
Willow Meadows News

August 1997

September Meeting

The next meeting of the Willow Meadows Civic Club is Tuesday, September 9, 7:30 p.m. at the Willow Meadows Baptist Church. Please come and take part in what is going on in your neighborhood.

From The President

We hope this second newsletter of the year finds you and your family doing well. With so much rain this spring, its hard to remember we were fighting a drought at this time last year. Now everything is growing so fast, and most yards and gardens are looking great. Thanks for all your efforts to keep our neighborhood looking beautiful.

Great things continue to happen in and around Willow Meadows. You may have noticed we even got a little publicity in the Houston Chronicle regarding the desirability of older neighborhoods such as ours where you can get good house value and update to a real showpiece for much less than some of those further away subdivisions. I am convinced our great location near to the Loop, the Medical Center, the Galleria, Greenway Plaza and Downtown will always help our home values. All we have to do is our part to keep our neighborhood attractive. We also noticed that while some houses for sale have not seen too much action, others are selling extremely fast; I noticed two houses which sold within one week of going on the market in April!

As usual, we must remind those of you who haven't paid dues that we are counting on you to pay your fair share. These dues are very important, as they pay for 60 hours per week of constable patrol to help minimize crime in our area, they pay for upkeep of the West Bellfort esplanade, they pay for summertime mosquito spraying, and they cover any capital improvement projects we may undertake in our neighborhood. In 1997, there will be a significant outlay for legal expenses as we work on updating the deed restrictions, as well as tax exempt status which we just completed. We need your support, and we hope you appreciate that this is money well spent.

Please plan to come to our next Civic Club meeting on June 3 at the Willow Meadows Baptist Church. There we will provide the most current information on neighborhood projects, as well as other surrounding activities. Your comments are always welcome at these meetings.

Sincerely

Chris Brouwer

1997 Willow Meadows Civic Club Officers and Executive Board

President:	Chris Brouwer (723-9235)	Security:	Jane Leslie (729-4918)
Vice President	Charles Rusciano (721-3136)	Maintenance:	Harry Boswell (728-5208)
Treasurer:	Dean Gore (729-7935)	Deed Restrictions:	Doug Koy (723-0067)
Secretary:	Ruth Tynes (729-1477)	Architecture:	Rob Chase (723-4878)

TREASURER'S REPORT

This report summarizes the 1997 year to date revenues versus expenditures through July.

Category/Description	Jan. 1-April 30, '97	1997 Budget
REVENUES		
Dues	\$ 72,225.00	\$81,000.00
Interest checking	0.00	0.00
Interest savings	1,436.67	2,800.00
Advertising	175.00	400.00
Other Income	0.00	0.00
Total	\$ 73,836.67	\$84,200.00
EXPENDITURES		
Bank charge	\$ 81.31	\$ 0.00
Donations	0.00	500.00
Miscellaneous	316.38	1,000.00
Mowing	1,000.00	4,400.00
Pest control	134.69	3,500.00
Postage	845.01	550.00
Printing	0.00	600.00
Security	20,405.40	61,400.00
Supplies	0.00	150.00
Legal Services	1,750.00	5,000.00
Total	\$ 24,532.79	\$77,100.00
SURPLUS	\$ 49,303.88	\$7,100.00

At this point, we are actually a little **behind** last year's dues collection, with 63.5% of the neighborhood paid up year to date. As you know, our primary source of revenue is your dues, so please submit your annual dues of \$150 as soon as possible to: Willow Meadows Civic Club, P.O. Box 35551, Houston, TX 77235. While you see a big surplus above, through the rest of the year, our expenses will far exceed our revenues. We need your help.

SPEED HUMPS: AN UPDATE

You have probably experienced the speed humps on the section of Greenwillow between Cheena and Loop 610 which were installed this spring. Of course, those of you that continue to speed have switched over to Cliffwood. We have learned that the section of Cliffwood from West Bellfort to Loop 610 and the section of Greenwillow from Loop 610 to Braeswood both qualify for speed humps based on speed, traffic count and local residents' support, but both streets were too low on priority for funding this summer. They will continue to come up for funding for 2 more funding cycles. Only three streets in District C received funding in this last round.

AROUND THE NEIGHBORHOOD

There has been lots of news around our neighborhood, some of it good and some of it not so good. First the bad news:

Sadly, the last AppleTree supermarket in Houston, located at South Braeswood and Stella Link, has finally closed their doors due to lack of business and difficulty to maintain distribution to only one local store. We have heard negotiations are underway for another supermarket to take over the location, but it will not be one of the major stores.

We have been alerted to a proposal to build low-income subsidized apartments in the triangle of South Main, Stella Link and Willow Bend. Many of you are aware of the massive efforts many years ago to get rid of deteriorating apartments along Stella Link at Loop 610, and we continue to have problems with the apartments at Stella Link and West Bellfort, so another apartment complex is not a welcome idea. As this new project could only proceed with government funding, the Willow Meadows Civic Club, as well as many of our neighboring civic groups, have gone on record as opposing this project. Your individual letter would also help, so if you oppose this project, please write to:

On the good side of the news, we are very encouraged by the retail activity popping up around us. You may have noticed construction has started on Stella Link, starting with the sewer lines, and once that project is completed, we are assured the Stella Link Center will

get its facelift. It has been reported that a Houston Police substation will be an occupant of that strip center. On the other side of our neighborhood, Walgreens at Willowbend and South Post Oak will be completely reconstructed into one of their superstores. Up at the Meyerland Center, you should have noticed a flurry of new restaurants coming in, including La Madelaine, Escalante's Mexican Grille, and James Coney Island. Across Loop 610, Hobby Lobby is getting a neighbor named Music, and we have heard a reliable rumor that Outback Steakhouse will build in front of those stores. After so many years of little more than fast food outlets, its encouraging to see that restaurateurs are finally recognizing our needs.

Finally, we hope you appreciate the new trees along the West Bellfort esplanade. MC Management and Development Inc. has not finished their installation of ground cover, and they may need to replace a few of the trees that didn't survive the transplant, but it is already a great improvement to our neighborhood.

WILLOW MEADOWS IN THE NEWS

Willow Meadows and our neighbors continue to get great press coverage in some recent articles in the Houston Chronicle.

NEWS ARTICLES WELCOME

We will always welcome any ideas or news you may have for the Willow Meadows newsletter. We believe this newsletter should be used for communicating anything of interest to our neighborhood. Please contact Chris Brouwer if you want to contribute a news item.

VOLUNTEERS NEEDED

We hate to have to keep reminding you, but we are all volunteers, and we need your help. It is now getting to that critical period when we need some candidates for the Civic Club board next year. Elections of the officers is during the December meeting, so search deep in your hearts for a little courage to participate in your neighborhood, or perhaps you can recommend a neighbor who you think would be a good candidate. In addition to the officers, we need appointments for the

other board positions, so if you would be interested in deed restrictions, esplanade maintenance/yard of the month, architecture or security, please let us know immediately. We have had a great board, but they wouldn't mind a break!

THANK YOU, LEONA and LEO

A very special "Thanks" to Leo and Leona Wroten. Leona was the Section Leader for the large area south of West Bellfort and east of the Willow Waterhole for more years than she cares to admit. She has been a major driving force in that section, handling the many block captains, as well as chasing memberships, nominating candidates and just being the best cheerleader for this great neighborhood. And of course, Leo, being her husband, couldn't escape helping with a lot of her duties! Now they finally get a well deserved break thanks to the volunteering of Janus. MANY THANKS, LEO and LEONA, and best wishes to Janus.

RECYCLING REPORT

The schedule for recycling in the coming months is as follows:

August 19, September 3 (Wednesday following Labor Day), September 16 & 30, October 14 & 28, November 12 (Wednesday following Veterans Day) and November 25.

Acceptable materials for curbside recycling include aluminum and tin cans, #1 and #2 plastics, glass bottles and jars, telephone books, newspapers, magazines and used motor oil.

Don't forget: Heavy trash pick-up is the fourth Wednesday of every month. It is a violation of City ordinance to put heavy trash out for pick-up earlier than the weekend preceding scheduled collection. The schedule for the coming months is:

August 27, September 24, October 22, and November 26.

ABANDONED STREET?

Many neighbors have called regarding the signs installed on Meyer Park Boulevard, a side street near Luby's Cafeteria which connects the South Post Oak

feeder road to Meyer Forest Drive. This seems to be an important street for many of us to return back to West Bellfort after visiting the Meyer Park Center. We called the City of Houston as well as MC Management and Development Inc. to follow up on this issue. You may recall that the Meyer group built that street during development of Meyer Park in anticipation of high density developments, including perhaps an office building. As those projects haven't materialized, the most likely continuation will be additional commercial construction. With this in mind, MC Management and Development Inc. is obliged to advise the City they would like to buy back the street in the event they want to alter this street to fit into their future plans. The sign by the City of Houston is a formal procedure to announce they will relinquish control of this street. In discussions with MC Development, they have indicated that they have no immediate plans, especially with the vacancies they have in the center. In some of their more ambitious development plans, they do imagine they may construct more retail shops on the north side of Luby's, and with that, they may alter the Meyer Park Boulevard, perhaps reducing it from 4 lanes to 2 lanes. We are under the impression that nothing will happen in the foreseeable future, but the Civic Club has gone on record with the City of Houston to express our concern if our access back to West Bellfort would be diminished by any changes to this street. The Meyer group is willing to share their long-term plans with the Civic Club, and they indicated we should have some blueprints to show at our next general meeting.

CIVIC CLUB DUES

This is a reminder that Civic Club Dues are payable at the first of each year. We are off to a good start, currently only a little behind last year's collections, with more than 63% of all households paid up to date. We are counting on the rest of you to help us beat the 70% participation last year. But how about that remaining 30%? You too benefit from the constable patrol, as well as the mosquito spraying, the esplanade maintenance, and this newsletter, as well as all the behind-the-scenes work by your volunteers.

If you haven't paid your dues yet, or if you misplaced your dues notice, please make your check for \$150 payable to Willow Meadows Civic Club, and mail it to P.O. Box 35551, Houston, TX 77235. Don't forget to

indicate how many security stickers you would like. Members also will receive our new 1997 neighborhood directory.

For your information, here are the percentages of dues paying members by street through April. How is your street doing?

Breakwood: 50%	O'Meara: 66%
Cheena: 77%	Osby: 62%
Cliffwood: 59%	Piermain: 55%
Firestone: 66%	Sarong: 67%
Greenwillow: 60%	Silverwood: 79%
Knickerbocker: 68%	Waynesboro: 49%
Lemac: 61%	Wigton: 74%
Lymbar: 86%	Willowgrove: 72%
McDermed: 60%	Willowisp: 53%
Meyerwood: 71%	Woodvalley: 61%
Nenana: 63%	

DEED RESTRICTIONS

Since our last meeting, there have been no additional deed restriction complaints registered. The last complaint concerning alleged business activity at a house on Firestone was actually posted one year after the original complaint and the activity has ceased.

The Deed Restriction Modernization Project continues. We were a little too optimistic when we went to press with our last newsletter, which indicated we were already sending a draft to the lawyers. There have been a few issues which have been debated amongst our volunteers, most notably the issue of how tall a house would be allowed if we go to new construction. This will certainly be an important issue for all of you to consider when you see the full draft version later this summer. Currently, the deed restrictions draft is indeed with the lawyers for review and comments, and we hope to have the draft distributed to all of you perhaps in June. **VERY IMPORTANT:** When you get this draft, please look at it carefully and in a timely manner. We must have your response, or things may not go the way you want them to. If you are not the home owner, we will require you to forward these deed restrictions to the owner for their review. Once that review is complete, every one of us will again receive the final revised documents for signature.

If you have any other questions regarding the deed restriction project, or if you have some time to help us in the final steps of this project, please feel free to call any of the Civic Club board members.



May: 9203 Cliffwood
June: 4323 O'Meara
July: 4810 Waynesboro

Recipients of Yard of the Month will receive a sign for the month plus a gift certificate for use at Wolfe's Nursery presented by Morgan Personette Properties.

SUMMERTIME GARDENING TIPS

Here are some gardening tips to keep a beautiful lawn and landscaping through the coming months:

AZALEAS: You can still trim your azaleas back by as much as 1/3 and apply a fertilizer suited to azaleas and other acid loving shrubs. You shouldn't fertilize from June until the azaleas finish blossoming next spring.

FLOWER BEDS: You should mulch all your beds with at least a few inches of mulch material. Mulching helps retain moisture, saving on your water bill, and it keeps the plants' roots cooler to sustain them through the hot summer months. It helps minimize weeds, and we are sure you won't mind less weeds.

LAWNS: You still have time to fertilize your lawn if you want to make it healthy before the hot summer. It is a good time to make a preventative treatment against chinch bugs which love to invade our lawns when they become hot and dry.

THANKS, ESPLANADE VOLUNTEERS

SECURITY REPORT

PLEASE NOTE: NEW PHONE NUMBER. Shortly after our December Civic Club meeting, the Precinct 7 Constable office was relocated, and with that comes a new phone number. **NOTE THE NEW NUMBER: 643-6602.**

GARBAGE COLLECTION

Here are some important reminders regarding rubbish collection in Willow Meadows:

- Place your container face-front to the curb, with the handle facing towards your house.
- Keep the container away from cars parked along the curb and away from overhead trees, especially if you don't want the large trucks to damage your tree branches.
- Bags of grass clippings and leaves should also be placed at curbside on normal trash pick-up days, but keep them 3 feet away from the containers.
- Don't forget the monthly Heavy Trash pick-up on the 4th Wednesday of every month for those items too large for these trash bins and which are not otherwise recyclable.
- Recycling with your green box-style containers is every other Tuesday (changes to Wednesdays when there is a Monday city holiday).

Please note the schedule exceptions indicated in the Recycling News section further in this newsletter.

Residents may also dispose of heavy trash items before the scheduled Heavy Trash pick-up by going to one of the City's three neighborhood depository facilities. There you can dispose of furniture, appliances, tree limbs, remodeling rubbish, etc. You are permitted to dispose of up to four automobile tires per household per three month period. Depositories are open 7 days per week, except holidays, from 9:00 a.m. to 7:00 p.m. You must have a Texas Drivers License and a current utility bill as proof of residence. These facilities are located at:

SOUTHEAST: 9200 Lawndale, tel: 926-1247
SOUTH: 5100 Sunbeam, tel: 738-1936

NORTHEAST: 5565 Kirkpatrick, tel: 675-3208

Household Hazardous Wastes, such as antifreeze, batteries, paint, paint thinners, household cleaners and pesticides, are prohibited from normal and heavy trash collections. For proper hazardous waste disposal, please call 247-8589.

USEFUL PHONE NUMBERS

PRECINCT 7 CONSTABLES: 643-6602

EMERGENCY: 911

POISON CONTROL: 654-1701

MAYOR'S OFFICE: 247-1888

MARTHA WONG, DIST. C: 247-2004

CITY SWITCHBOARD: 247-1000

WATER/SEWER REPAIRS: 754-0600

NEIGHBORHOOD PROTECTION: 525-2525

TRAFFIC LIGHT/SIGN REPAIRS: 865-4000

WILLOW MEADOWS COMPLAINT FORM

DEED RESTRICTIONS

All deed restriction complaints are reviewed and appropriate steps taken for enforcement. Complainants are advised in writing of the Board's actions on their complaints. Please use the form below to report suspected violations.

**WILLOW MEADOWS CIVIC CLUB
P.O. BOX 35551
HOUSTON, TEXAS 77235
DEED RESTRICTIONS COMPLAINT FORM**

NAME OF
COMPLAINANT _____ DATE _____

ADDRESS _____ TELEPHONE # _____

NATURE OF COMPLAINT: (Please be specific - Give Names, Addresses, Dates, Details)

If legal action would be required, are you willing to be a complainant and appear in court as a witness if absolutely necessary? _____

Do you know of any other residents in your section of Willow Meadows who will also appear in court if necessary? _____

Please mail your completed form to the address above. Your name will not be divulged unless you are a complainant in a lawsuit.

REAL ESTATE CORNER

The real estate market continues to be strong! Here is an update of how home sales have been in Willow Meadows through the first half of this year:

Reported Sales: 13 homes

Range of Final Sales Price: \$119,200 to \$173,000

Average Selling Price: \$143,438

Average Price per Square Foot: \$59 (this compares to \$54 during the same period last year)

Current Listings: 17 homes

Current Asking Range: \$119,000 to \$210,000

Please note that the above figures are from MLS and may not be 100 percent accurate. They are presented for representative information only. The wide range of prices also indicates the variety of homes which have sold and are available for sale, from original construction to highly updated and renovated houses. A fully remodeled home in Willow Meadows now commands more than \$85 per square foot.

1997 CIVIC CLUB MEETINGS

SEPTEMBER 9

DECEMBER 2