



Knollwood Village Voice

Spring Issue

www.knollwoodvillagecc.org

April-June 2011

President's Letter

Spring has officially arrived and is well on the way to becoming summer! As school comes to the end of the year and the hot summer months approach, many of us turn our thoughts to vacation. Included in this newsletter is a security update which includes some helpful tips for us to follow when we go on vacation.

Speaking of security, our treasurer's report in this newsletter goes into details about the status of collections this year of our civic club dues and security fees. We have a number of residents in Knollwood Village who are elderly and on fixed incomes. These folks are not always able to pay their dues and security fees. If you live near one of these residents, would you consider paying theirs for them? If you cannot afford to pay yours and theirs in full, even a partial payment helps. Neighbors helping neighbors is one of the things that makes Knollwood Village such a great place to live!

Have you noticed the construction activity going on around the neighborhood recently? Our Architectural Control Committee (ACC) has been busy approving building plans these past few months. Look inside the newsletter for an update from the ACC on activity in Knollwood.

And yes, construction leads us to S. Braeswood. The street reconstruction project is well underway and progressing according to plan. According to the city's department of public works, the project is running smoothly. Although this work has created some hassles for those who live or drive on S. Braeswood, the end result will be worth the current inconveniences!

Finally, I want to let you know about the vacant lots on S. Braeswood. In case you are not aware of the situation, the lots at 2819 and 2823 S. Braeswood are owned by the same entity. They applied and were approved by the City of Houston to have these 2 individual lots subdivided into 8 separate lots. The current plans are for the owner, S. Braeswood Project, LLC, (SBP) to construct a private street and have 8 lots along that private street. This new street will open onto S. Braeswood and end in a cul-de-sac. There will be no access to the rest of Knollwood Village from this street.

SBP has kept the board informed of their activities and here is a brief report from them as to status.

Our next steps will be infrastructure (utilities, roadway, drainage, etc.), and we're in the process of finalizing plans and getting bids. We don't have any firm dates for those steps or the construction at

Next KVCC General Meeting

July 20th
Wednesday
7:00 p.m.

St. Luke's Presbyterian
Church (Fellowship Hall)
8915 Timberside Dr.

We will discuss general issue
concerning the neighborhood.
Please join us..

Continued on page 2

this time. No lots have been sold yet. We'll probably record the new HOA restrictions in the next month - there's no rush to get that done until we're ready to start selling lots.

It is important for people to understand that SBP is only subdividing the lots. These new lots will be a subdivision named Braeswood Estates and the owners of these lots will own the private street and will be responsible for all maintenance, etc of that street. Since these property owners will own their street, a new subdivision has been formed that consists of these 8 lots only. BUT this separate subdivision is part of Knollwood Village and therefore the lots will be subject to the existing deed restrictions for Section 8 of Knollwood Village.

The board of your civic club has ensured that the new lots do meet the minimum lot size requirements of the Section 8 deed restrictions. SBP has agreed to add a

restriction in their new subdivision that the 2 lots on S. Braeswood will have homes that face S. Braeswood, maintaining the same look on S. Braeswood that currently exists. No lots have been sold and there are NO PLANS for any buildings at this time. When lots are sold, ALL construction plans for building homes MUST be submitted to and approved by the ACC, just like any other lots in Knollwood Village.

If you have not yet paid your 2011 security dues, it is never too late! Even if you are a renter, you benefit from having the security patrol in the neighborhood. Please consider paying towards this benefit.

To make our neighborhood desirable, it must be safe and secure. Have a safe and fun-filled summer!

Hector Caram, President
president@knollwoodvillagecc.org



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Security Report

Knollwood Village Smith Protective Incident Report (late November 2010 to April 2011)

2800 block Ashwood (11/25/2010 12:40 PM) – Resident asked Smith to check out a man in a black late model Lexus parked on the street. Upon arrival patrol found that the resident had determined that the man was the husband of a housekeeper in the area.

2900 block Ashwood (11/28/2010 4:50 PM) – Resident complained of noise coming from street. Patrol checked and could find no unusual activity. Patrol observed traffic from Reliant Stadium.

Unspecified block Gannett (12/12/2010 2:48 PM) – Resident complained of two people (male) trespassing. Patrol found two people walking near Broadmead and Buffalo Speedway and escorted them out of neighborhood. They appear to have been painting addresses.

3400 block Deal (12/19/2010 2:52 PM?) – Patrol responded to a call about loud music. Occupants of house were having a party and music could be heard outside. Occupants agreed to lower volume. Patrol advised dispatch that neighbors might want to call HPD if noise continued.

8400 block Lorrie (12/19/2010 6:54 PM) – Resident called to report a person lying down on the floor (floor of what not specified). Patrol checked the area and found no trespassers to report (part of scanned report not legible).

8300 block Greenbush (1/3/2011 8:15 PM) – Resident on Ashwood called to alert Dispatch that a home on Greenbush had been broken into. The side door of the burglarized house was damaged and a computer was missing. HPD was present at the burglarized residence.

3100 block Winslow (1/12/2011 10:40 AM) – Patrol noticed the side rear door of a white Toyota SUV had been broken into. The residence where the SUV was parked is not part of Knollwood Village, but Patrol reported the damage to a housekeeper at the residence and they determined that nothing had been stolen. Patrol suggested housekeeper call HPD to report the break in.

8300 block Lorrie (1/29/2011 8:25 PM) – Dispatch received call from resident regarding 2 suspicious men sitting in a van in front of residence. Caller

also reported that alarm system at residence was not armed upon returning to residence, but that they armed the system prior to leaving the house. Dispatch sent patrol to do a requested walk-through of the residence, but the request was cancelled while patrol was en route. Upon arrival patrol found all house lights were off except one and no one answered the door.

8300 block Lorrie (1/30/2011 10:30 PM) – Patrol noticed trunk of resident's car was open, but upon extended observation did not notice any unusual activity.

3400 block Gannett (2/1/11 1:07 AM) – Patrol made visual inspection of home where burglary reported earlier in the evening.

7900 block Greenbush (2/1/11 1:18 AM) – Dispatch sent patrol to home where resident reported a break in. Front door glass was damaged and a 19" television was reported missing. HPD had arrived on the property. 3400 block Gannett (2/1/2011 4:12 PM) – Patrol interviewed resident about burglary of home that occurred the previous night at about 7:50 PM. The front door was kicked in and a number of items were taken, including cash and jewelry. HPD was called.

2800 block Linkwood (2/8/2011 11:55 AM) – Patrol noticed a suspicious person in front of the residence. Person then went into the backyard. Patrol circled the block and observed two people in the back yard, one of whom was raising an object as if to break the glass on the rear door. The person holding the object noticed patrol, dropped the object, and both people took off running. Patrol caught up with them and asked them to stop. The smaller individual began cursing and spat in patrol's face. Patrol called 911 and they ran off. Patrol followed them for 15 or 20 blocks before HPD picked them up. HPD intended to charge the suspects, 2 hispanic boys 13-15 years of age, with criminal trespass.

8500 block Greenbush (4/14/11 8:30 AM) – Door kicked in and flat screen television taken. Alarm was triggered, but burglars gone before HPD arrived.

David Wood, *Security Chairman*
Security@knollwoodvillagecc.org

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Knollwood Village & Surrounding Area Real Estate Report

Single Family Home Sales
May 1, 2010 - April 26, 2011

| 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 % |
|----------------|-------------|----------------|--------------|----------------|------|--------------|--------------|------|------------------|------------------|----------|----------------|-----------|-------------|
| 43528104 | 5.4.10 | Norris | KV | 2/1.5/2 | N | 6,630 | 1,638 | 1952 | \$289,000 | \$274,000 | \$167.28 | \$164.22 | 21 | 0.95 |
| 96517098 | 5.6.10 | Greenbush St | KV 1 | 3/2/2 | N | 7,800 | 1,792 | 1953 | \$275,000 | \$266,000 | \$148.44 | \$148.44 | 38* | 0.97 |
| 79565264 | 5.25.10 | Castlewood St | BT | 3/2/2 | N | 7,560 | 1,822 | 1951 | \$374,500 | \$375,000 | \$205.82 | \$205.82 | 5 | 1.00 |
| 82370883 | 5.27.10 | Broadmead Dr | KV 6 | 4/3.5/2 | N | 8,696 | 3,776 | 2006 | \$699,000 | \$675,000 | \$178.76 | \$178.36 | 44* | 0.97 |
| 52049897 | 6.4.10 | Norris | KV | 3/2/2 | N | 6,630 | 1,743 | 1952 | \$319,000 | \$295,500 | \$169.54 | \$169.54 | 5* | 0.93 |
| 33914417 | 6.18.10 | Buffalo Spdwy | BT 1 | 3/2/2 | N | 12,172 | 2,211 | 1950 | \$299,999 | \$265,700 | \$120.17 | \$120.17 | 43* | 0.89 |
| 23907538 | 6.18.10 | Fairhope St | BT 1 | 2/2 | N | 7,200 | 1,642 | 1951 | \$235,000 | \$225,000 | \$137.03 | \$137.03 | 69 | 0.96 |
| 69927506 | 6.23.10 | Greenbush St | KV 3 | 4/2/2 | N | 7,770 | 2,208 | 1955 | \$425,000 | \$389,000 | \$176.18 | \$176.18 | 46 | 0.92 |
| 51055594 | 6.24.10 | Stanton | KV | 3/2/2 | N | 9,125 | 1,618 | 1951 | \$330,000 | \$322,000 | \$199.01 | \$199.01 | 13 | 0.98 |
| 76562941 | 6.24.10 | Conway | KV | 3/2/2 | N | 7,872 | 1,628 | 1955 | \$329,900 | \$326,000 | \$200.25 | \$200.03 | 24 | 0.99 |
| 39739134 | 6.25.10 | Deal St | BM | 3/2/2 | N | 8,247 | 1,826 | 1955 | \$335,000 | \$331,463 | \$181.52 | \$178.53 | 7 | 0.99 |
| 85458949 | 7.13.10 | Castlewood St | KV 3 | 3/2/2 | N | 7,560 | 1,694 | 1951 | \$359,900 | \$345,500 | \$203.96 | \$203.96 | 27 | 0.96 |
| 85886590 | 7.15.10 | Chiswell St | KV 3 | 3/2/2 | N | 8,400 | 2,062 | 1952 | \$252,000 | \$237,500 | \$115.18 | \$115.18 | 7* | 0.94 |
| 42710844 | 7.15.10 | Deal St | KV 7 | 3/2/2 | N | 7,140 | 1,607 | 1953 | \$269,000 | \$260,000 | \$161.79 | \$161.79 | 15 | 0.97 |
| 93182794 | 7.19.10 | Prescott St | KV 2 | 3/2/2 | N | 7,665 | 2,275 | 1951 | \$330,000 | \$310,000 | \$136.26 | \$136.26 | 59 | 0.94 |
| 99449947 | 7.20.10 | Norris Dr | KV 7 | 3/2/2 | N | 7,140 | 1,634 | 1953 | \$185,000 | \$195,000 | \$119.34 | \$118.64 | 6 | 1.05 |
| 37135744 | 7.28.10 | Conway | BT | 2/1/2 | N | 7,800 | 1,420 | 1952 | \$279,000 | \$245,000 | \$172.54 | \$172.54 | 97 | 0.88 |
| 23830446 | 8.11.10 | Fairhope St | KV | 3/2/2 | N | 9,586 | 1,615 | 1952 | \$295,000 | \$293,000 | \$181.42 | \$180.65 | 54 | 0.99 |
| 22721248 | 8.12.10 | Prescott | BT | 3/2/2 | Y | 12,600 | 2,910 | 1951 | \$449,000 | \$441,075 | \$151.57 | \$151.57 | 79 | 0.98 |
| 68596384 | 8.27.10 | Lorrie Dr | KV | 3/2/2 | N | 7,700 | 1,641 | 1955 | \$295,000 | \$276,750 | \$168.65 | \$168.65 | 30* | 0.94 |
| 70226655 | 9.09.10 | Deal | BM | 3/2 | N | 9,577 | 2,345 | 1955 | \$299,900 | \$295,000 | \$125.80 | \$125.80 | 54* | 0.98 |
| 23722954 | 9.22.10 | Conway St | KV | 4/3.5/2 | N | 6,600 | 3,554 | 1986 | \$474,900 | \$460,000 | \$129.43 | \$128.65 | 113 | 0.97 |
| 822359640 | 10.15.10 | Hatton St | KV | 3/2/2/2 | N | 9,450 | 2,167 | 1952 | \$379,900 | \$369,000 | \$170.28 | \$170.28 | 19 | 0.97 |
| 33053371 | 10.25.10 | Winslow | KV | 3/2/1 | N | 7,616 | 1,440 | 1951 | \$319,000 | \$318,000 | \$220.83 | \$217.71 | 4 | 1.00 |
| 33618646 | 10.29.10 | Stanton St | BT | 4/3 | N | 13,777 | 2,482 | 1951 | \$335,000 | \$300,000 | \$120.39 | \$120.39 | 3* | 0.90 |
| 19037492 | 11.30.10 | Braeswood Blvd | BT | 2/2/2 | Y | 8,546 | 1,529 | 1951 | \$299,900 | \$299,900 | \$196.14 | \$193.53 | 14 | 1.00 |
| 61800445 | 12.9.10 | Bluegate St | KV*5 | 3/2/2 | Y | 10,250 | 1,854 | 1953 | \$309,000 | \$299,000 | \$161.27 | \$160.13 | 83 | 0.97 |
| 40648834 | 12.15.10 | Ilona Ln | BM | 6/4/3 | N | 8,400 | 3,734 | 1960 | \$364,900 | \$246,750 | \$66.08 | \$66.08 | 117* | 0.68 |
| 52530440 | 12.16.10 | Hatton St | KV*4 | 4/3/2 | N | 8,400 | 2,166 | 1951 | \$379,900 | \$361,350 | \$166.83 | \$166.83 | 61 | 0.95 |
| 16187424 | 12.27.10 | Castlewood | KV | 3/2/2 | Y | 7,980 | 1,993 | 1951 | \$299,500 | \$292,500 | \$146.76 | \$142.70 | 33 | 0.98 |
| 33261103 | 1.21.11 | Tilden | KV | 3/2/2 | N | 11,895 | 1,710 | 1955 | \$384,000 | \$384,000 | \$224.56 | \$224.56 | 1* | 1.00 |
| 96921394 | 2.17.11 | Broadmead Dr | KV | 3/2/2 | N | 7,620 | 1,691 | 1953 | \$323,000 | \$310,000 | \$183.32 | \$182.14 | 53 | 0.96 |
| 71158605 | 3.1.11 | Broadmead Dr | BM | 4/3 | N | 8,050 | 2,740 | 1954 | \$435,000 | \$425,000 | \$155.11 | \$154.20 | 17 | 0.98 |
| 98488417 | 3.4.11 | Deal St | KV*7 | 3/2/2 | N | 7,140 | 1,588 | 1952 | \$249,900 | \$210,380 | \$132.48 | \$132.48 | 31* | 0.84 |
| 8252411 | 3.4.11 | Stanton St | KV*2 | 3/2/2 | N | 8,512 | 1,665 | 1951 | \$330,000 | \$305,000 | \$183.18 | \$183.18 | 84 | 0.92 |
| 6195154 | 3.30.11 | Broadmead | KV | 3/2/2 | N | 7,770 | 1,790 | 1954 | \$325,000 | \$314,000 | \$175.42 | \$171.23 | 31 | 0.97 |
| 81376227 | 3.30.11 | Fairhope St | BT | 3/2/2 | N | 7,560 | 1,957 | 1951 | \$389,900 | \$376,000 | \$192.13 | \$188.96 | 5 | 0.96 |
| 18305584 | 4.8.11 | Winslow | KV | 3/2/2 | N | 8,214 | 1,970 | 1950 | \$309,900 | \$311,575 | \$158.16 | \$153.72 | 53* | 1.01 |
| 12340604 | 4.11.11 | Deal St | KV*6 | 3/2/2 | N | 8,624 | 1,710 | 1953 | \$235,000 | \$207,500 | \$121.35 | \$121.35 | 153 | 0.88 |
| 85945227 | 4.22.11 | Conway St | KV | 3/2/2 | N | 9,657 | 1,500 | 1951 | \$270,000 | \$255,000 | \$170.00 | \$170.00 | 62 | 0.94 |
| AVERAGE | | | | 3 / 2 | | 8,523 | 2,009 | | \$333,472 | \$317,211 | | | 42 | 0.95 |

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

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

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



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3118 Deal Street \$314,900

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1,688 sf 7,140 sf Lot Size 3 Bedroom, 2 Bath, 2 Car Attached Garage

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Knollwood Village Civic Club and Security Fund payments for 2011 by Address.

Represents all payments received by
April 30, 2011. You can pay online at
www.knollwoodvillagecc.org

√ = Paid

√+ = Paid plus made an extra
contribution to Security Fund

No symbol means no payment received.

| | | | | | | | | | |
|---------|--------------|---------|-------------|---------|--------------|---------|----------|---------|-------------|
| √ 2802 | Ashwood | √+ 8422 | Bluegate St | 3111 | Broadmead | 2906 | Conway | √ 2807 | Fairhope |
| 2803 | Ashwood | 8426 | Bluegate St | 3114 | Broadmead | 2907 | Conway | 2810 | Fairhope |
| √ 2806 | Ashwood | 8427 | Bluegate St | √ 3115 | Broadmead | 2910 | Conway | √ 2811 | Fairhope |
| 2807 | Ashwood | 8430 | Bluegate St | 3118 | Broadmead | 2911 | Conway | 2814 | Fairhope |
| √+ 2810 | Ashwood | 8431 | Bluegate St | 3119 | Broadmead | 3003 | Conway | 2815 | Fairhope |
| √ 2811 | Ashwood | √ 8434 | Bluegate St | √ 3122 | Broadmead | √ 3004 | Conway | 2818 | Fairhope |
| 2814 | Ashwood | 8435 | Bluegate St | 3123 | Broadmead | 3006 | Conway | 2819 | Fairhope |
| 2815 | Ashwood | √ 8438 | Bluegate St | 3402 | Broadmead | 3007 | Conway | 2902 | Fairhope |
| √+ 2902 | Ashwood | √ 8439 | Bluegate St | √ 3403 | Broadmead | √ 3010 | Conway | √ 2903 | Fairhope |
| √+ 2903 | Ashwood | 8442 | Bluegate St | √ 3406 | Broadmead | 3011 | Conway | 2906 | Fairhope |
| √ 2906 | Ashwood | 8443 | Bluegate St | 3407 | Broadmead | 3014 | Conway | 2910 | Fairhope |
| 2907 | Ashwood | √ 8447 | Bluegate St | √ 3410 | Broadmead | 3015 | Conway | 2919 | Fairhope |
| 2910 | Ashwood | √+ 8503 | Bluegate St | 3411 | Broadmead | √ 3018 | Conway | 3003 | Fairhope |
| √ 2911 | Ashwood | √+ 8506 | Bluegate St | 3414 | Broadmead | 3019 | Conway | 3006 | Fairhope |
| 2914 | Ashwood | √+ 8507 | Bluegate St | 3418 | Broadmead | 3022 | Conway | 3007 | Fairhope |
| 2915 | Ashwood | 8510 | Bluegate St | 3419 | Broadmead | 3023 | Conway | 3011 | Fairhope |
| 8506 | Bevlyn | 8511 | Bluegate St | 3422 | Broadmead | 3026 | Conway | 3015 | Fairhope |
| 8510 | Bevlyn | √ 8514 | Bluegate St | √ 3423 | Broadmead | 3027 | Conway | 3019 | Fairhope |
| 8602 | Bevlyn | 8515 | Bluegate St | 3427 | Broadmead | √ 3030 | Conway | 3023 | Fairhope |
| √ 8606 | Bevlyn | 8518 | Bluegate St | √ 3428 | Broadmead | √ 3031 | Conway | 3026 | Fairhope |
| 8610 | Bevlyn | 8519 | Bluegate St | 3431 | Broadmead | √ 3031 | Conway | 3026 | Fairhope |
| 8614 | Bevlyn | 8522 | Bluegate St | 3434 | Broadmead | 3010 | Deal | 3030 | Fairhope |
| 8702 | Bevlyn | 8523 | Bluegate St | 3435 | Broadmead | √ 3011 | Deal | 8206 | Fairhope Pl |
| √ 8706 | Bevlyn | 8526 | Bluegate St | 3502 | Broadmead | √ 3018 | Deal | 8207 | Fairhope Pl |
| 8710 | Bevlyn | √ 8527 | Bluegate St | 3503 | Broadmead | 3026 | Deal | 8211 | Fairhope Pl |
| 8714 | Bevlyn | 8529 | Bluegate St | 3506 | Broadmead | 3027 | Deal | 8310 | Fairhope Pl |
| 8802 | Bevlyn | √+ 8530 | Bluegate St | 3507 | Broadmead | √+ 3102 | Deal | √+ 8315 | Fairhope Pl |
| √+ 8806 | Bevlyn | √ 8001 | Braesmain | 3510 | Broadmead | 3103 | Deal | 8316 | Fairhope Pl |
| 8810 | Bevlyn | 2902 | Broadmead | √ 3511 | Broadmead | 3106 | Deal | √ 8319 | Fairhope Pl |
| √ 8902 | Bevlyn | 2924 | Broadmead | √ 3514 | Broadmead | √ 3107 | Deal | 3102 | Gannett |
| √ 8906 | Bevlyn | 2925 | Broadmead | 3515 | Broadmead | 3110 | Deal | 3106 | Gannett |
| √+ 8910 | Bevlyn | √ 2929 | Broadmead | 3518 | Broadmead | 3111 | Deal | 3107 | Gannett |
| 8434 | Bluegate Ct. | 3006 | Broadmead | 8515 | Buffalo Sdwy | 3114 | Deal | √ 3110 | Gannett |
| 8407 | Bluegate Ct. | 3009 | Broadmead | 3003 | Castlewood | 3115 | Deal | √ 3111 | Gannett |
| 8411 | Bluegate Ct. | 3010 | Broadmead | √ 3006 | Castlewood | 3118 | Deal | 3114 | Gannett |
| 8415 | Bluegate Ct. | √ 3014 | Broadmead | 3007 | Castlewood | √ 3119 | Deal | 3115 | Gannett |
| 8419 | Bluegate Ct. | 3015 | Broadmead | √+ 3010 | Castlewood | 3123 | Deal | 3118 | Gannett |
| 8423 | Bluegate Ct. | 3018 | Broadmead | 3011 | Castlewood | 3402 | Deal | 3119 | Gannett |
| √ 8426 | Bluegate Ct. | 3019 | Broadmead | √+ 3014 | Castlewood | √ 3403 | Deal | √ 3122 | Gannett |
| 8427 | Bluegate Ct. | 3022 | Broadmead | 3015 | Castlewood | 3406 | Deal | 3123 | Gannett |
| √ 8402 | Bluegate St | 3023 | Broadmead | 3018 | Castlewood | 3407 | Deal | 3402 | Gannett |
| 8406 | Bluegate St | 3026 | Broadmead | 2802 | Chiswell | √ 3410 | Deal | 3403 | Gannett |
| √+ 8410 | Bluegate St | √ 8523 | Bluegate St | √ 2803 | Chiswell | √+ 3411 | Deal | √ 3406 | Gannett |
| √+ 8414 | Bluegate St | 8524 | Bluegate St | √ 2806 | Chiswell | 3414 | Deal | √ 3407 | Gannett |
| 8417 | Bluegate St | √ 8527 | Bluegate St | √ 2807 | Chiswell | √ 3415 | Deal | √ 3410 | Gannett |
| 8418 | Bluegate St | √+ 8530 | Bluegate St | √ 2810 | Chiswell | 3418 | Deal | 3411 | Gannett |
| | | √ 8001 | Braesmain | 2811 | Chiswell | 3419 | Deal | √ 3414 | Gannett |
| | | 2902 | Broadmead | 2814 | Chiswell | 3422 | Deal | √+ 3415 | Gannett |
| | | 2924 | Broadmead | √ 2815 | Chiswell | 3423 | Deal | √+ 3418 | Gannett |
| | | 2925 | Broadmead | 2902 | Chiswell | √ 3426 | Deal | √+ 3419 | Gannett |
| | | √ 2929 | Broadmead | √ 2903 | Chiswell | √+ 3427 | Deal | 3422 | Gannett |
| | | 3006 | Broadmead | √ 2906 | Chiswell | 3430 | Deal | 3423 | Gannett |
| | | 3009 | Broadmead | 2906 | Chiswell | √ 3431 | Deal | 3426 | Gannett |
| | | 3010 | Broadmead | 2907 | Chiswell | 3434 | Deal | 3427 | Gannett |
| | | √ 3014 | Broadmead | 2910 | Chiswell | 3435 | Deal | √+ 3430 | Gannett |
| | | 3015 | Broadmead | 2911 | Chiswell | 3502 | Deal | √ 3431 | Gannett |
| | | √ 3018 | Broadmead | √ 2914 | Chiswell | 3503 | Deal | 3434 | Gannett |
| | | 3019 | Broadmead | 2802 | Conway | 3506 | Deal | 3435 | Gannett |
| | | 3022 | Broadmead | 2803 | Conway | √+ 3507 | Deal | 3502 | Gannett |
| | | 3023 | Broadmead | 2806 | Conway | √+ 3510 | Deal | √ 3503 | Gannett |
| | | 3026 | Broadmead | 2807 | Conway | 3511 | Deal | 3506 | Gannett |
| | | 3027 | Broadmead | √ 2810 | Conway | √+ 3514 | Deal | √+ 3507 | Gannett |
| | | 3102 | Broadmead | 2811 | Conway | 3515 | Deal | √+ 3510 | Gannett |
| | | 3103 | Broadmead | 2814 | Conway | √+ 3518 | Deal | 3511 | Gannett |
| | | 3106 | Broadmead | 2815 | Conway | √ 3519 | Deal | 3514 | Gannett |
| | | √+ 3107 | Broadmead | 2902 | Conway | √+ 2802 | Fairhope | √ 3515 | Gannett |
| | | √ 3110 | Broadmead | 2903 | Conway | 2803 | Fairhope | 3518 | Gannett |
| | | | | | | √+ 2806 | Fairhope | 3519 | Gannett |

√ 7906 Greenbush
7911 Greenbush
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THANK YOU
FOR KEEPING OUR
NEIGHBORHOOD
SAFE

Treasurer's Report

Hello Neighbors,

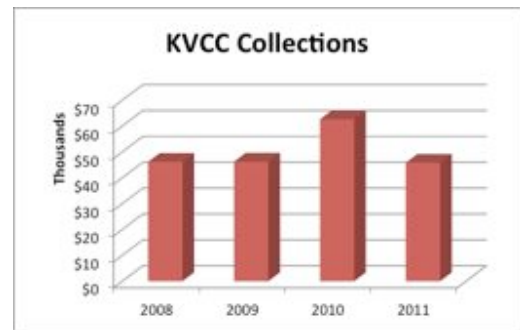
I hope everyone is enjoying the spring weather!

So far this year we are off to a good start on residents paying their dues. As of the end of April, we have met 70% of our goal which is pretty good for the first four months of the calendar year. I tip my baseball cap to those that have stepped up and paid, and especially to those who have contributed a little something extra!!

Our goal is the same as last year - to collect \$65k which, believe it or not, is only 60% of our entire neighborhood of 620 homes. We came up just 5% short of our goal (approximately 351 homes paid) last year, but it was a record high at least in recent years. That said, it's far from this neighborhood's overall potential with over 250 homes not participating.

For 2011, approximately 255 homes have contributed to date. We still need 114 homes to pay their full dues to meet our goal. Ideally, I would like to see us exceed that this year.

A recent analysis shows that approximately 200 residents have not paid dues in 3+ years so in order for us to continue to progress, we need those residents to step up. If that's you, please consider contributing whatever you can afford, even if it is less than the full due amount.



The Civic Club would like to be in a position to spend money to improve our neighborhood. We want to be in a position to talk about expanding Security coverage (not to decrease it like last year) and to make other cosmetic improvements.

Other than that bit of news, here are a couple of tidbits on the KVCC financial front:

- Due to the construction on Braeswood, some lawn mowing cannot be performed so our vendor has gladly reduced our monthly landscaping costs by \$76 per month. Rates will return to their norm once construction is over.
- The board recently approved the spending of approximately \$120 annually to setup an online storage account so the board can retain all KVCC documentation from past years and going forward.
- We just received an interest payment on a CD we put in place last year and collected \$225 from it!

Let's keep the momentum going and build on the good start. This is our neighborhood! It's your investment. If you haven't already please let the newsletter serve as a reminder and make your own "investment" in the Knollwood Civic Club in 2011 today!!

Thank you for your continued support.

Scott J Rose, KVCC Treasurer

Seeing is Believing!



Houston's premier Design-Build-Remodel company, **William Shaw & Associates**, illuminates your remodeling or new home dreams in 3-D! You tell us your remodeling ideas and we'll present them to you in **three-dimensional renderings**, ensuring your dreams become a reality. Take comfort knowing your project will be designed and built to meet your expectations.



William L. Shaw, Jr.

Trust your dream to one of the most highly regarded trend setters in the industry: **Bill Shaw**. A proven and trusted leader and longtime Houston resident, Bill's **credentials, certifications, award-winning track record** and **legacy of satisfied homeowners** speaks for itself.

Award Winning Remodeler

July 2010 NAHB Remodeler of the Month Award
2009 Star Awards Remodeler of the Year Winner
2008 Star Awards Best Specialty Room, Remodeler
2007 Star Awards Remodeler of the Year Winner

REMODELING • 3-D PROJECT DESIGN • BUILD ON YOUR LOT • GREEN BUILDING • BARRIER FREE MODIFICATIONS • DESIGN BUILD

Watch our 3-D videos online at www.wmshawandassoc.com/3D

4206 Law Street | Houston, Texas 77005 | (713) 666-1931



ACC Activity

You might have noticed, in your comings and goings in the neighborhood, that we have some construction activity underway. Listed below are the projects that were approved by the ACC from Jan 1 – April 30, 2011. There are other projects in process that were previously approved by the ACC.

| Date | Address | Activity |
|---------|------------------|-------------------|
| 2/11/11 | 3423 Deal St | Bathroom addition |
| 2/17/11 | 2915 Linkwood Dr | New home |
| 2/17/11 | 3018 Broadmead | Pool |
| 4/4/11 | 2907 Chiswell | Circle drive |

Please remember that Knollwood Village is a deed-restricted neighborhood. We have an active Architectural Controls Committee (ACC). Please contact the ACC before you invest in plans for new construction or renovations to your home. This includes carports and fences. Find out if there are any issues early and save yourself money and time.

The ACC can be reached via email at build@knollwoodvillagecc.org. You can also find out more information at our website <http://www.knollwoodvillagecc.org>. Click on “Build and Remodel” for much more information regarding the ACC and the procedures to submit plans.

Suzanne Jett, ACC Chairman

Braeswood Estates – A New Addition to Knollwood Village

There are 2 vacant lots on S. Braeswood, 2823 and 2819. These lots are located in Knollwood Village Section 8. A company named S. Braeswood Project LLC (SBP) owns these lots. In March, the City of Houston Planning Commission approved the re-plat of these 2 lots into 8 individual lots. SBP plans to develop a new subdivision named Braeswood Estates that will be composed of these 8 new lots.

There are several things that we want everyone to be aware of.

- 1) These lots do meet the minimum lot size requirements of Knollwood Village Section 8 deed restrictions.

- 2) Although SBP has created a subdivision, this new subdivision is still required to meet the deed restrictions of Knollwood Village Section 8. Any homes built will have to comply with the set-backs, square footage, etc of those deed restrictions.
- 3) The Architectural Control Committee of KVCC must approve any building plans for these lots.
- 4) There will be a private street that enters from S. Braeswood and ends in a cul-de-sac. This street will be owned and maintained by the owners of the 8 lots. Six of the homes will face this new street and the 2 homes at the end of the street will face S. Braeswood.

Your board has asked that SBP keep us updated on the progress of this development. They provided us with the following information on April 18.

We're happy to keep you updated on our timeline and progress. Our next steps will be infrastructure (utilities, roadway, drainage, etc.), and we're in the process of finalizing plans and getting bids. We don't have any firm dates for those steps or the construction at this time. No lots have been sold yet. We'll probably record the new HOA restrictions in the next month - there's no rush to get that done until we're ready to start selling lots.

Your board of directors has pledged to stay in contact with SBP and we will be providing the neighborhood with updates as we receive them on the progress of this new development.



Important News: Street Reconstruction

Do you live on the 3000 blocks of Castlewood**, Fairhope, Prescott, Stanton, Conway, Winslow, Tilden or on the 8000 block of Fairhope Place or Greenbush?

If so, it is important that you read this announcement.

The KVCC Board has just recently been informed that street reconstruction is scheduled to begin on your streets (Greenbush/Castlewood are exceptions, see below). Construction is scheduled to begin in summer 2012 with completion occurring in 2013. The existing street lights will be replaced during this process, using the standard lights provided by the city. Many neighborhoods use reconstruction as a time to upgrade the street lights. Any changes to the standard lighting must be paid for by the residents of the street.

The homes on Fairhope, Prescott, Stanton, Conway, Winslow, and Tilden are divided between Braeswood Place Homeowners Association (BPHA) and KVCC. BPHA has already begun a fundraising campaign for upgraded lighting for their portion of these streets. The BPHA streets north of the bayou were reconstructed several years ago and they raised the funds to install upgraded street lights in that portion of BPHA.

In an effort to provide uniformity, BPHA is attempting to also coordinate street light replacement on Castlewood and Greenbush. Both of these streets were previously reconstructed with only standard lighting. Fairhope Place is included for both street reconstruction and updated street lighting because it links both Fairhope and Prescott.

The KVCC Board does not have the resources to manage this effort and is looking for motivated volunteers to help solicit donations from KVCC residents in the affected areas, so these streets will have a uniform upgraded appearance. If BPHA is able to reach their financial goals, they could and will receive upgraded street lights on their portion of each block, so it is crucial that KVCC residents in the affected areas step up for this cause. If this does not occur, the BPHA half of your street will have upgraded lighting and the KVCC half will not. Upgraded street lighting will have an impact on the beautification of your street and could further deter crime with improved lighting, adding tangible value to your homes.

A meeting to provide details and identify volunteers will be held **Tuesday, December 13, from 7-8:30pm** at:

St. Luke's Presbyterian Church
Room: Sanctuary
8915 Timberside Drive
Houston, Texas 77025

Please mark your calendars for this meeting. Drive through the BPHA areas north of us across the bayou, especially at night, to observe what the addition of these lights has done for their area. The pleasing, decorative visual effect of these lights, coupled with the seamless horizontal illumination of the street and sidewalks make this a project that we, south-of-the-bayou, hopefully will fully embrace.



Original Haircuts
Leila Mitchell
Estylist
713-592-0064

Mon By Appointment Only
Tue-Fri 11am -7pm
Sat 9am-6pm

4023 S. Braeswood
Houston, TX 77025

Knollwood Village Civic Club Directory

Numbers to Know



| | | | |
|--|--|---|----------------|
| Emergency..... | 911 | Animal Control..... | (713) 238-9600 |
| Houston Police (Non Emergency)..... | (713) 222-3131 | Better Business Bureau..... | (713) 868-9500 |
| Poison Control..... | (800) 222-1222 | Harris Co. Flood Control..... | (713) 684-4197 |
| Smith Security..... | (713) 789-5944 / (713) 782-9617 | Nuisance Violations..... | 311 |
| All Houston City Departments..... | 311 | (Call to report dangerous buildings, weeded lots, inoperable or abandoned vehicles, substandard housing & raw sewage.) | |
| Citizen Assistance Office..... | 311 | Public Works - Water/Sewer Repairs..... | 311 |
| Mayor's Office..... | (713) 247-2200 | Recycling Service Center..... | (713) 551-7355 |
| City Council: | | Solid Waste/Heavy Trash..... | 311 |
| Anne Clutterbuck, District C..... | (713) 247-2004 | Street Light Replacement..... | (713) 207-2222 |
| State Representative: | | | |
| Ellen Dohen, District 134..... | (713) 660-0899 | | |

2011 OFFICERS

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president@knollwoodvillagecc.org

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tyl@apartmentworld.info

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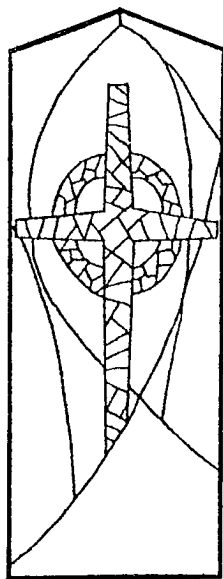
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sjett@craddockmassey.com

Anne DuBose
713-432-7935
Annetd@comcast.net

SECURITY

David Wood
(713) 662-3675
Security@knollwoodvillagecc.org



St. Luke's Presbyterian Church

Rev. W. Scott Harbison, Pastor

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

The Gathering (A contemporary family service) 9:00 a.m.

Sunday School 9:45 a.m. Worship 10:55 a.m.

Fellowship 12:15 a.m.

"Building Community Among Our Neighbors"

PLANNING AHEAD

May 14 5:00 p.m. Milligan Harp Competition Winners in Concert

July 3 10:55 a.m. Jazz Communion

A toe-tapping Sunday of jazz with the Marvin Gaspard Trio

The Gathering at 9:00 a.m. is a shorter worship service that includes communion, scripture, music, and a homily. Contemporary Christian music is led by Ryan Klasen.

Traditional Worship at 10:55 a.m. includes organ and choir under the direction of Marvin Gaspard, Director of Music/Organist-Choirmaster.

St. Luke's Presbyterian Church

713.667.6531

www.stlukespres.org

8915 Timberside Dr.

across from

Longfellow Elementary

Call the church office or visit our website.

713.667.6531

www.stlukespres.org

Please check our website often for updates and additional information on special activities, recitals and seasonal programs.



Knollwood Village Voice

Knollwood Village Civic Club
PO Box 20801
Houston, TX 77225

www.knollwoodvillagecc.org



*Please help keep
our neighborhood
safe and beautiful*

Make your 2011 contributions to the KVCC and Security Patrols

Yes! I want to support my neighborhood. Enclosed is my payment to cover my 2011 Civic Club dues and contribution to the Security Fund.

If the mailing label information is correct, make sure that top half of the page is returned with this form and check. If not, complete below:

Name: _____

Address: _____

Phone: _____

Join the E-Neighborhood

Make sure my household is included in the KVCC **E-Neighborhood** email list. Please include these email addresses when you publish neighborhood-relevant announcements, news alerts, and other general Knollwood Village information.

| Item | Amount Due |
|--|--------------|
| 2011 Civic Club Membership | \$40 |
| 2011 Security Fund | \$135 |
| Total | \$175 |
| Here's extra money for the Security Patrol | |
| Total Contribution 2011 | |

Please send this page and your check made out to:
Knollwood Village Civic Club
P.O. Box 20801, Houston, TX 77225