

KnollwoodVillageVoice

WWW.KNOLLWOODVILLAGE.ORG

JUNE 2014

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A Message From Your KVCC President

Hello Neighbors,

I hope everyone has had a good spring!

The weather has been pretty good to us so far but I'm sure everyone is noticing how quickly the temperatures are heating up, much like home sales and tear-downs in our neighborhood. We don't track activity in the form of numbers, but we are clearly seeing more new home activity than any previous time in recent years. Check out the ACC Report within the newsletter for more details. I want to say a big "Welcome" to any new residents that have joined us since February.

Speaking of busy, I know everyone has been since school is out for many, but I want to let you now we've set our next residents meeting for Tuesday, Aug. 12, from 6:30-8:30 at Bethany Church. We have not identified a speaker yet, but we do plan to coordinate a presentation. In fact, if anyone has suggestions on topics or a speaker that you would like to hear, please send me an email and we'll consider the idea. Of course, we really appreciate everyone making an effort to come to the meeting.

I only have a few newsworthy things to share since the last newsletter:

Esplanade Signs - Replacement of the neighborhood signs in the esplanades on Buffalo and S. Braeswood is progressing. We just recently received preliminary approval from City of Houston Parks and Recreation and Office of the Engineer/Encroachment to replace both signs. At the very minimum, we must make sure both signs are 75 feet from the nose of the closest median, so we know the one on S. Braeswood will have to move. The good news is, we **can** replace them, which was a previous concern.

Our next step is to work with a civil engineering firm to develop drawings as well



What's Up With the Sidewalks?

Our neighborhood has always had a split personality when it comes to sidewalks. The 10 original sections of Knollwood Village were built without them, while the adjoining Braes Terrace Section 2 chose to install them, leaving some blocks with sidewalks that ended where the invisible line separating the two subdivisions met. This is the condition that has remained for much of the past 60 years but that is now starting to change with the influx of new construction in the neighborhood. The City of Houston began requiring sidewalks to be built inside the 610 Loop around 2004, but with the adoption of Ordinance No. 2009-763 in 2009, Houston City Council mandated that all new home construction in Houston construct 60"-wide sidewalks along all adjacent streets. As neighborhoods like ours are rebuilt, the sidewalks will eventually fill in and the neighborhood in future years will look quite different from today.

Because sidewalks are built in the public right-of-way, there is often the perception that the cost of installing sidewalks should be paid by tax dollars. Historically, in Houston and most other cities, the installation of sidewalks has been a requirement placed on developers at the time a subdivision is built. Through this process, the cost of the sidewalks is eventually passed on to the homeowner through

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President, cont'd.

as locate a sign company for permitting and then construction. On that note, we are looking for a neighborhood civil engineer to assist us (paid effort) in this process. Referrals would be much appreciated, please reach out to me. Our goal is to complete this project this year.

Street Reconstruction – At the beginning of the year, our neighborhood did not have any major work planned according to the city's 5-year Capital Improvement Plan, but there is some good news to report. See the update inside on p. 15.

Dead Trees on S. Braeswood – We are once again working with the city to replace some dead trees that a company called Reytec is responsible for keeping alive for 1 year post-construction. Many of the newly dead trees are the same ones that have been replaced. For any residents living on S. Braeswood, if you have a young, living tree in front of or near your home in the esplanade, please consider adopting it and watering it occasionally. It may be the only thing that saves those trees that were planted in January that are still alive. Thank you!

Lastly, I wouldn't be doing my job if I didn't briefly mention dues. We really appreciate those who have already contributed and we especially thank those who put in a little more. You can see those addresses listed with a ✓+ in our pay / no pay list. For those new to the neighborhood or those who have not paid yet this year, please let this serve as a reminder to get us your payment. While dues have improved over the last 5 years, we still can't seem to collect even 60% of the dues from our neighbors. Approximately 15-20% of our nonpayers continue to be homeowners of rental properties. If that's you, please consider jumping on the bandwagon and help us continue the upward trend. Our \$175 annual dues equates to only 48 cents per day so we aren't asking for a lot. Help keep Knollwood Village strong and vibrant!



Scott J. Rose, KVCC President
president@knollwoodvillagecc.org

Sidewalks, cont'd.

the cost of the lot. The city only pays for the installation of sidewalks when it is part of a street rebuilding program (although not all) and the sidewalks are pre-existing, as was the case when the city recently replaced the streets in portions of Braes Terrace in our neighborhood or where sidewalks are needed for access to schools or libraries.

What cost the construction of sidewalks adds to a home construction project will depend on the lot size and whether there are any existing sidewalks that will be considered "grandfathered," as is the case along parts of Linkwood Drive, Bevlyn and Buffalo Speedway. Corner lots pay a much higher cost due to the increased frontage as well as the requirement to install an accessible ramp at the corner to comply with Texas Accessibility Codes. Current costs run about \$6/sq. ft., which will add approximately \$2,100 to a typical 80-ft.-wide lot and something closer to \$5,000 to a larger corner property. Of course, any homeowner can opt to install sidewalks in front of their home even if they live in one of the original houses.

If you are planning on building a new home in Knollwood Village, make sure your plot plan shows the required sidewalks on your property, as the City of Houston will be looking for it before they will issue a building permit. Although the City will allow sidewalks to be built along the property line, the Knollwood Village Civic Club prefers the sidewalks be placed along the curb to be consistent with the sidewalks in the original Braes Terrace Section 2 portion of the neighborhood. Any questions about sidewalks can be directed to any member of the Architectural Control Committee (ACC) or in the form of an email to build@knollwoodvillagecc.org.



Longfellow Raises THOUSAND\$ for Cancer Research!

Longfellow students had an **amazingly** successful **Pennies for Patients Cancer Campaign** this school year!

Longfellow joined Olive Garden Restaurants and 29,000 other schools nationwide to raise funds in the fight against blood cancer. In 2 ½ weeks (from May 1-19), our students and staff synergized with the community and raised a whopping **\$3,847.44!** This is the **highest amount** Longfellow has ever donated to this campaign!

The 2013-2014 Grand Prize School Fundraising Champion is Mrs. Jefferson's second-grade class, with a staggering \$651.38 in donations! Her class received a catered lunch from Olive Garden the last week of school. The class with the highest donations in each grade received an ice cream party. Grades that raised more than \$300 earned a "Free Dress Day."

School counselor Garland Spiller coordinated the campaign: "We are teaching our students to be leaders in their world, to care about others and to be problem-solvers. Our goal was \$2,000 and we almost doubled that! Our students showed compassion and a sense of service to others. It's a beautiful thing to see children passionately helping other children live better lives."

Students collected spare change and coins from home, neighbors and relatives. Staff members donated funds and some even asked their colleagues in other professions to donate to the campaign. The money will be donated to the **Leukemia and Lymphoma Society** to help find cures for different types of blood cancers and to help sick babies, children and adults live longer, healthier, and happier lives.

Longfellow Elementary wishes to thank all students, staff and community members who donated money and helped wage war on this dreaded disease that has caused pain for too many.

HAVE YOU DONE YOUR HOME WORK?

FREE LOT EVALUATION AND CUSTOM HOME BUILDING WORKSHOPS.

Choosing to build a custom home is a really big decision. No matter who you settle on to build your home, they are going to be a part of your daily life for months and months. That's the kind of decision that requires some research before you make it.

After you've narrowed down your choices, here are some of the things you need to ask every company on your list. Their answers will help you choose the right builder for you.

- Ask for recent referrals on homes they've built
- See if they will evaluate the lot where you want to build
- Find out if they survey their customers after they have completed their home
- Ask to meet the builder who will actually build your home

You are preparing to build the home where you've always dreamed of living. It's important to be sure your builder makes the grade.

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Top 10 Reasons Pershing Middle School Is a School of Choice

By proud Pershing-zoned parents who promised anonymity to their proud but shy, soon-to-be Pershing 7th-grade son

Reason #10 Pershing Middle School is nestled among Houston's most desirable neighborhoods. Within walking distance from the Weekley Family YMCA, McGovern Stella Link Library, Mark Twain Elementary and Karl Young Park, it was founded in 1928 as part of West University Elementary. The new state-of-the-art facility was completed in 2008 and houses an Olympic-sized swimming pool, high-tech auditorium and two Black Box Theaters. Actors Dennis and Randy Quaid, Farrah Fawcett, Phylicia Rashad, Debbie Allen, A.J. Foyt and Marvin Zindler all attended Pershing.

Reason #9 Pershing Middle School is one of Houston Independent School District's most prestigious schools for academics, magnet school fine arts and athletics. Magnet specializations in art, dance, orchestra, band, jazz, guitar, choir, theatre arts and gymnastics are offered to zoned and magnet students. Student athletics include baseball, softball, football, soccer, basketball, lacrosse, swimming/diving, track and field, cross-country, cheerleading, volleyball, water polo, ropes, and Ultimate Frisbee.

Reason #8 Current Pershing students and former Pershing high school students sponsored by Pershing from Bellaire and HSPVA won 1st, 2nd and 3rd places in algebra, geometry and biology, respectively, at the 2014 GCTAME Math/Science Competition. Pershing Middle School students won first place in debate and 8th-grade math at the March 2014 Middle School Academics University Interscholastic League (UIL) competition.

Reason #7 Pershing's art students won at the TAEA State-Wide Capitol Show Art Contest, the 2014 State Youth Art Month Exhibit in Austin, TX, and at the Scholastic Art Contest. Pershing earned HISD's 1st division for the Wind Ensemble Band and the Jazz Band, and all Pershing students performing received a Superior rating. Pershing's dance teams won the Superior Trophy and High Point Plaque at HISD's 2014 Dance Competition.

Reason #6 Pershing Robotics took 4th place out of 20 teams in the 2013-2014 University of Houston Regional SECME competition. Pershing's Underwater Robotics teams participated in the SeaPerch challenge sponsored by the Office of Naval Research.

Reason #5 Pershing offers advanced high school credit courses in biology and geometry, and more than 30 daily enrichment classes, including problem-solving, speech and debate, yoga meditation, gardening, technology applications, journalism/student newspaper, personal financial literacy/entrepreneurial skills, research and robotics. Academic enrichment programs include Name That Book, Odyssey of the Mind, UIL Academic Competitions (Spelling Bee, Science, Math, Drama, Debate/Impromptu Speaking, Poetry and more) SAT Prep Class, Community Service Projects Club, National Junior Honor Society, Greek Mythology, Fashion Design & Illustration, Chess Club and many others.

Reason #4 Pershing offers Neighborhood Vanguard, Gifted and Talented, Pre-AP, On-Grade Level and Special Education programs. Students who do well on Advanced Math and Science placement exams may be placed in advanced classes. Students who attend Pershing come from elementary feeder schools Mark Twain, West University, Condit, Horn, Lovett, Longfellow, Shearn, Roberts and Red. Students at Pershing move on to Bellaire High School and Lamar High School, two public HISD high schools considered to be elite.

Reason #3 Under the new Texas Education Agency's (TEA) accountability guidelines, Pershing Middle School received all three distinctions in Mathematics, Reading/English Language Arts and Student Progress (the same rating as the other HISD District V middle schools, Pin Oak, Lanier and T.H. Rogers).

Reason #2 Under the hands-on, effective leadership of Principal Kim Heckman, Pershing Middle School has been re-designated as a National School to Watch. To qualify, Pershing had visits from state teams who observed classrooms, interviewed administrators, teachers, students and parents, and looked at achievement data, suspension rates, quality of lessons and student work.

And, counting down to the number one, most obvious sign that Pershing Middle School is THE school of choice ...

Reason #1 Pershing students (including the authors' son) and devoted Principal Heckman, clearly loved by her kids, can all be spotted in their Pershing shirts around Greater Houston proudly showing off their school spirit — even on the weekends.

Make Pershing your middle school of choice. In March 2002, Pershing is reported to have had a waiting list of 1,000 students for 120 places. Fast forward 12 years, and Pershing is a brighter choice than ever. Call (713) 295-5240 if your child is new to the area, transferring from another school, hoping to enroll as a magnet student, or to verify enrollment if entering 6th grade from a feeder school. Pershing Middle School is located at 3838 Blue Bonnet Blvd., Houston, Texas, 77025.



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Dear Steve,

We wanted to thank you for the great experience we had when we worked with you to sell our home. When we decided to relocate to the north east, we knew that we faced a challenging real estate market. We called you because we had seen, during the decade that we lived in Knollwood Village, that you knew and understood the neighborhood, and that you had a very high success rate of selling homes quickly and for a good price.

We were first time sellers, so we had no knowledge or experience about what we would need to do to get the best value on our home. We appreciate that you took the time to meet with us several months before we were ready to put the house on the market. You prepared us very well by identifying the repairs and cosmetic adjustments that would have the most impact on the sale price, and you steered us away from changes that would not be cost-effective. The amazing listing photographs that you took cast our house in its most appealing light, accentuating what we believed to be the biggest assets. When the sale was complete, it was clear that we made the right decision about where to invest our time and resources. We could not have done this without your honest and careful assessment.

Your market analysis was very good, and your explanation of your analysis helped us understand how you arrived at the asking price, and what we should expect the lower end of the range to be. We were very pleased to have received a good offer within six days of listing, and were impressed with the tactful negotiations that followed. You kept us informed every step of the way, and we were impressed with your understanding of the dynamics of the sale.

We are happily settled in our new home, far from Houston, but we will continue to recommend your outstanding service to our Houston-based friends when they sell their homes. We wish you the very best.

Sincerely,

Mary Ellen Lane and Andreas Bergmann

Dear Steve,

We want to take this opportunity to thank you for your help in selling our parent's home. Every aspect of the transaction was smooth and seamless. From the listing to the repairs to the final sale, it all went just as you promised.

It is so refreshing to deal with someone who is knowledgeable and honest in their trade and you are all of that and more. Your attention to detail made everything go very smoothly; your advice and guidance were welcomed and spot-on!

We interviewed 4-5 realtors (all major-players in the Houston market) before choosing Hallmark. You were the only one that answered our questions openly, honestly, fairly and with the knowledge and expertise of the area that we so sorely needed; in fact, you were the only one who looked us in the eye! This was a very difficult time for our family and we needed someone who knew the real estate market in the area and who was not afraid to give us the benefit of their expertise. You were that person and we are so happy that we found you.

Warmest regards, **Billy Daniels & Beth Knapik**

Steve: I want to again thank you for all your hard work, patience, and outstanding professionalism in the selling of my home.

I came to you initially because I had witnessed your personal commitment to maintaining the integrity and value of our neighborhood at several evening meetings with area developers. I was impressed with your time, involvement and representation on behalf of the area homeowners with no expectation of any compensation. I cannot imagine another person in your profession offering freely their personal time and talents.

In the selling of my home you were forced to overcome one unforeseen obstacle after another. In spite of the myriad difficulties you never seemed perturbed or inconvenienced and always maintained a positive and supportive attitude. As a long-standing member of this area's business community I will always heartily recommend the real estate services of Hallmark Properties.

Kind Regards, **John Carlross**

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MARKET SNAPSHOT FOR KNOLLWOOD VILLAGE & BRAES TERRACE

ADDRESS	CLOSED DATE	# BEDS	# BATHS	SQ. FT.	SOLD PRICE	SOLD PRICE PER SQ.FT.	DAYS ON MARKET
PRESCOTT ST.	3.18.14	3	2	1,579	\$350,000	\$45.66	7
STANTON ST.	5.30.14	3	3	1,896	\$355,000	\$187.24	1
CHISWELL ST.	5.29.14	3	2	1,584	\$360,000	\$42.26	19
BRAESWOOD BLVD.	4.3.14	2	2	2,485	\$359,000	\$144.87	8
FAIRHOPE ST.	4.15.14	3	2	2,245	\$369,000	\$160.80	3
GREENBUSH ST.	4.17.14	3	2	1,656	\$359,900	\$223.43	7
CHISWELL ST.	5.15.14	3	2	1,612	\$449,900	\$252.79	10
NORRIS ST.	5.28.14	2	2	1,612	\$399,900	\$254.34	6
STANTON ST.	4.30.14	3	2	1,622	\$395,000	\$258.94	4
LINKWOOD DR.	3.14.14	3	3	1,711	\$434,000	\$246.43	50
CONWAY ST.	3.7.14	3	2	1,734	\$430,000	\$245.10	15
LINKWOOD DR.	4.10.14	3	2	1,737	\$449,900	\$265.40	3
HATTON ST.	3.20.14	4	3	2,147	\$525,000	\$232.88	41
BLUEGATE ST.	3.21.14	3	2.5	2,292	\$499,900	\$219.85	6
AVERAGES:		3	2	1,851	\$407,146	\$198.57	13



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If your property is currently listed or for sale or lease, this is not intended as a solicitation of that listing.

Odds & Ends

Do you have a new neighbor? Let our Welcoming Committee know! Contact Bevin at bevinbarrett@yahoo.com.

REMINDER – Our trash day is **THURSDAY** each week.

HEAVY TRASH is the 3rd Monday of each month. Remember your **ODDS & EVENS**. **Tree waste** is collected on **ODD months** and **junk waste** is collected on **EVEN months**.

RECYCLING is every other Thursday.

Mark Your Calendars

The next **General Meeting of the Civic Club** will be held Tuesday, August 12, 6:30–8 p.m., at Bethany Church, 3511 Linkwood Dr.

National Night Out is Tuesday, October 7. Plan now to have a block party with your neighbors!

Braeswood Place Mothers of Young Children (BPMYC)

Calling all moms in the Braeswood area! Did you know that there is a fantastic mothers' group in your backyard? BPMOYC is an active group of ~200 moms who understand the importance of community and having a great "mom network" at your disposal. Below is a list of many of the benefits the group offers:

- The ever-popular Yahoo Group (find a nanny, recommendation for a pediatrician, pre-school, kid-friendly restaurant, etc.)
- Playgroups
- Bi-Monthly Meetings with great speakers
- Moms Night Out social events throughout the year
- Spring and Fall Couples Parties
- Community Service Projects
- Kid-friendly events, such as Playdates at the Little Gym and Noah's Ark, Halloween Party, Easter Egg Hunt and Firehouse Visits
- Babysitting Co-Op
- Mommy Meals for new moms
- "Best of" list with doctors, bakeries, handymen, landscapers and much more!
- Dues are very affordable at \$25 a year and totally worth it! Please send an email to BPMOYC President Beth Dunn at bethclarkdunn25@yahoo.com if interested.

Party in the Park Fundraising Kickoff a BIG Success!

Beautiful weather brought a large crowd to Party in the Park, the kick-off fundraiser for the Linkwood Park renovation efforts held Saturday, May 3. It was a perfect playground gathering as partygoers were treated to music by Pershing and Longfellow orchestras, St. Thomas Episcopal bagpipers, and a fun, get-up-and-dance performance by Tom's Fun Band. Guests enjoyed tasty burgers, as well as sweet treats from the ice cream truck while visiting with neighbors and watching the kids play. Representatives from the City of Houston and many local businesses kept guests entertained with informative booths and games, and exciting raffle drawings were held throughout the event. Council Member Larry Green made a special presentation to Families of South Braeswood and Friends of Linkwood Park to recognize the organizations for their efforts. **It was a great day at Linkwood Park! Many thanks to the sponsors and volunteers who made this event a success.**

As of June 11, 2014, \$10,000 has been raised. Longfellow Elementary joined in our fundraising efforts with a competition among the grades to raise money for the park. They managed to raise about \$1,000 (included in the total) for the park fund even with another cancer fundraiser happening simultaneously. Way to go Longfellow! Longfellow World Leaders plan to continue helping with renovation efforts in the next school year.

Fundraising efforts will also continue, with a fenced toddler playground area set for a Phase I goal of \$50,000. The need for this addition was certainly evident at Party in the Park, with many babies and tots in attendance. Remember, parks benefit EVERYONE by improving the attractiveness of the neighborhood, encouraging social engagement, and providing an active, healthy environment for residents of all ages. If you would like to support the Linkwood Park renovation plans, you can donate online at http://houstonparksboard.org/projects/linkwood_park. Naming recognition opportunities are still available.

Checks can also be made payable to:

Houston Parks Board
300 North Post Oak Lane
Houston, TX 77024.

Please note "Linkwood Park" on memo line of your check. All donations to the Houston Parks Board, a 501(c)(3) nonprofit organization, are tax-deductible to the extent allowed by law.

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Real Estate Report

October 1, 2013 through June 11, 2014

Single Family Home Sales Knollwood Village & Surrounding Area

MLS	CLOSED DATE	STREET NAME	SUB-DIVISION*	BR/Bath/Garage	Pool	Lot SqFt	Bldg SqFt	Year	List Price	Sold Price	SP/SF	Adjusted SP/SF	DOM	LP/SP %
87770363	10.07.13	Braeswood Blvd	BM	4/3/2	Y	10,968	3,633	1976	\$369,888	\$355,000	\$97.72	\$97.72	51*	0.96
72751859	10.8.13	Conway St	KV 8	3/2/2	N	9,570	1,696	1955	\$409,900	\$385,000	\$227.00	\$225.82	17	0.94
70630841	10.15.13	Lorrie Dr	KV 9	3/2/2	N	7,700	1,672	1955	\$269,000	\$265,000	\$158.49	\$158.49	15	0.99
91413234	10.15.13	Fairhope St	KV 3	3/2/2	N	10,386	1,952	1952	\$450,000	\$420,000	\$215.16	\$215.16	8	0.93
70712756	10.17.13	Gannett	KV	4/3/2	N	7,140	2,476	1952	\$350,000	\$324,000	\$130.86	\$130.86	38	0.93
86121454	10.17.13	Bevlyn	BT	3/2/2	N	9,271	1,890	1954	\$315,000	\$280,000	\$148.15	\$148.15	57	0.89
50167911	11.04.13	Braeswood Bl	BM 2	4/3/2	Y	14,380	3,191	1956	\$599,000	\$556,683	\$174.45	\$173.39	51	0.93
74448496	11.05.13	Winslow	KV	3/2/2	N	7,543	1,576	1951	\$334,500	\$320,000	\$203.05	\$203.05	8	0.96
20772444	11.08.13	Greenbush	KV	3/2/2	N	7,770	1,993	1952	\$309,888	\$309,888	\$155.49	\$155.49	44	1.00
4513745	11.14.13	Deal	KV	3/2/2	N	6,834	1,853	1953	\$359,000	\$325,000	\$175.39	\$175.39	47	0.91
58382943	11.20.13	Deal St	BT	3/2/2	N	6,630	1,830	1953	\$365,000	\$355,000	\$193.99	\$193.99	5*	0.97
55871644	11.25.13	Stanton St	BT 1	3/2/2	N	7,320	1,439	1950	\$329,900	\$329,901	\$229.26	\$263.65	7	1.00
70207164	11.26.13	Castlewood St	BT 1	3/2/2	N	7,680	1,850	1952	\$389,000	\$350,000	\$189.19	\$189.19	9	0.90
86506757	11.27.13	Stanton St	BT	3/3	N	13,777	2,554	1951	\$690,000	\$665,000	\$260.38	\$259.79	62	0.96
35210003	12.13.13	Conway	KV 8	3/2/2	N	10,800	1,986	1952	\$369,500	\$375,000	\$188.82	\$188.82	25	1.01
32183301	12.26.13	Greenbush St	KV 4	4/3/1	N	8,500	2,249	1952	\$394,000	\$360,000	\$160.07	\$160.07	68	0.91
24714998	12.27.13	Broadmead Dr	KV 6	3/2/2	N	7,630	1,667	1952	\$339,500	\$349,000	\$209.36	\$209.36	2	1.03
70721284	1.15.14	Broadmead Dr	BM	3/2/2	N	7,684	1,848	1955	\$470,000	\$475,000	\$257.03	\$255.95	8	1.01
82558094	1.29.14	Lorrie Dr	KV 9	3/3/2	N	7,700	2,057	1955	\$499,900	\$481,698	\$234.18	\$233.20	25	0.96
74503437	2.7.14	Bevlyn	BT	3/2/2	N	9,271	1,917	1954	\$449,000	\$449,000	\$234.22	\$234.22	2	1.00
28744334	2.10.14	Stanton St	KV	3/2/2	N	8,344	1,675	1950	\$275,000	\$328,000	\$195.82	\$195.82	5	1.19
31362008	2.13.14	Norris Dr	KV 7	3/2/2	N	7,140	1,634	1953	\$398,000	\$398,000	\$243.57	\$243.17	39	1.00
56444606	2.18.14	Deal St	BT 2	4/2	N	6,630	2,248	1952	\$399,000	\$392,000	\$174.38	\$174.38	2*	1.03
443872	2.28.14	Gannett	KV 5	4/3/2	N	6,630	3,670	2007	\$875,000	\$845,000	\$230.25	\$230.12	11	0.97
69761494	2.28.14	Castlewood St	BT	4/3/2	N	7,200	4,117	2008	\$925,000	\$893,000	\$216.91	\$216.91	18	0.97
51170144	3.7.14	Conway St	KV 2	3/2/1	N	8,475	1,734	1953	\$430,000	\$425,000	\$245.10	\$245.10	15	0.99
9501911	3.14.14	Linkwood Dr	KV 7	3/3/2	N	7,650	1,711	1952	\$434,000	\$421,650	\$246.43	\$246.43	50*	0.97
99553674	3.18.14	Prescott St	KV	3/2/2	N	7,665	1,579	1951	\$369,000	\$350,000	\$221.66	\$221.66	7	0.95
42654259	3.20.14	Hatton St	KV	4/3/2	N	7,350	2,147	1952	\$525,000	\$500,000	\$232.88	\$230.55	41	0.95
86303346	3.21.14	Bluegate St	KV 10	3/2/2	N	7,350	2,292	1954	\$499,900	\$503,900	\$219.85	\$219.85	6	1.01
38589301	4.3.14	Braeswood Blvd	KV	2/2/2	Y	11,287	2,485	1954	\$359,900	\$360,000	\$144.87	\$144.87	8	1.00
42835754	4.10.14	Linkwood Dr	BT 2	3/2/2	N	6,630	1,737	1952	\$449,900	\$461,000	\$265.40	\$262.69	3	1.02
1684729	4.15.14	Fairhope St	BT	3/2/2	N	8,737	2,245	1953	\$369,000	\$361,000	\$160.80	\$160.80	3	0.98
24383427	4.17.14	Greenbush St	KV 3	3/2/2	N	9,677	1,656	1953	\$359,900	\$370,000	\$223.43	\$223.43	7	1.03
73718274	4.30.14	Stanton St	KV 8	3/3/2	N	8,960	1,622	1952	\$395,000	\$420,000	\$258.94	\$258.94	4	1.06
65012859	5.15.14	Chiswell St	KV	3/2/2	N	8,025	1,612	1952	\$449,900	\$407,500	\$252.79	\$252.79	10	0.91
60184258	5.28.14	Norris	BT 2	2/2/2	Y	6,630	1,612	1953	\$399,900	\$410,000	\$254.34	\$254.34	6	1.03
78614248	5.29.14	Chiswell St	KV 9	3/2/2	Y	8,400	1,584	1957	\$360,000	\$355,000	\$224.12	\$224.12	19	0.99
59670334	5.30.14	Stanton St	KV	3/3/2	N	8,145	1,896	1951	\$350,000	\$355,000	\$187.24	\$187.24	1	1.01
AVERAGE				3/2		8,448	2,066		\$427,830	\$417,595			21	0.98

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

(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

Inventory is really low right now and **it's a GREAT time to sell!** Call us for a Free Market Analysis!



SOLD! 3514 Linkwood Dr

Charming & updated Braeswood Place home. Original hardwoods, remodeled hall bath, recent A/C & heat, rare indoor laundry, auto driveway gate. Remodeled kitchen w/ granite countertops, stainless appliance package. Master suite w/ updated bath & door to deck.

1,737 sf 6,630 sf Lot Size 3 Bedroom, 2 Bath, 2 Car Detached Garage



SOLD! 3707 Braeswood Blvd

Beautiful home on oversized lot overlooks Brays Bayou. Wonderful floor plan: covered front porch, classic styling, gorgeous hardwoods, oversized rooms, storage galore, update master suite, modern & fabulous kitchen, fam rm with fireplace and bar area, indoor utility room, outdoor kitchen.

4,399 sf 13,000 sf Lot Size 4 Bedroom, 3.5 Bath, 2 Car Detached Garage

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Treasurer's Report

Dear Neighbors,

We've made good progress toward our 2014 fundraising goal to meet our yearly budget.

So far this year, we have received dues payments from 294 of the 624 homes in the Knollwood Village Civic Club. We are about 50 homes short of where we need to be for the year. (See next two pages for details.)

If you haven't contributed already this year, you will receive another notice in the mail shortly. Please take a moment and pay your \$175 contribution to pay for the Smith Security Patrol and the other activities the KVCC maintains to protect and enhance your neighborhood.

It's interesting to note that 40% of the folks who have already contributed this year added a little extra money to help. Often an extra \$25 but as much as \$125. It adds up.

We make it easy to send us your money:

- By mail, send the check to Knollwood Village Civic Club, PO Box 20801, Houston, TX 77225.
- Or online at www.knollwoodvillage.org/

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

Sincerely,

Chris Hearne, Treasurer



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Knollwood Village Civic Club & Security Fund payments for 2014 by Address.

Represents all payments received as of May 31, 2014.

You can pay online at www.knollwoodvillagecc.org.

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

If you believe there is an error on your account, please contact us

at treasurer@knollwoodvillagecc.org

✓ = Paid

✓+ = Paid plus made an extra contribution.

							2814	Conway		3519	Deal
							2815	Conway	✓+	2802	Fairhope
						✓	2902	Conway		2803	Fairhope
							2903	Conway	✓+	2806	Fairhope
						✓	2906	Conway	✓	2807	Fairhope
							2907	Conway	✓+	2810	Fairhope
							2910	Conway		2811	Fairhope
						✓	2911	Conway	✓	2814	Fairhope
						✓+	3003	Conway		2815	Fairhope
						✓+	3004	Conway		2818	Fairhope
						✓+	3006	Conway		2819	Fairhope
						✓+	3007	Conway		2902	Fairhope
						✓+	3010	Conway		2903	Fairhope
						✓	3011	Conway		2906	Fairhope
							3014	Conway		2910	Fairhope
						✓	3015	Conway	✓+	2919	Fairhope
						✓	3018	Conway	✓+	3003	Fairhope
							3019	Conway		3006	Fairhope
							3022	Conway	✓	3007	Fairhope
							3023	Conway	✓+	3011	Fairhope
							3026	Conway	✓+	3015	Fairhope
							3027	Conway		3019	Fairhope
						✓	3030	Conway		3023	Fairhope
						✓+	3031	Conway		3026	Fairhope
							3010	Deal	✓	3030	Fairhope
						✓	3011	Deal		8206	Fairhope Place
						✓	3018	Deal		8207	Fairhope Place
							3026	Deal	✓	8211	Fairhope Place
							3027	Deal	✓+	8310	Fairhope Place
						✓+	3102	Deal	✓+	8315	Fairhope Place
							3103	Deal		8316	Fairhope Place
							3106	Deal	✓+	8319	Fairhope Place
							3107	Deal	✓	3102	Gannett
						✓+	3110	Deal		3106	Gannett
						✓	3111	Deal		3107	Gannett
							3114	Deal	✓	3110	Gannett
						✓	3115	Deal	✓	3111	Gannett
							3118	Deal		3114	Gannett
						✓	3119	Deal		3115	Gannett
						✓	3123	Deal	✓	3118	Gannett
						✓	3007	Castlewood		3119	Gannett
						✓+	3010	Castlewood	✓+	3122	Gannett
						✓	3011	Castlewood		3123	Gannett
							3014	Castlewood		3402	Gannett
							3015	Castlewood	✓	3403	Gannett
						✓+	3018	Castlewood	✓	3406	Gannett
						✓	2802	Chiswell	✓	3407	Gannett
						✓	2803	Chiswell	✓+	3410	Gannett
							2806	Chiswell	✓	3411	Gannett
						✓	2807	Chiswell	✓	3414	Gannett
							2810	Chiswell	✓+	3415	Gannett
							2811	Chiswell	✓	3418	Gannett
							2814	Chiswell	✓	3422	Gannett
						✓	2815	Chiswell	✓	3423	Gannett
						✓+	2902	Chiswell	✓	3426	Gannett
						✓	2903	Chiswell	✓+	3419	Gannett
							2906	Chiswell	✓	3427	Gannett
						✓	2907	Chiswell	✓	3422	Gannett
							2909	Chiswell	✓	3423	Gannett
						✓	2910	Chiswell	✓+	3426	Gannett
						✓	2911	Chiswell	✓	3427	Gannett
							2914	Chiswell	✓	3430	Gannett
						✓	2802	Conway	✓	3431	Gannett
						✓	2803	Conway	✓	3434	Gannett
							2806	Conway	✓	3435	Gannett
							2807	Conway	✓	3502	Gannett
						✓	2810	Conway	✓	3503	Gannett
						✓	2811	Conway	✓	3506	Gannett
							2811	Conway	✓	3507	Gannett
							2806	Conway	✓	3510	Gannett
							2807	Conway	✓	3511	Gannett
						✓	2810	Conway	✓+	3514	Gannett
						✓	2811	Conway	✓+	3515	Gannett
							2811	Conway	✓	3518	Gannett

	3514	Gannett		8507	Hatton		3415	Linkwood		3114	Norris		3007	S. Braeswood
	3515	Gannett	√	8510	Hatton		3418	Linkwood	√	3115	Norris		3011	S. Braeswood
√	3518	Gannett	√	8511	Hatton		3419	Linkwood		3118	Norris		3015	S. Braeswood
√	3519	Gannett	√+	8514	Hatton	√	3422	Linkwood	√+	3119	Norris		3019	S. Braeswood
√	7906	Greenbush		8515	Hatton		3423	Linkwood	√	3122	Norris		3023	S. Braeswood
	7911	Greenbush		8518	Hatton		3426	Linkwood		3123	Norris	√	3027	S. Braeswood
√+	7915	Greenbush	√+	8519	Hatton		3427	Linkwood		3402	Norris	√+	3031	S. Braeswood
√	8000	Greenbush	√+	8522	Hatton	√	3430	Linkwood	√	3403	Norris		Lot #1	Serenity Court
	8003	Greenbush	√+	8523	Hatton		3431	Linkwood		3406	Norris	√	Lot #2	Serenity Court
	8007	Greenbush	√+	8526	Hatton	√+	3434	Linkwood		3407	Norris		Lot #3	Serenity Court
√	8011	Greenbush		8527	Hatton	√	3435	Linkwood		3410	Norris		Lot #4	Serenity Court
	8103	Greenbush		8530	Hatton		3502	Linkwood	√+	3411	Norris	√	Lot #5	Serenity Court
	8107	Greenbush	√	8531	Hatton	√+	3506	Linkwood		3414	Norris	√	Lot #6	Serenity Court
√	8111	Greenbush	√+	8534	Hatton		3510	Linkwood	√+	3415	Norris		Lot #7	Serenity Court
√	8115	Greenbush		8537	Hatton	√	3511	Linkwood		3418	Norris		2803	Stanton
√	8119	Greenbush		8538	Hatton		3514	Linkwood		3419	Norris	√	2806	Stanton
	8121	Greenbush		8541	Hatton		3518	Linkwood	√	3422	Norris	√	2807	Stanton
	8202	Greenbush		8542	Hatton		8007	Lorrie	√	3423	Norris	√	2810	Stanton
√	8203	Greenbush		2802	Linkwood		8011	Lorrie	√	3426	Norris		2811	Stanton
√	8206	Greenbush	√	2803	Linkwood	√+	8015	Lorrie		3427	Norris	√	2814	Stanton
√	8210	Greenbush	√	2806	Linkwood	√+	8103	Lorrie		3431	Norris	0	2815	Stanton
√+	8302	Greenbush	√	2807	Linkwood		8106	Lorrie		3434	Norris		2902	Stanton
√	8306	Greenbush		2810	Linkwood		8107	Lorrie	√	3435	Norris		2903	Stanton
	8310	Greenbush	√	2811	Linkwood		8111	Lorrie		3502	Norris		2906	Stanton
√	8314	Greenbush		2814	Linkwood	√	8115	Lorrie		3503	Norris	√	2907	Stanton
√	8315	Greenbush	√+	2815	Linkwood	√	8119	Lorrie		3506	Norris		2910	Stanton
	8318	Greenbush	√	2818	Linkwood		8123	Lorrie		3507	Norris	√+	2911	Stanton
√	8319	Greenbush	√+	2819	Linkwood	√	8126	Lorrie	√	3510	Norris	√	3002	Stanton
√	8407	Greenbush	√+	2823	Linkwood		8127	Lorrie	√+	3511	Norris		3003	Stanton
	8408	Greenbush		2827	Linkwood		8203	Lorrie		3514	Norris		3006	Stanton
	8411	Greenbush		2830	Linkwood		8207	Lorrie		3515	Norris	√	3007	Stanton
	8415	Greenbush		2831	Linkwood	√	8211	Lorrie	√+	3518	Norris		3010	Stanton
	8419	Greenbush		2835	Linkwood	√	8215	Lorrie		3519	Norris	√	3011	Stanton
	8422	Greenbush		2839	Linkwood	√	8219	Lorrie	√	2803	Prescott	√	3014	Stanton
√	8423	Greenbush		2903	Linkwood	√+	8223	Lorrie	√	2806	Prescott	√+	3015	Stanton
	8427	Greenbush	√	2907	Linkwood		8227	Lorrie		2807	Prescott	√	3018	Stanton
√	8502	Greenbush	√	2908	Linkwood		8231	Lorrie	√+	2810	Prescott		3019	Stanton
	8506	Greenbush		2911	Linkwood	√	8303	Lorrie	√+	2811	Prescott	√	3022	Stanton
√	8507	Greenbush	√+	2915	Linkwood		8307	Lorrie	√+	2814	Prescott		3023	Stanton
√	8510	Greenbush		3003	Linkwood		8311	Lorrie		2815	Prescott	√	3026	Stanton
	8511	Greenbush		3007	Linkwood		8315	Lorrie		2902	Prescott	√	3027	Stanton
	8515	Greenbush	√	3010	Linkwood	√+	8319	Lorrie		2903	Prescott	√	3030	Stanton
√	8518	Greenbush		3011	Linkwood	√+	8323	Lorrie		2906	Prescott		3031	Stanton
	8519	Greenbush		3014	Linkwood	√+	8327	Lorrie		2907	Prescott	√	3005	Tilden
	8522	Greenbush	√+	3015	Linkwood	√+	8331	Lorrie		2910	Prescott		3006	Tilden
√+	8523	Greenbush		3018	Linkwood	√+	8402	Lorrie		2911	Prescott	√	3010	Tilden
	8526	Greenbush		3019	Linkwood		8403	Lorrie		3002	Prescott		3014	Tilden
	8527	Greenbush		3023	Linkwood		8406	Lorrie	√	3006	Prescott		3017	Tilden
	8531	Greenbush		3101	Linkwood	√	8407	Lorrie	√	3010	Prescott	√+	3018	Tilden
√	8403	Hatton		3102	Linkwood	√+	8410	Lorrie	√	3011	Prescott	√	3022	Tilden
√+	8406	Hatton		3106	Linkwood		8414	Lorrie	√	3014	Prescott	√	3023	Tilden
√+	8407	Hatton		3107	Linkwood		8418	Lorrie	√	3018	Prescott	√	3026	Tilden
√+	8410	Hatton		3110	Linkwood		8419	Lorrie	√+	3022	Prescott	√	3027	Tilden
	8411	Hatton	√	3111	Linkwood		8422	Lorrie	√	3023	Prescott	√+	3002	Winslow
	8414	Hatton	√+	3114	Linkwood	√	8423	Lorrie		3026	Prescott		3006	Winslow
	8415	Hatton		3115	Linkwood		8426	Lorrie		3027	Prescott	√	3007	Winslow
√	8418	Hatton	√	3118	Linkwood		8427	Lorrie	√+	3030	Prescott	√+	3011	Winslow
	8419	Hatton		3119	Linkwood		8431	Lorrie	√+	3031	Prescott		3015	Winslow
	8422	Hatton	√+	3122	Linkwood	√+	3003	Norris	√	2731	S. Braeswood	√+	3018	Winslow
	8423	Hatton		3123	Linkwood	√	3007	Norris	√+	2803	S. Braeswood	√	3019	Winslow
√+	8426	Hatton		3402	Linkwood	√	3011	Norris		2807	S. Braeswood	√+	3022	Winslow
√+	8427	Hatton	√	3403	Linkwood	√	3102	Norris	√	2811	S. Braeswood		3023	Winslow
√	8430	Hatton		3406	Linkwood	√	3103	Norris		2815	S. Braeswood	√	3027	Winslow
	8431	Hatton	√	3407	Linkwood	√	3106	Norris		2819	S. Braeswood		3028	Winslow
	8502	Hatton	√	3410	Linkwood	√+	3107	Norris		2823	S. Braeswood	√	3031	Winslow
	8503	Hatton		3411	Linkwood	√+	3110	Norris		2931	S. Braeswood		3032	Winslow
√	8506	Hatton	√	3414	Linkwood	√+	3111	Norris		3003	S. Braeswood			

KVCC Spring 2014 Security Incident Report

Since the previous issue of the newsletter, incidents in Knollwood Village reported to Smith Security include three burglaries, a vehicle theft and a report of roaming dogs.

If you notice any persons in the neighborhood who are behaving suspiciously, please IMMEDIATELY call the Houston Police Department's non-emergency phone number, 713-884-3131, and report them. After you report the suspicious person(s) to HPD, please call Smith Protective Services at 713-789-5944, and report the suspicious person(s) to them. It's important to call both HPD and Smith so they know what to watch out for.

If, however, you see a crime in progress, such as a person breaking the window of a house or kicking in a door, then call 911, which is the City of Houston's emergency number.

Knollwood Village Smith Incident Reports (February 2014 through early June 2014)

8400 block Lorrie (2/25/14 11:30 AM) - Resident flagged down patrol and reported a burglary that occurred about 11:30 a.m. to noon. Resident was making a report to HPD. Burglar most likely jumped the fence into the backyard and broke in from the rear of the house.

8400 block Lorrie (2/26/14 AM) - Resident reported to dispatch that their house had been burglarized the previous day prior to 5:30 p.m. The break-in may have occurred close to the same time that the neighboring house was burglarized. Jewelry and silver were taken and most likely were carried out in pillowcases taken from the residence.

Streets of Knollwood Village (2/26/14 9:49 AM) - Resident called to report a dark gray pickup truck with dark tinted windows driving around the neighborhood in a suspicious manner. Patrol located truck, followed it and took down the license tag information.

3000 block Tilden (2/26/14 2:38 PM) - Resident reported that a young male wearing a blue shirt, black pants and a necktie was going door to door. Patrol questioned the man and learned he was attempting to sell magazine subscriptions. Patrol told the man that soliciting was not allowed in the neighborhood and the man left the area.

2800 block Conway (3/13/14 7:59 AM) - Resident reported to patrol that they found boxes of handgun ammunition, two gun locks, a gun cleaning kit and a pair of safety glasses on their front lawn.

3100 block Linkwood (3/17/14 1:10 PM) - A resident called dispatch to report that their alarm system was on and asked for patrol to please check it out. Patrol checked the doors and looked in the windows, but did not see anything out of the ordinary. HPD was contacted as well.

3100 block Fairhope (4/2/14 1:00 PM) - A residence just outside of Knollwood Village experienced a house fire that was reported to HFD between 11:00 a.m. and 1:00 p.m. Contents of one bedroom damaged, but resident seemed to be okay.

Deal at Greenbush (4/4/14 6:21 AM) - Resident called dispatch to report three loose dogs without collars walking on Deal

street. Patrol found the dogs on Greenbush at Broadmead and called 311 to report them to Houston's animal shelter. While attempting to locate the owner of the dogs, patrol was menaced by the dogs and retreated to his vehicle. The owner of the dogs eventually was located.

2900 block Conway (4/8/14 9:56 AM) - Resident passing by was concerned about a man sitting on the curb and called dispatch to report him. Patrol investigated and determined the man had been cutting the grass in the yard and was sitting on the curb to take a break.

3000 block Prescott (4/11/14 11:20 AM) - Dispatch informed patrol that a resident called to report two stop signs at the intersection of Lorrie and Prescott had been removed. The City of Houston had been notified and indicated the signs would be replaced.

3000 block Conway (4/14/14 2:52 AM) - Resident flagged down patrol and reported that on 4/12/14, their 2007 SUV was stolen from their driveway sometime around 4:00 a.m. The vehicle theft had been reported to HPD.

3100 block Norris (5/14/14 12:36 PM) - Resident reported that around 8:00 to 9:00 a.m. that morning, two black males wearing hoods were observed between their house and their neighbor's house. When the dog started barking, the two men ran to their car, which was a small silver foreign-model car. The resident reported this suspicious behavior to HPD.

3100 block Gannett (5/14/14 2:09 PM) - Resident reported to patrol that burglars entered an unlocked window on the rear corner of the house. When the burglars discovered that the resident was home they fled. Resident immediately called HPD. It was not obvious to the homeowner that anything was taken.

3000 block Winslow (5/23/14 1:04 PM) - Resident called dispatch to report that a close-by neighbor, not a resident of Knollwood Village proper, had just been burglarized. Patrol stopped by the burglarized house to learn what happened. Burglars went through a gate into the yard and broke out the rear double-pane glass door to the home. When this happened, the dog next door started barking and the burglar alarm was triggered. The burglars took some jewelry.

2800 block Linkwood (6/4/14 6:59 AM) - Dispatch reported an alarm set off at residence. Patrol spoke with resident and learned that it was a false alarm triggered when the homeowner let the dog out and forgot to turn off the alarm.



Architectural Control Committee (ACC) Update

This is a listing of the ACC activity for 2014. As you can see, we have a lot going on in Knollwood Village! Remember: Contact the ACC BEFORE you commence construction! They can be reached via email at build@knollwoodvillagecc.org.

Date	Address	Street		Approved	Rejected	Notes:
30-Jan-14	2919	Fairhope	2nd Story Addition	✓		Approved for construction
13-Mar-14	3419	Gannett	Question about generator placement			Responded, No further action required
2-Apr-14	3122	Broadmead	Submission for new home construction	✓		Approved for construction
2-Apr-14	8307	Lorrie	Submission for new home construction	✓		Approved for construction
3-Apr-14	3122	Norris	Submission for new home construction	✓		Approved for construction
11-Apr-14	8203	Lorrie	Question re. builder not installing sidewalk			Sent email to the builder and called the City of Houston
6-May-14	2903	Prescott	Submission for new home construction	✓		Approved for construction
12-May-14	3030	Fairhope	Question about subdividing a large lot			Responded, No further action required
26 May 201	3014	Tilden	Submission for new home construction		✓	Rejected: Corrections required prior to approval.
28-May-14	8403	Lorrie	Submission for new home construction	✓		Approved for construction
2-Jun-14	3123	Gannett	Submission for new home construction		✓	Rejected: Corrections required prior to approval.
5-Jun-14	3023	Tilden	Question about porch addition			Responded: Submittal requested.

IMPORTANT PHONE NUMBERS

HOUSTON POLICE:
Report suspicious activity to (713) 884-3131

SMITH SECURITY:
(713) 789-5944 or
(713) 782-9617

Emergency: 911

All City Departments: 311

Poison Control: (800) 222-1222

Mayor's Office: (713) 247-2200

City Council: Councilmember Larry Green, District K
(832) 393-3016
districtk@houston.tx.gov

State Rep: Sarah Davis, District 134
(713) 521-4474

Animal Control
(713) 238-9600

Harris Co. Flood Control
(713) 684-4197

Recycling Service Center
(713) 551-7355

Street Light Replacement
(713) 207-2222



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Street Reconstruction Update

In our last update on street reconstruction projects within the neighborhood, we reported that both the 3500 block of Linkwood (Timberside to Buffalo Speedway) and 8400 block of Bluegate were being planned to have asphalt overlays completed this year.

Well, we have **some** better news relative to a larger part of our neighborhood. Last year, Council Member (CM) Larry Green advocated for the “doughnut” (streets surrounding Longfellow Elementary and Linkwood Park) to be pre-engineered. Fortunately, the doughnut and the following Knollwood Village streets will **now** be included in the CIP 5-year plan, and specifically are planned as part of the Westridge and Braes Terrace Storm Drainage project scheduled for FY 2019. As part of the CIP project, the following streets will be reconstructed, sidewalks installed and standard streetlights replaced:

- Linkwood (Timberside to Buffalo Speedway)
- Murworth (Buffalo Speedway to South Main)
- Norris (Timberside to Buffalo Speedway)
- Gannet (Timberside to Buffalo Speedway)
- Deal (Timberside to Buffalo Speedway)
- Broadmead (Timberside to Buffalo Speedway)
- Bevlyn (Linkwood to South Braeswood)

District K’s office did not have anything to do with the selected streets chosen in the pre-engineering study. According to Public Works & Engineering (PWE), the Knollwood Village streets have data showing extensive flooding occurrences in conjunction with the Westridge neighborhood (311 calls).

District K CM Green has asked PWE to look at the remaining Knollwood Village streets not reconstructed to see if they would warrant street reconstruction (including Bluegate which now appears it may not receive the previously planned overlay). For now, it’s a wait and see game. PWE will analyze the existing road conditions and data of flooding occurrences via the storm drainage system and make decisions, so stay tuned.

Those of you who live in the above-mentioned streets, start saving for those upgraded street lights. In 2012, that cost was \$600 per home based on typical participation levels, so set aside \$50 or \$100 for the next 5 years and you’ll be in a better position to afford them.



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Knollwood Village Voice

Knollwood Village Civic Club
WWW.KNOLLWOODVILLAGE.ORG
PO Box 20801
Houston, TX 77225

Knollwood Village's website has it. Use it.

www.knollwoodvillage.org

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

The screenshot shows the website's navigation bar with links for Knollwood Village, Join, Email, Building, Deeds, Advertise, and Contact Us. Below the navigation bar is a collage of four photos: a large house, a modern house, a playground, and a house with a tree. The main heading is "Knollwood Village Civic Club" in green. Below this is a paragraph describing the club's history and services, followed by a red button that says "Pay Annual Dues 2014". The footer area is divided into three sections: "Current News" with a "Completed" tag and details for the "KVCC Annual General Meeting" on Tuesday, January 21, 2014; "Building & Deed Restrictions" with a colorful map of the village; and "Contacts" with a phone icon and text about the Board of Directors and committees, including a green "View Contacts" button.