



# Knollwood Village Voice

Spring Issue

[www.knollwoodvillage.org](http://www.knollwoodvillage.org)

March-May 2012

## President's Letter

Fellow Residents,

It is my hope this issue of the *Knollwood Village Voice* finds each of you in good spirits and health.

Since the last KVCC newsletter, your club held the annual general meeting January 31, 2012. Elections were held for all the executive offices. **Scott Rose, Chris Hearne, Brian Gastineau** and I were unopposed and elected as Vice President, Treasurer, Secretary and President, respectively.

Integral committee positions have been filled by both new and familiar faces. Brent Nyquist, a long time resident of KV, will chair the Architectural Control Committee. Brent will be assisted by **Bill Klein, Bev Blackwood, David Roder and Erik Tennison.** **David Wood** remains KVCC's security chairman and **Bevin Barrett** chairs our welcoming committee. **Suzanne Jett** will chair the garden and beautification committee. Long time contributors to KVCC **Cheryl O'Brien** and **Chris Hearne** will again team up to edit and publish the *Voice* this year.

Each of these committees welcomes your involvement! I want to express my sincere gratitude to all who will graciously volunteer

their time this year in support of our subdivision.

KVCC's financial status is healthy. The revenue collections from voluntary dues and *Knollwood Village Voice* advertisements last year were sufficient to cover 2011 expenses. If you have contributed to KVCC this year, thank you. If you have not yet had a chance to contribute, please do so.

Several Knollwood Village community projects are in full swing already. The street lamp



upgrade campaign is being led by Scott Rose. At the time of this writing, a team of 14 volunteers will communicate the process and financial needs of the project to the affected residents. The upgraded street lamps are so desired, many of those assisting don't even live on the affected streets. If you do live in the affected

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area please make every effort to contribute what you can to the project.

Two projects being lead by the garden and beautification committee are the possible replacement and landscaping of the KV subdivision esplanade signs and the annual holiday home decoration contest. Last year's decorations winners were pleasantly surprised by their selection and yard signs. The esplanade sprinkler project has been delayed and will be considered at a later date.

The Knollwood Village website has been updated and improved. Please take the time and tour the website [www.knollwoodvillage.org](http://www.knollwoodvillage.org). The site contains valuable information which may answer questions or needs you have. Chris Hearne, the website looks great, thank you for your effort.

Did you know our subdivision has been rezoned into the newly created City of Houston District K? KVCC's new city council representative is **Larry Green**. The KVCC has been in contact with Council Member Green's office staff. Your board will be actively participating in many exciting new possibilities to improve the security and beautification of our neighborhood in the coming year. Stay tuned.

I hope each you has a very successful and healthy new year and I look forward to seeing more of our

residents at the next general meeting. To make our neighborhood desirable, it must be safe and secure.

– Hector Caram, *President*  
[president@knollwoodvillagecc.org](mailto:president@knollwoodvillagecc.org)

### Holiday Decorating Contest Winners

It was so nice to see the neighborhood decked out for the holiday season this year! We had a contest for decorating and here are the winners. CONGRATULATIONS TO ALL!!

- 1st: 8427 Hatton – see picture below
- 2nd: 3022 Stanton
- 3rd: 8223 Lorrie
- Most Traditional: 2802 Lorrie
- Best Color Scheme: 3027 Tilden
- Most Creative: 3106



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## Architectural Control Committee Construction Activity

Address	Date Approved	New Build	Remodel	Addition	Fence	Other
3018 Broadmead	17-Feb-11					
2915 Linkwood	17-Feb-11					
3423 Deal	18-Mar-11					
2907 Chiswell	4-Apr-11					
2929 Broadmead	23-May-11					
3003 Conway	22-Jun-11					
2906 Conway	19-Jul-11					
8530 Bluegate	8-Feb-12					
3003 Fairhope	24-Feb-12					
3107 Norris	6-Mar-12					

- Your existing home has really good features and simply needs to be updated.
- The cost of everything on the market exceeds your budget.

The first step in determining your project path should be to work with a good Real Estate agent who is active and knowledgeable about the properties in your neighborhood. Assuming you have already looked at other properties currently on the market, you should now look at your current home, specifically, what is the current value and how will the value change after you have completed your proposed project.

For example, if you are considering a

master suite addition to your existing 3 bedroom home, look for any current listings for 4 bedroom homes that have recently updated the master bathroom. This exercise should show the current value the market will pay for this work and you can then compare that cost with the prices you get for making a similar addition to your existing home. Depending on the age and construction quality of the comparison property, you will need to make adjustments to allow for more recent work.

Many other factors should play into your decision about the appropriateness of a home construction project. Most experts advise you not to undertake a major remodel, addition or construction project if you don't expect to live in the house for 5 or more years. A shorter time horizon will often force you to sell the home for less money than you have put into it. Additionally, you should ask yourself if you have time to commit to the project design, product selection and construction supervision that will help lead to a successful project. If undertaken with appropriate cost and time expectations, a building project can be a fun and rewarding process making all of the work and effort worthwhile.

### Move or Build: How to Decide

*Excerpts from an article published by Brent Nyquist, ATTICUS ARCHITECTURE, INC.*

The decision to remodel, add on to your home, or to move to a new home is difficult and often more complicated than simply looking at the costs of each option. Often an addition would satisfy our functional requirements but we are limited by lot size, zoning or deed restrictions from being able to build. Often, it is difficult to justify an expensive addition to a house that has other major structural issues like old wiring, leaking plumbing or foundation movement. Another complication stems from neighborhoods that are experiencing rapid re-construction of often much larger and more valuable houses, meaning that a newly remodeled house will be valued, not for the cost of the newly configured home, but for the value of the lot on which it sits.

Because a construction project is often lengthy, costly and stressful, my advice to any homeowner contemplating a home addition, remodel or new build project is to first look at all available properties on the market and to buy an existing property if they can find one that meets their requirements. This will often be the least expensive and certainly, the easiest and quickest route into a home that meets your needs. However there are often many reasons why this isn't an option such as:

- You already own the property of your dreams and what you need is a house.
- You really like your neighborhood, neighbors, nearby schools, amenities etc., and don't want to move away.

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# Our digital neighborhood

**Knollwood Village's** web site has lots of goodies:  
Find your Deed restrictions, read the Club By-laws, find Phone numbers,  
pay Dues, get Officer contacts, subscribe to email lists,  
follow progress of on-going project updates, and more.

[www.knollwoodvillage.org](http://www.knollwoodvillage.org)

Where neighbors connect.

Knollwood Village Civic Club   [Join](#)   [Deed Restrictions](#)   [Streetlight Upgrade](#)   [Contact](#)



## 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](#)

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### Deed Restrictions

Knollwood Village is a deed-restricted community. We take them seriously. Before you consider building or remodeling, check the Deed Restrictions for your property and submit your plans to the **Architectural Control Committee** for approval. You will get timely, personal support.

[View Deeds Restrictions](#)



### Security Patrol




KVCC contracts with Smith Security to provide patrol coverage of our neighborhood. Many of you know **Officer Perkin La Cour**, who has been regularly patrolling our neighborhood for years. He is familiar with the people and homes of Knollwood Village, and has been a visible presence on our streets and a one of the reasons we enjoy a safe place to live. The vast majority of your annual dues go to pay for the Security Patrol.

[Contribute to Security Fund](#)

### Contacts and more

The KVCC is run by a Board of Directors and various committees. Get a roster of Officers, club documents, Trash pick-up schedules, and phone numbers you might need.



[View information](#)

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### Stay connected

We use email to share fast-breaking news, meeting notices, and other bits of information of value to anyone who lives in Knollwood Village. Be in the loop. Get on the list. And rest easy; we never share our list with anyone.

#### Join the KVCC email list

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#### **BELLAIRE OFFICE**

4003A Bellaire Blvd. at Stella Link  
(713) 667-1254  
M-F, 9am-6pm, Sat. 9am-noon

#### **MCGOVERN OFFICE**

Texas Medical Center, 2450 Holcombe  
(713) 798-3559  
MWF, 12:30pm-4:30pm



## **Knollwood Village Smith Protective Incident Report**

(October 30, 2011 - March 1, 2012)

Other than a burglary in December and an attempted burglary in early January, Knollwood Village residents have reported very few incidents to our neighborhood **Smith Protective Services** security patrol in recent months. A check of the **Houston Police Department's** online crime database for the time period November through February reveals that there were two burglaries and several thefts in Knollwood Village that apparently were not reported to Smith Security.

In addition to reporting crimes to HPD, it is very helpful if residents would also report incidents to our neighborhood Smith Security patrol officer, **Perkin La Cour**. By learning about the details of crimes that occur in our neighborhood Perkin can do a more effective job of patrolling and deterring crime.

More than 125 households in Knollwood Village contributed to a holiday gift for officer **Perkin La Cour**. That effort led to a check for \$2,900 to Perkin in December. Perkin was very appreciative of the gift and said that it would help him to make some much needed repairs to his home. Perkin sends his thanks to all of the residents who contributed to the gift.

Sometime in the next month or so Smith Protective Services will be posting a number of their signs on light poles throughout the neighborhood. The signs are to let people coming in to Knollwood Village know that the neighborhood is patrolled and the signs also list the Smith Security dispatch phone number to call to report crime incidents and suspicious persons.

Here is a summary of the Smith Security reports for the last 4 months.

**2800 block Linkwood (10/30/11 10:47 AM)** - Resident reported to patrol that during previous night that a silver Mercedes Benz vehicle was left

behind residence. HPD advised resident that the vehicle was stolen.

**8300 block Lorrie (11/13/11 11:21 AM)** - Neighbor reported main door to a nearby house was open. Patrol checked out and found house empty with no way to lock.

**3400 block Linkwood (12/13/11 12:00 Noon)** - Resident reported to patrol that burglars broke into their home through the back door.

**3500 block Gannett (1/6/12 1:00 PM)** - Neighbor reported to patrol and HPD that several early 20's black males were burglarizing a house. Patrol and HPD arrived at residence and the suspects fled. HPD caught and arrested two of the suspects, they identified and were looking for a third suspect, and a fourth suspect also was being



sought. A Knollwood Village security e-mail was sent out to residents about this on 1/9/2012.

**Buffalo Speedway (3/1/12 1:00 PM)** - Patrol noticed a suspicious black male, late 30's to early 40's, wearing a blue and white checkered shirt, blue jeans, and white athletic shoes. This person was wandering throughout the neighborhood, carrying a heavy black bag, and looking at houses. At one point the person wandered into the front yard of a residence. Patrol followed this individual for 45 minutes until he left the neighborhood. Patrol reported person to HPD.

Knollwood Village Civic Club

# 2012 Membership Form

To pay online, [www.knollwoodvillage.org](http://www.knollwoodvillage.org)

To pay by check: Please return this form and your check made out to:  
**Knollwood Village Civic Club.** Mail to: KVCC, P.O. Box 20801, Houston, TX 77225

Yes! I want to support my neighborhood.

ITEM	Amount Due	My Contribution
2012 Civic Club Membership	\$40	
2012 Security Fund	\$135	
<b>Subtotal</b>	\$175	
<i>My additional contribution to support the:</i>		
• Security Fund		
• New KV signs in esplanades on Buffalo Speedway & S. Braeswood		
<b>Total Contribution 2012</b>		

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

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# Knollwood Village Civic Club and Security Fund payments for 2012 by Address.

Represents all payments received by  
March 30, 2012. You can pay online at  
[www.knollwoodvillagecc.org](http://www.knollwoodvillagecc.org).

We update the list every newsletter and  
on the web site

√ = Paid

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

No symbol means no payment received.

2802 Ashwood		√+ 8422 Bluegate St
2803 Ashwood		8426 Bluegate St
2806 Ashwood		√+ 8427 Bluegate St
2807 Ashwood		8430 Bluegate St
√+ 2810 Ashwood		8431 Bluegate St
2811 Ashwood		√ 8434 Bluegate St
2814 Ashwood		8435 Bluegate St
2815 Ashwood		√ 8438 Bluegate St
2902 Ashwood		8439 Bluegate St
√+ 2903 Ashwood		8442 Bluegate St
2906 Ashwood		8443 Bluegate St
2907 Ashwood		8447 Bluegate St
2910 Ashwood		√+ 8503 Bluegate St
2911 Ashwood		8506 Bluegate St
2914 Ashwood		√+ 8507 Bluegate St
8506 Bevlyn		8510 Bluegate St
8510 Bevlyn		8511 Bluegate St
√ 8602 Bevlyn		8514 Bluegate St
8606 Bevlyn		8515 Bluegate St
8610 Bevlyn		8518 Bluegate St
8614 Bevlyn		8519 Bluegate St
8702 Bevlyn		8522 Bluegate St
√ 8706 Bevlyn		√ 8523 Bluegate St
8710 Bevlyn		8526 Bluegate St
8714 Bevlyn		√+ 8527 Bluegate St
8802 Bevlyn		8530 Bluegate St
8806 Bevlyn		√ 8001 Braesmain
8810 Bevlyn		2902 Broadmead
√+ 8902 Bevlyn		2924 Broadmead
8906 Bevlyn		2925 Broadmead
√+ 8910 Bevlyn		2929 Broadmead
8407 Bluegate Ct.		√ 3006 Broadmead
8411 Bluegate Ct.		3009 Broadmead
8415 Bluegate Ct.		3010 Broadmead
8419 Bluegate Ct.		3014 Broadmead
8423 Bluegate Ct.		√ 3015 Broadmead
√ 8426 Bluegate Ct.		3018 Broadmead
8427 Bluegate Ct.		3019 Broadmead
8431 Bluegate Ct.		3022 Broadmead
√+ 8402 Bluegate St		3023 Broadmead
8406 Bluegate St		3026 Broadmead
√+ 8410 Bluegate St		3027 Broadmead
√+ 8414 Bluegate St		3102 Broadmead
8417 Bluegate St		3103 Broadmead
√+ 8418 Bluegate St		√ 3106 Broadmead

√+ 3107 Broadmead
√ 3110 Broadmead
3111 Broadmead
3114 Broadmead
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3518 Broadmead
3519 Broadmead
3515 Broadmead
8515 Buffalo
Speedway
3003 Castlewood
√ 3006 Castlewood
3007 Castlewood
√+ 3010 Castlewood
√ 3011 Castlewood
√+ 3014 Castlewood
3015 Castlewood
3018 Castlewood
2802 Chiswell
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√ 2807 Fairhope
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√+ 2814 Fairhope
√ 2815 Fairhope
√ 2818 Fairhope
2819 Fairhope
2902 Fairhope
√+ 2903 Fairhope
2906 Fairhope
2910 Fairhope
√ 2919 Fairhope
3003 Fairhope
3006 Fairhope
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3011 Fairhope
√+ 3015 Fairhope
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√ 3030 Fairhope
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8207 Fairhope Place
√ 8211 Fairhope Place
8310 Fairhope Place
√+ 8315 Fairhope Place
8316 Fairhope Place
8319 Fairhope Place
3102 Gannett
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√+ 3415 Gannett
√ 3418 Gannett
√+ 3419 Gannett
3422 Gannett
√+ 3423 Gannett
√ 3426 Gannett
3427 Gannett
√+ 3430 Gannett
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√ 3503 Gannett
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√+ 3507 Gannett
3510 Gannett
√ 3511 Gannett



3514 Gannett		8507 Hatton		3415 Linkwood		3114 Norris	✓	3027 S. Braeswood
3515 Gannett		✓ 8510 Hatton		3418 Linkwood		3115 Norris		3031 S. Braeswood
✓ 3518 Gannett		8511 Hatton		3419 Linkwood		3118 Norris		2807 S. Braeswood
3519 Gannett		✓+ 8514 Hatton		3422 Linkwood		✓+ 3119 Norris		2811 S. Braeswood
✓ 7906 Greenbush		8515 Hatton		3423 Linkwood		✓ 3122 Norris		2815 S. Braeswood
7911 Greenbush		8518 Hatton		3426 Linkwood		3123 Norris	✓+	2819 S. Braeswood
7915 Greenbush		8519 Hatton	✓+	✓+ 3427 Linkwood		3402 Norris		3015 S. Braeswood
✓+ 8000 Greenbush		✓ 8522 Hatton	✓	✓ 3430 Linkwood		✓ 3403 Norris		2803 Stanton
✓+ 8003 Greenbush		✓+ 8523 Hatton	✓+	3431 Linkwood		3406 Norris		2806 Stanton
8007 Greenbush		8526 Hatton		✓+ 3434 Linkwood		3407 Norris	✓	2807 Stanton
✓ 8011 Greenbush		8527 Hatton		3435 Linkwood		3410 Norris	✓+	2810 Stanton
8103 Greenbush		8530 Hatton		3502 Linkwood		✓+ 3411 Norris		2811 Stanton
8107 Greenbush		✓ 8531 Hatton	✓+	✓+ 3506 Linkwood		3414 Norris		2814 Stanton
8111 Greenbush		8534 Hatton		3510 Linkwood		3415 Norris	✓	2815 Stanton
✓ 8115 Greenbush		8537 Hatton		✓ 3511 Linkwood		3418 Norris		2902 Stanton
✓ 8119 Greenbush		8538 Hatton		3514 Linkwood		3419 Norris		2903 Stanton
8121 Greenbush		8541 Hatton		3518 Linkwood		3422 Norris		2906 Stanton
8202 Greenbush		8542 Hatton		8007 Lorrie		✓+ 3423 Norris		2907 Stanton
8203 Greenbush	✓+	2802 Linkwood		8011 Lorrie		✓ 3426 Norris		2910 Stanton
✓ 8206 Greenbush		2803 Linkwood	✓	✓ 8015 Lorrie		3427 Norris		2911 Stanton
8210 Greenbush		2806 Linkwood		8103 Lorrie		✓+ 3431 Norris	✓+	3002 Stanton
✓+ 8302 Greenbush		✓ 2807 Linkwood		8106 Lorrie		✓+ 3434 Norris		3003 Stanton
✓ 8306 Greenbush		2810 Linkwood	✓+	✓+ 8107 Lorrie		3435 Norris		3006 Stanton
8310 Greenbush		✓ 2811 Linkwood		8111 Lorrie		3502 Norris	✓+	3007 Stanton
✓ 8314 Greenbush		2814 Linkwood		8115 Lorrie		3503 Norris		3010 Stanton
8315 Greenbush		2815 Linkwood		✓ 8119 Lorrie		3506 Norris	✓	3011 Stanton
8318 Greenbush		2818 Linkwood		✓ 8123 Lorrie		3507 Norris	✓	3014 Stanton
8319 Greenbush		✓+ 2819 Linkwood		8126 Lorrie		✓ 3510 Norris		3015 Stanton
✓ 8407 Greenbush		✓+ 2823 Linkwood		8127 Lorrie		3511 Norris	✓	3018 Stanton
8408 Greenbush		2827 Linkwood		8203 Lorrie		3514 Norris		3019 Stanton
✓ 8411 Greenbush		✓ 2830 Linkwood		8207 Lorrie		3515 Norris		3022 Stanton
8415 Greenbush		2831 Linkwood		✓ 8211 Lorrie		✓+ 3518 Norris		3023 Stanton
8419 Greenbush		✓ 2835 Linkwood	✓+	✓+ 8215 Lorrie		3519 Norris	✓	3026 Stanton
8422 Greenbush		✓ 2839 Linkwood	✓	✓ 8219 Lorrie		2803 Prescott		3027 Stanton
✓+ 8423 Greenbush		2903 Linkwood	✓+	✓+ 8223 Lorrie		✓ 2806 Prescott		3030 Stanton
8427 Greenbush		✓ 2907 Linkwood	✓+	✓+ 8227 Lorrie		✓+ 2807 Prescott		3031 Stanton
✓ 8502 Greenbush		2908 Linkwood		8231 Lorrie		✓ 2810 Prescott		3005 Tilden
8506 Greenbush		2911 Linkwood		✓ 8303 Lorrie		✓ 2811 Prescott		3006 Tilden
8507 Greenbush		✓+ 2915 Linkwood		8307 Lorrie		✓+ 2814 Prescott	✓	3010 Tilden
8510 Greenbush		✓ 3003 Linkwood		8311 Lorrie		2815 Prescott		3014 Tilden
8511 Greenbush		3007 Linkwood		8315 Lorrie		2902 Prescott	✓+	3017 Tilden
8515 Greenbush		✓ 3010 Linkwood		8319 Lorrie		2903 Prescott	✓+	3018 Tilden
✓ 8518 Greenbush		3011 Linkwood	✓+	✓+ 8323 Lorrie		2906 Prescott	✓	3022 Tilden
8519 Greenbush		3014 Linkwood		8327 Lorrie		2907 Prescott	✓	3023 Tilden
8522 Greenbush		✓+ 3015 Linkwood		8331 Lorrie		✓+ 2910 Prescott	✓	3026 Tilden
✓+ 8523 Greenbush		3018 Linkwood		8402 Lorrie		2911 Prescott	✓	3027 Tilden
8526 Greenbush		3019 Linkwood		8403 Lorrie		3002 Prescott	✓	3002 Winslow
✓ 8527 Greenbush		3023 Linkwood		✓ 8406 Lorrie		3006 Prescott		3006 Winslow
8531 Greenbush		✓+ 3101 Linkwood		✓ 8407 Lorrie		✓ 3010 Prescott		3007 Winslow
✓ 8403 Hatton		3102 Linkwood		✓+ 8410 Lorrie		3011 Prescott	✓	3011 Winslow
✓+ 8406 Hatton		3106 Linkwood		✓+ 8414 Lorrie		3014 Prescott		3015 Winslow
✓+ 8407 Hatton		3107 Linkwood		✓ 8418 Lorrie		3018 Prescott	✓	3018 Winslow
8410 Hatton		3110 Linkwood		8419 Lorrie		3022 Prescott		3019 Winslow
8411 Hatton		✓+ 3111 Linkwood		8422 Lorrie		3023 Prescott	✓+	3022 Winslow
✓ 8414 Hatton		3114 Linkwood		8423 Lorrie		3026 Prescott		3023 Winslow
8415 Hatton		3115 Linkwood		8426 Lorrie		3027 Prescott	✓	3027 Winslow
✓ 8418 Hatton		✓ 3118 Linkwood		8427 Lorrie		3030 Prescott		3028 Winslow
8419 Hatton		3119 Linkwood		8431 Lorrie		✓+ 3031 Prescott	✓	3031 Winslow
8422 Hatton		3122 Linkwood		✓+ 3003 Norris		2731 S. Braeswood		3032 Winslow
8423 Hatton		3123 Linkwood		✓ 3007 Norris		✓+ 2803 S. Braeswood		
8426 Hatton		3402 Linkwood		✓ 3011 Norris		2823 S. Braeswood		
✓+ 8427 Hatton		3403 Linkwood		✓ 3102 Norris		2931 S. Braeswood		
8430 Hatton		3406 Linkwood		✓ 3103 Norris		✓+ 3003 S. Braeswood		
8431 Hatton		✓ 3407 Linkwood		3106 Norris		✓+ 3007 S. Braeswood		
8502 Hatton		✓+ 3410 Linkwood		✓+ 3107 Norris		3011 S. Braeswood		
8503 Hatton		3411 Linkwood		✓+ 3110 Norris		3019 S. Braeswood		
✓ 8506 Hatton		✓ 3414 Linkwood		3111 Norris		3023 S. Braeswood		

THANK YOU  
FOR KEEPING  
KNOLLWOOD  
VILLAGE  
A GREAT PLACE  
TO LIVE

# Knollwood Village History Trivia

*A Brief Trip Down Memory Lane –  
recollections from some of our long-  
time residents*

If you have memories you would like to share, let us know! We would love to share them with others via the newsletter.

*Did you know that the location where our neighborhood is today used to be an airfield?*

Houston's Main Street Airport apparently dated back to before 1934, as "Main St" was depicted as a commercial or municipal airport on a 1934 directory of airports. The 1945 AAF Airfield Directory described Houston Main Street Airport as a 108 acre L-shaped property having 3 sod runways, the longest being a 2,200' east/west strip. The field was said to have 3 hangars, the largest being a 100' x 60' wood & metal structure. Houston Main Street Airport was

described as being owned & operated by private interests. By 1950, the airfield

had been abandoned and development began of our neighborhood. [http://www.airfields-freeman.com/TX/Airfields\\_TX\\_HoustonS.htm](http://www.airfields-freeman.com/TX/Airfields_TX_HoustonS.htm)



*Do you know what swimming pools used to be near KV?*

The White House Hotel Pool and the Crystal Pool – we have heard many stories about time spent lazing around a hot summer day at these pools!

*How did Buffalo Speedway get its' name?*

There are rumors that at the current site of Pershing Middle School there used to be a racetrack. What is now known as Allen Parkway was originally named Buffalo Dr. A popular theory is that when Buffalo Dr. was renamed Allen Parkway, the name Buffalo was used for the new street being developed and that Speedway was added because of the race track. But no one really knows for sure how the name came about. We do know that the name Buffalo was used a lot in early Houston. For example, the first baseball team in town was the Buffs.

*Have you heard of Playland Park? How about Kiddie Wonderland?*

Playland Park was the first amusement park in the state of Texas and was located near S. Main and Murworth. It was operational from the mid-1940's to the early 1960's.

Kiddie Wonderland was on S. Main and Kirby, next to the old Kaphan's Restaurant. That is now the location of CVS. There were lots of ponies to ride there! This was all gone by the mid-1990's.



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## Knollwood Village Esplanade Landscaping and Signs

South Braeswood has been rebuilt! Now that the reconstruction is completed, the beautification committee will start work on the esplanades.

As people drive down these streets, one of the first impressions they make of the neighborhood is based on the landscaping of the esplanades. We would like to have that first impression of our neighborhood based on some nicely done signs and landscaping that show the pride we all take in our neighborhood.

Have you taken a good look at the Knollwood Village signs in the esplanades recently? They are made of wood and were installed over 15 years ago. Having survived several hurricanes and years of rain and sun, they have deteriorated and are in need of replacement. In the last newsletter, we had pictures of what new signs might look like. Do you have an opinion on what new signs should look like? Let us know! We welcome your opinions on what you would like the signs to look like and what materials they should be made from.

Please note that new signs will cost us some money. The club has a limited amount of funds to work with; we pay out what we collect each year for the security patrol and the mowing of the esplanades. If we do replace the signs, could you help out the club? A donation of \$15 -\$25 would go a long way in assisting the club in this project.

Let your club officers know your opinion on the signs. Email any of us or send an email to the general club email address. And if you would like to work on this project, let us know! We could use a volunteer to be the chair of a sub-committee to work on this specific project.

-----

### Electronics Recycling

Recycling of used electronics is available on the third Saturday of each month through a partnership between CompuCycle Inc. and the City of Houston. Locations are:

- City of Houston's Center Street Neighborhood Recycling Center: 3602 Center Steet - near Heights Blvd at Washington.
- CompuCycle is also accepting end-of-life electronics at their 7700 Kempwood Drive facility 8:30-4:30 weekdays and 9:00-3:00 on Saturdays.
- City of Houston's consumer recycling center: 5900 Westpark.

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## Real Estate Report Knollwood Village & Surrounding Area

Single Family Home Sales April 1, 2011 through March 5, 2012

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 %
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	\$121.00	\$117.00	62	0.94
59903446	4.15.11	Deal St	BM	4/2/2	N	9,063	2,814	1956	\$299,000	\$281,800	\$100.14	\$100.14	18	0.94
55700930	5.2.11	Fairhope St	KV*3	3/2/2	N	8,625	1,614	1955	\$279,900	\$266,900	\$165.37	\$162.58	27	0.95
37590074	5.3.11	Linkwood	KV*7	3/2	N	7,150	1,704	1952	\$279,900	\$265,780	\$155.97	\$155.33	264*	0.95
13805473	5.3.11	Deal St	KV	3/2/2	N	7,140	1,588	1952	\$339,000	\$336,400	\$178.63	\$172.92	3*	0.99
38415441	5.3.11	Chiswell	KV	3/2/2	N	8,025	1,612	1952	\$269,000	\$262,060	\$162.57	\$157.69	5	0.97
52888446	5.6.11	Conway St	KV*2	3/2	N	7,725	2,220	1955	\$410,000	\$410,000	\$184.68	\$184.68	61	1.00
88649878	5.20.11	Stanton St	KV	3/2/2	N	9,362	1,709	1952	\$335,000	\$333,500	\$195.14	\$195.14	92*	1.00
62106984	6.15.11	Greenbush	KV	3/2/2	N	6,760	1,741	1952	\$315,000	\$311,000	\$178.63	\$172.92	6	0.99
76466449	6.29.11	Braeswood	BM	3/2	N	11,306	2,552	1956	\$339,000	\$324,500	\$127.16	\$127.16	91*	0.96
33116405	7.1.11	Castlewood St	BT*1	3/2/2	N	9,932	1,982	1952	\$379,000	\$363,500	\$183.40	\$183.40	56	0.96
82463945	7.27.11	Broadmead	BM	3/2	N	8,482	2,125	1954	\$239,000	\$230,000	\$108.24	\$108.24	57	0.96
84018320	8.2.11	Deal	KV	2/2/2	N	7,038	2,023	1953	\$349,900	\$345,000	\$170.54	\$170.54	25	0.99
80837497	8.5.11	Stanton	BT	4/3/2	N	7,320	4,160	2006	\$699,900	\$690,000	\$165.87	\$165.87	19	0.99
84275064	8.11.11	Deal St	KV*6	3/2/2	N	10,640	2,124	1952	\$399,000	\$393,000	\$185.03	\$185.03	44	0.98
26614354	8.15.11	Deal	BM	4/2/2	N	9,938	2,390	1955	\$419,000	\$410,000	\$171.55	\$171.55	14	0.98
62380752	8.22.11	Deal	KV	3/2/2	N	7,020	1,695	1953	\$365,000	\$356,000	\$210.03	\$210.03	4	0.98
94699925	8.25.11	Lorrie Dr	KV*9	5/4/2	N	7,700	4,478	2008	\$749,000	\$712,000	\$159.00	\$159.00	130	0.95
80896344	8.30.11	Deal	BT	2/1/2	N	6,630	1,692	1952	\$299,900	\$296,500	\$175.24	\$175.24	7*	0.99
74047446	8.31.11	Stanton St	KV*2	3/2/2	N	8,395	1,635	1951	\$290,000	\$287,000	\$175.54	\$175.54	35*	0.99
92155683	8.31.11	Norris Dr	KV	3/1/2	N	6,630	1,511	1952	\$219,900	\$205,000	\$135.67	\$135.67	15	0.93
99211948	9.7.11	Fairhope St	KV	3/2/2	Y	9,775	1,796	1955	\$279,995	\$262,000	\$145.88	\$145.88	26	0.94
63745535	9.22.11	Stanton	KV	3/2/2	N	7,616	1,870	1952	\$235,000	\$197,000	\$105.35	\$105.35	15	0.84
36476088	9.23.11	Bluegate St	KV	3/2/2	Y	7,350	2,004	1954	\$450,000	\$435,000	\$217.07	\$214.50	41	0.97
15159849	10.21.11	Gannett	KV*5	4/3/2	N	6,834	4,223	2008	\$699,900	\$670,000	\$158.65	\$158.65	141	0.96
86747347	10.28.11	Bevlyn Dr	BT*2	3/2/2	N	8,760	2,050	1954	\$289,000	\$241,500	\$117.80	\$117.80	50	0.84
53134529	10.31.11	Greenbush St	KV*2	3/2/2	N	8,112	1,912	1952	\$285,000	\$275,000	\$143.83	\$143.83	101	0.96
56953348	10.31.11	Lorrie Dr	KV*9	3/2/2	N	9,800	1,693	1954	\$314,900	\$300,000	\$177.20	\$176.61	66	0.95
94938874	10.31.11	Fairhope St	KV	4/3/2	Y	9,760	2,452	1952	\$455,000	\$420,000	\$171.29	\$171.29	17	0.92
30494046	11.9.11	Buffalo Spdwj	KV	3/2/2	Y	8,670	1,686	1953	\$229,000	\$200,000	\$118.62	\$117.44	27	0.87
22813290	11.21.11	Fairhope St	BT*1	2/1/1	Y	7,560	1,515	1951	\$194,900	\$180,000	\$119.05	\$119.05	47*	0.92
44373507	11.23.11	Broadmead Dr	KV*6	3/2/2	N	9,932	1,625	1954	\$269,900	\$267,500	\$164.62	\$163.69	117	0.99
31758191	11.30.11	Castlewood St	BT*1	4/3/2	N	7,560	1,812	1952	\$375,900	\$369,500	\$203.92	\$200.99	11	0.99
45423044	12.05.11	Greenbush St	KV*2	3/2/2	N	7,935	1,661	1954	\$314,900	\$301,500	\$181.52	\$181.52	37*	0.96
29705924	12.23.11	Norris	KV	3/2/2	N	6,630	2,062	1951	\$219,000	\$220,000	\$106.69	\$105.24	98*	1.00
49820016	1.17.12	Bluegate St	KV*10	3/2/2	N	7,350	2,292	1954	\$389,900	\$382,500	\$166.88	\$165.44	12	0.98
14049444	1.18.12	Deal	KV	3/2/2	N	8,624	2,200	1953	\$420,000	\$410,000	\$186.36	\$185.91	13	0.98
49766722	1.20.12	Norris	KV	3/2/2	N	6,630	1,718	1952	\$374,900	\$367,500	\$213.91	\$213.91	48	0.98
50439626	2.3.12	Deal St	KV*7	3/1/2	N	7,140	1,634	1953	\$250,000	\$220,000	\$134.64	\$134.64	37*	0.88
95228484	2.29.12	Hatton St	KV*4	3/2/2	Y	7,350	1,749	1952	\$299,000	\$299,000	\$170.95	\$170.95	10*	1.00
12005146	3.2.12	Greenbush St	KV*1	3/3/2	N	7,072	2,017	1955	\$299,000	\$295,000	\$146.26	\$146.26	6	0.99
<b>AVERAGE</b>				<b>3/ 2</b>		<b>8,189</b>	<b>2,059</b>		<b>\$342,662</b>	<b>\$329,465</b>			<b>50</b>	<b>0.96</b>

Information is believed to be accurate but is not guaranteed. THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon 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  
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## Streetlight Upgrade Update

Hello Knollwood Village Residents,

I hope by now you've heard about the upcoming City of Houston Street and sidewalk reconstruction project scheduled to begin this summer on the east/west streets between S. Braeswood, Buffalo Speedway, Greenbush and Fairhope (this is just the Knollwood Village reconstruction areas). I hope you've also read about the rare opportunity we have to upgrade our streetlights at the same time. The existing "cobra" lights can be replaced with more attractive – and more numerous – "Granville" lights (see pictures on KVCC website). **But only with your help!**

Homeowners in the affected areas as well as on Castlewood and Greenbush (between S. Braeswood and Broadmead) should have begun receiving their information packets and contribution forms the first week of March.

About 12 residents have graciously volunteered their time to help with door to door informational visits. For those of you that live in the affected areas, we hope you will keep an open mind and use these visits by your neighbors to answer any questions you may have.

*As an extra incentive, we are raffling off an Amazon Kindle Fire (\$200 value). For every \$100 contributed, your name will be entered into the raffle increasing your opportunity to win this cool product!*

Of course, we welcome contributions from anyone in the neighborhood as we feel if this campaign is successful, it will pave the way for the rest of Knollwood Village in time and benefit all of us – not just the affected areas. Braeswood Place has been successful 6 out of 6 times; help Knollwood Village start off on the right foot.

Since March 1<sup>st</sup> and in our first full week, the project collected over \$10k in contributions, check the website for the latest totals!

Remember, we only have until April 13<sup>th</sup> to meet our goal!

Pictures, detailed information and ways to contribute using Paypal are provided on our website at [www.knollwoodvillagecc.org](http://www.knollwoodvillagecc.org). You can also keep track of our progress on collections on the website as well!

Thanks for your support!

Scott Rose

KV Vice President & Streetlight Chair  
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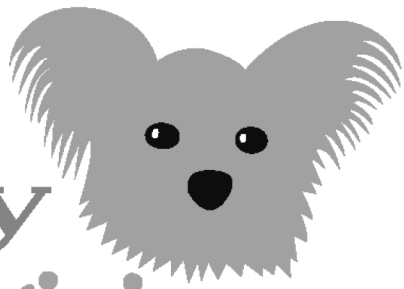
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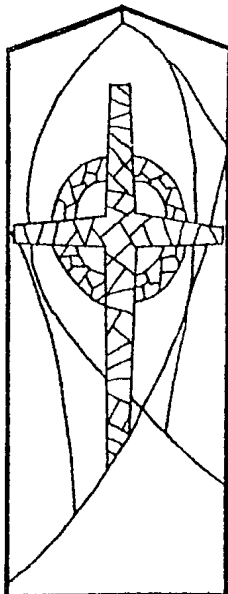
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The Gathering, a contemporary family service, at 9:00 a.m.  
Worship 10:55 a.m. Sunday School 9:30 a.m.

*"Building Community Among Our Neighbors"*

**Add St. Luke's to Your Calendar!**

- Bible Study.** Rev. Harbison leads Bible study  
10:30 a.m. 1st Tuesdays at St. Luke's.  
3rd Tuesdays at Bayou Manor, 4141 S. Braeswood
- Bible Study** Beth Stanaland leads Bible study  
6:30 p.m. 3rd Tuesdays at St. Luke's with potluck supper
- May 5** Milligan Harp Competition at St. Luke's all day.  
7:00 p.m. Competition Winners in concert
- July 1.** Jazz Communion with The Marvin Gaspard Trio  
10:55 a.m. All American Picnic (indoors) after worship.

**Youth ALPHA** Sundays 5-6:30 p.m. A 10 week introduction to Christianity. Lively discussion will challenge youth to explore answers about life, reality and the Christian faith. And there's pizza too! Classes stand alone, so drop in anytime.

**The Gathering** at 9:00 a.m. is a shorter, family 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.



## Knollwood Village Voice

Knollwood Village Civic Club  
www.knollwoodvillage.org  
PO Box 20801  
Houston, TX 77225

### **The Knollwood Village Welcome Committee**

Bevin Barrett and Emily Anmuth have re-booted the Knollwood Village welcoming committee. They have visited about 6 new neighbors who have moved to Knollwood in the past 4 months. New neighbors have been welcomed on Norris, Deal, Bluegate, Broadmead, Ashwood, and Greenbush. Local realtor, Gail Nash, has been helping identify some of the new neighbors, but if you have someone move in on your street, please let Bevin and Emily know so they can bring by a welcome packet and goodies. You can email [bevinbarrett@yahoo.com](mailto:bevinbarrett@yahoo.com) with the address of a new neighbor.



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