, 1:08 PM) - Officer documented a long-sitting vehicle.

8500 block Hatton (10/8/20, Thursday, 2:50 PM) - Patrol observed a man pulling on vehicle door handles. Officer approached subject while he was inside a vehicle and identified himself as security. The subject fled on a bicycle, but had an accident, and the officer was able to apprehend and arrest the man. Officer called HPD. The subject was found to have possession of a resident's checkbook. HPD took the subject into custody for an unrelated felony warrant.

2800 block Linkwood (10/13/20, Tuesday, 3:23 PM) - Officer observed that a resident was speeding and ran a stop sign at the intersection of Prescott and Lorrie. The resident told the officer that they were in a hurry to get home because they had picked up a child from school. The officer informed the resident that they had nearly struck two children.

3500 block Norris (10/13/20, Tuesday, 5:19 PM) - A new air compressor was stolen out of a vehicle. Access was gained after tampering with the driver-side lock. The thief was described as a male wearing a construction vest and driving a black Dodge minivan.

Fairhope and Chiswell (10/14/20, Wednesday, 12:43 PM) - Patrol observed that several contractor vehicles and a resident were blocking the middle of the street. The officer asked them to re-park.

Knollwood Village area (10/23/20, Friday) - Arrest of male burglar who apparently has been involved in numerous burglary and theft incidents in Knollwood Village and surrounding neighborhoods over the past several months.

2800 block Stanton (10/20/20, Tuesday, 2:04 PM) - Officer spotted an open garage and alerted the resident.

2800 block Fairhope (10/20/20, Tuesday, 2:34 PM) - Resident reported that an occupied suspicious vehicle was parked outside of their home. When the resident approached the vehicle it sped off.

S Braeswood (10/21/20, Wednesday, 9:08 AM) - A tree fell on a vehicle traveling east towards Main. There were no injuries. HPD responded and waited for COH workers to remove the tree.

3100 block Castlewood (10/21/20, Wednesday, 12:30 PM) - Officer reported that a resident was seen speeding down Broadmead, turning onto Greenbush, and then onto Castlewood, almost striking several vehicles.

3400 block Deal (10/21/20, Wednesday, 1:54 PM) - A male was knocking on doors and refusing to leave the property. Patrol asked the subject to leave the neighborhood. A short time later patrol received a call about the same person possibly looking into vehicles. The officer found the subject at a nearby gas station. A constable arrived and took over the investigation.

Greenbush (10/21/20, Wednesday, 4:11 PM) - Officer spotted an unfamiliar vehicle parked at a residence. As the officer approached it sped off and exited the neighborhood on Lorrie.

3100 block Deal (10/21/20, Wednesday, 5:05 PM) - Officer observed a person riding a bike and looking into cars. The bicyclist proceeded to a residence and went inside.

Linkwood (10/27/20, Tuesday, 3:14 PM) - Patrol noticed that a man wearing an ankle monitor was looking into vehicles as he walked on Linkwood towards Buffalo Speedway.

2900 block Linkwood (10/28/20, Wednesday, 12:30 PM) - SEAL officer assisted HPD officer responding to burglar alarm at residence.

8200 block Greenbush (11/10/20, Tuesday, 10:00 AM) - Theft from motor vehicle.



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Meet Your Knollwood Village Neighbor The Rose Family on Ashwood Street

Name: Monica, Scott, Eli and Ethan

Tell us about yourself and your family.

We are a family of five if you count our 13-year-old Lab-mix, Raven. Monica is a Houston native whose family is originally from Bolivia. Monica went to Klein Forest High School and graduated from University of Texas. She has worked in Marketing/Sales at KTRK-TV Channel 13 for 16 years and loves her job.

Scott is originally from Tampa, FL but has lived in Houston since 7th grade. Scott joined the US Army immediately following high school (Jersey Village) and later graduated from Stephen F. Austin State University. Scott has been an IT Project Manager for over 20 years and is employed by JP Morgan Chase Bank. Scott has been an active KVCC board member for 11 years serving in various roles including Treasurer, Vice President, and in the role of President for the past 3 years.

We have two active boys, Eli (9) and Ethan (about to turn 7). They attend Lovett Elementary.

Favorite thing(s) to do as a family?

We love taking road trips to places where there are lots of outdoor activities to do like swimming, fishing and horse playing which always involves a ball of some kind.

How long have you lived in the neighborhood?

Scott moved into the neighborhood in 2008, met Monica shortly thereafter, married in 2010, and the rest is history.

What is your favorite thing about the neighborhood?

We mostly love the old neighborhood feel with the big Oak trees nestled in the heart of the city where we can quickly get to places like the zoo, a sporting event, and an amazing selection of restaurants, shops and businesses that make everyday city life a little easier. Our quiet Ashwood Street and our always friendly and supportive neighbors are our favorites as well.

What would you like to see improve?

What we would like to see improved is an increase in pride and participation in our neighborhood. We are referring to homeowners doing the right thing to help keep our neighborhood not only a nice place to live, but an ever-improving place. Whether it's keeping our homes, landscaping, and overall property presentable, watching out for our neighbors, reporting suspicious activities, picking up after our pets, volunteering to help out on the civic club in some small way, and paying our annual dues would be huge. Roughly 45% of homeowners do not pay dues every year, which is a tremendous loss to the neighborhood. If paid, our neighborhood would be set apart from others and dividends in increasing home values would be our reward. We wish more neighbors would take this to heart.



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SEAL is Making a Difference

By Scott Rose



We are almost seven months into our new partnership with SEAL Security Solutions patrol service. Our Civic Club is starting to see the improvements in security and we hope our Knollwood Village residents do as well. You will see by our detailed quarterly article in this newsletter, *KVCC Fall 2020 Incident Report* that the list of reported activities between SEAL and HPD was rather lengthy. Ideally, we would like it to be zero and this time it's definitely more than usual. While this increase could be due to several factors, we do feel like SEAL has been doing an excellent job managing the incidents as they come. Below is a chart for a different perspective. It's important to point out that SEAL provides the information and categories in this chart. It includes incidents reported only to SEAL (not HPD) and SEAL defines the categories in the chart. For more details, see this newsletter's, *KVCC Fall 2020 Incident Report*.

In the third quarter of this year, SEAL Security performed a few possible firsts as it relates to security patrols in our neighborhood. They interrupted a crime in progress and made an arrest, which included the perpetrator running from the scene and the officer chasing him down. In this incident, a homeowner's property was found on the individual and returned to the homeowner by the officer. We also had a rash of night crimes, which turned out to be the same individual (thanks to residents' video camera footage posted on nextdoor.com) dubbed, "the night walker." Due to posts on nextdoor.com from residents in our neighborhood and nearby neighborhoods, it was discovered that this person was stealing across several neighborhoods. Our daytime officer (Huddleston) worked with the

Category	May	Jun	Jul	Aug	Sept	Oct	YTD
Total Calls Received from Residents	22	32	25	31	37	33	180
Alarm	1	0	0	1	0	1	3
Arrest	0	0	0	0	0	1	1
Assault	0	0	0	0	0	0	0
Officer Provided Assistance	3	1	0	1	1	3	9
Burglary of Habitation	0	0	1	0	0	1	2
Burglary of Vehicle	0	7	0	0	3	4	14
Criminal Trespass Warning	0	0	0	0	0	0	0
Damage/Defacement of Property	0	6	0	0	0	0	6
Dispute	0	0	0	0	0	0	0
Disturbance/Noise	0	0	1	0	0	0	1
EMS/FD/PD	1	1	2	1	4	5	14
Information	13	1	0	0	13	8	35
Solicitor	3	3	2	2	2	1	13
Suspicious Activity	0	6	0	0	0	0	6
Suspicious Person	2	4	1	3	4	4	18
Suspicious Vehicle	3	1	4	0	2	5	15
Theft	0	2	2	0	1	3	8
Vacation Watch	1	1	2	1	5	4	14
Vehicle Collision	1	0	0	0	0	0	1

Constables, HPD, other SEAL units in Woodside, Linkwood, and Braeswood Place, to catch the suspect, but a few days later, he was released on bond. Fortunately, Officer Huddleston worked closely with the District Attorney to build several prior cases on "the night walker" and as a result he was re-arrested with a much higher bond and is still off the streets.

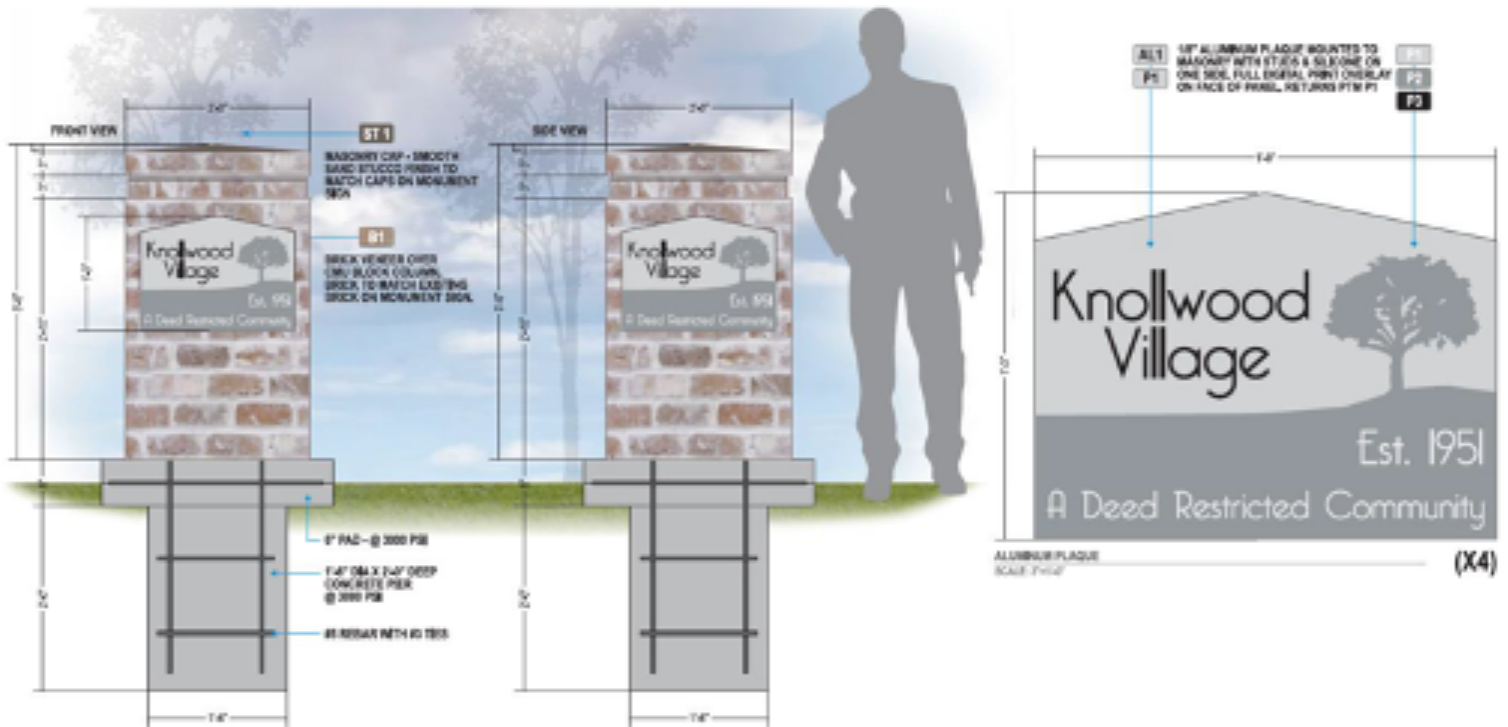
Hopefully, stories like these will encourage residents to pay their annual Civic Club dues so we can continue to have SEAL Security help protect our properties, valuables and families. It's not too late to get paid up for 2020, visit <http://knollwoodvillage.org/contribute/>.

NEIGHBORHOOD MARKERS

By Cheryl O'Brien, Scott Rose & the Walk-Ons
(Michelle Moudry & Elizabeth Quattrucci)



The City of Houston and District K closed on a Matching Grant Program on November 6th for nonprofit organizations. We didn't hear about it until about a month before the deadline, but were able to submit a proposal for 2 smaller neighborhood markers that the civic club had discussed and put on the backburner. These are brick columns similar to the ones you may have seen in the Old Braeswood neighborhood, but with our matching brick and nameplate from our large neighborhood markers on S. Braeswood and Buffalo Speedway (see above). We are proposing installing these at the intersections of Broadmead/Linkwood/Lorrie and at Bevlyn/Broadmead in the right of way. The total estimated cost is approximately \$4200 all in, but we are hoping if our application is selected that a portion of this cost will be covered by the grant. Since the exact cost to the civic club is not yet known, we are proceeding with other steps including notifying residents impacted (2), proceeding with the permit process, and awaiting the results of the decisions regarding the city grant. Once we have that information, the board will consider a motion including where any funds needed may come from, whether that's in the form of savings or a small fundraiser from the neighborhood. Here is a mock-up of the proposed marker. If you have feedback, send us an email at president@knollwoodvillage.org.



HELP US WELCOME OUR NEW NEIGHBORS!

By Annemieke Luckey

- Are you new to the neighborhood or do you have a new neighbor (including renters)?
- If so, let the WELCOME Committee know with an email to welcome@knollwoodvillage.org! We are happy to deliver information about our Civic Club, neighborhood and surrounding area.



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All City Departments: Dial 311

Mayor's Office (713) 247-2200

City Council: Councilmember Martha Castex-Tatum, District K
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