

# Lazybrook NEWSLETTER

January 2020



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# Next Civic Club Meeting

January 28<sup>th</sup>, 2020

7 p.m. to 8 p.m.

Lazybrook Baptist Church  
1822 W 18<sup>th</sup> Street

Civic Club meetings are the 4<sup>th</sup> Tuesday of Jan,  
March, May, Sept, and Nov\*

\* If this falls on the week of Thanksgiving it will be the first Tuesday after Thanksgiving

## EXECUTIVE MEMBERS

### PRESIDENT

Judy Dyk  
(713) 426-0502  
President@lazybrook.org

### VICE PRESIDENT

Ben Dolan  
(281) 802-0358  
vicepresident@lazybrook.org

### TREASURER

Beth Goodner  
(832) 624-6778  
treasurer@lazybrook.org

### CORRESPONDING SECRETARY

Pat Koteras  
(713) 864-4490  
correspondence@lazybrook.org

### RECORDING SECRETARY

Amanda Behanick  
(402) 210-5930  
recording@lazybrook.org

## IMPORTANT NUMBERS

HPD Dispatch  
713-884-3131

HPD Central Station  
713-247-4400

## COMMITTEE CHAIRS:

### MEMBERSHIP

Heather Fedun  
membership@lazybrook.org

### NEWSLETTER

Jessica Swafford  
newsletter@lazybrook.org

### YARD OF THE MONTH

Vicki Ballard & Rachel Corbell  
yard@lazybrook.org

### WEBMASTER

Sherri Oldham  
webmaster@lazybrook.org

### SECURITY CHAIR

Ben Dolan  
security@lazybrook.org

### BEAUTIFICATION

Carolyn Lehnert  
beautification@lazybrook.org

### ARCHITECTURAL REVIEW

Ben Dolan  
architecturalreview@lazybrook.org

### SUPER NEIGHBORHOOD

Jolene Rock  
superneighborhood@lazybrook.org

### BLOCK CAPTAINS

Eddie Yarbrough  
blockcaptain@lazybrook.org

### DEED RESTRICTIONS

Judy Dyk  
deedrestrictions@lazybrook.org

### ADVERTISING/DONATIONS

Molly Slagle  
advertising@lazybrook.org

## SOCIAL GROUPS:

### MOM'S CLUB

Erin Palmer Fuchs  
moms@lazybrook.org

Newsletter printed by



713-623-0703

printhouston.com

for the Lazybrook Civic Club and  
the Friends and Neighbors of  
Lazybrook.

# Letter From The President

I would like to thank Melanie Markowski and her fellow volunteers who judged our Christmas Decorating contest. The Christmas lights and decorations brought a touch of joy and celebration to our neighborhood. I would also like to thank Beth Goodner for selecting and installing our Christmas decorations on our Lazybrook signs. One was stolen and another purchased to replace it. If anyone has any information on the theft that took place near T.C. Jester Plaza please let us know. A case has been filed with HPD. And to the anonymous person who put some decorations up on a few entrances to our neighborhood, thank you as well.

I am very fortunate to have such a good team of volunteers. Jessica Swafford always makes sure that the Newsletter is edited and prepared for printing, Eddie Yarbrough sorts and delivers them to the Block Captains and the Block Captains and "Walkers" deliver them to each house. All of their efforts have made this a seamless set of tasks that deserves our thanks and recognition.

Thank you to all of you who contribute to making Lazybrook a very good place to live.

Your President,

*Judy Dyk*

Connect with the Lazybrook Civic Club at our website ([Lazybrook.org](http://Lazybrook.org)) or on Facebook and Nextdoor.



[lazybrook.org/facebook](http://lazybrook.org/facebook)



[lazybrook.org/nextdoor](http://lazybrook.org/nextdoor)

# Join the Lazybrook Civic Club

Please pay your annual dues which are just **\$40** per household (per year) and help fund the programs we all benefit from.

We closed 2019 with **41.5%** (281 houses) of dues paid. This compares to **47.3%** (319 houses) for FY 2018. Please don't forget to pay your dues in 2020 to help keep all of the following programs going strong!

## What do Membership Dues pay for?

- **Mowing** of the 18<sup>th</sup> Street green area by the fences
- **Tree planting** in esplanades/bayou areas and maintenance of those trees
- **Mosquito spraying** of the streets
- The **Lazybrook Newsletter** for all residents
- **Gas money** for neighbors who patrol our neighborhood as part of Citizens on Patrol
- Donations to neighborhood parks and other initiatives
- Minor fees for accounting, website, PayPal, etc.

The list above highlights some of the important programs paid for and managed by the Lazybrook Civic Club. These programs help keep our neighborhood clean, safe, and well maintained but don't happen for free. Come out to the Lazybrook Civic Club meeting to hear in detail about where your money goes and how much these programs really cost.

Please consider donating extra monies to Beautification, Citizens on Patrol, and/or Mosquito Control to keep these programs up and running.

As a due paying member you have voting rights at any of the Lazybrook Civic Club meetings throughout the year.

You can also pay online with Credit Card or PayPal by visiting [www.Lazybrook.org/Join](http://www.Lazybrook.org/Join)



## LAZYPBROOK CIVIC CLUB MEMBERSHIP DUES





NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

I AM ENCLOSING:

	<input type="checkbox"/>	\$40.00	DUES
	<input type="checkbox"/>	_____	DONATION: BEAUTIFICATION
	<input type="checkbox"/>	_____	DONATION: SECURITY (CITIZENS ON PATROL)
	<input type="checkbox"/>	_____	DONATION: MOSQUITO SPRAYING

TOTAL: \$ \_\_\_\_\_

MAKE CHECKS PAYABLE TO: LAZYPBROOK CIVIC CLUB  
PO BOX 926181  
HOUSTON, TX 77292-6181

# Volunteers Wanted!!

Dear neighbors,

We are looking for volunteers to help the Lazybrook Civic Club. Please see the information below about the open positions and help keep Lazybrook a great place to live!

## **Needed - Block Captain for 1600 block of Haverhill (12 homes)**

Block Captain Responsibilities:

- Walk the newsletters to your assigned homes 6 times a year;
- Put out the meeting reminder sign in your yard (or a prominent corner yard, with permission of course) the weekend prior to the civic club meeting (I'll send you reminders);
- Put out the membership drive sign in your yard (or a prominent corner, with permission) for about a month once a year.
- Organize or recruit neighbors to organize a block gathering on National Night Out

Please contact (Ms.) Eddie Yarbrough, Block Captain Chair, for more details or to volunteer!  
713-823-8430 (cell), blockcaptain@lazybrook.org

## **Needed - Landscape Support (1-3 persons to help coordinate the maintenance of the Lazybrook Signs, 18<sup>th</sup> street and Bayou area)**

Hey neighborhood, this is Beth Goodner. For a while now I have been doing double-duty for the civic club serving as both treasurer and landscape support. This year I will be traveling a lot for my job so I will need to relinquish my duties as Landscape support. Landscape support involves monitoring the following areas:

**18<sup>th</sup> Street sidewalk** – monitor for trash, branch or other landscape maintenance; call established vendor for extra help when needed (who is automatically paid by Beth); new vendor is pretty much on top of this clean-up now

**Lazybrook signs (2)** – monitor for trash or landscape maintenance; call established vendor for help; notify Beth via email to pay vendor

**Bayou area** – monitor for trash maintenance; call established vendor for help; notify Beth via email to pay vendor; the city is responsible but every now and then, we need to pay for extra clean-up

This role is very simple and these tasks can be separated into three different managers (an 18th street, a sign, and a bayou manager) if you are interested in helping but don't want to take on everything by yourself. How I managed this over the past few years is by driving by on my way home from work. If I saw something, I just gave a call to the vendor and later after they finished the work, I would drive by again. Please help...otherwise, a few years from now, we will be back to where we started three years ago. I am ready to train someone in Jan-early Feb before the travel kicks in.

Thanks for your consideration.

~Beth

(832) 624-6778

Treasurer@lazybrook.org



# 24/7 RESPONSIVENESS & RESULTS

*From the listing of our home to the closing of our new home... Molly exceeding all expectations. With her followed advice from the staging and pricing of our home, we wear able to sale our home in less than 48 hours....above asking price! She was patient with all of our questions and so encouraging through the entire process! Molly is an expert in her field. She takes her responsibilities of her job seriously. She works from the heart and is a genuine joy to work with!" -Natalie*

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Molly@mollysoldit.com

# Security Update

## Citizens on Patrol Hours Logged

Oct 2019 - 23 hrs  
Nov 2019 - 24 hrs  
Dec 2019 - 28 hrs

## Crime in the Neighborhood

11/8	- Theft From Vehicle	- 2400 W TC Jester Blvd
11/16	- Disorderly Conduct	- 1800 Tannehill Drive
11/21	- Theft From Vehicle (parts)	- 2400 W TC Jester Blvd
12/1	- Theft From Vehicle	- 2400 W TC Jester Blvd
12/1	- Theft From Vehicle	- 2400 W TC Jester Blvd
12/5	- Breaking & Entering	- 2000 W TC Jester Blvd
12/5	- Theft From Vehicle (parts)	- 1800 Crystal Court
1/9	- Theft From Vehicle	- 2000 W TC Jester Blvd

I encourage everyone to report any suspicious persons or vehicles immediately to HPD. If you are unsure about a person or situation please let a trained HPD officer assess the situation and take any action needed. Please call HPD to report all crimes and get a case number, this is how we are assigned manpower from HPD.

**HPD Dispatch 713-884-3131**

## Crime Statistics

The latest crime statistics are posted on the web at:

[www.crimereports.com](http://www.crimereports.com)

<http://mycity.houstontx.gov/crime/>

<http://www.houstontx.gov/police/cs/beatpages/cs2a60.htm>

## Lazybrook Email Network

Lazybrook has an email network to keep neighbors up to date on important neighborhood info and security concerns. I encourage everyone to send me a detailed email if you have a crime to share with the neighborhood so hopefully we can work together to prevent further crime and help police catch the offenders. If you are not currently receiving the email you can join by emailing: [lazybrook.security@gmail.com](mailto:lazybrook.security@gmail.com)

## Be a Good Neighbor

Your next door neighbors may be as effective as any alarm system. Speak with your neighbors often and establish trust. Good, trustworthy neighbors are often the first to spot when something is amiss. They can keep watch over your home when you're away and report any suspicious activity to the police. If you're able, consider attending our next Lazybrook Civic Club meeting or joining our neighborhood Citizen Patrol.

**Ben Dolan, Vice President**

(281) 802-0358

[vicepresident@lazybrook.org](mailto:vicepresident@lazybrook.org)

**WE ARE EXCITED TO ANNOUNCE THAT STEVE LOUIS HAS JOINED THE MOVEMETOTX TEAM. STEVE BRINGS OVER 30 YEARS OF EXPERIENCE AND A WEALTH OF KNOWLEDGE ABOUT THE LAZYPBROOK COMMUNITY. IF YOU HAVE QUESTIONS ABOUT THE REAL ESTATE MARKET, PLEASE CONTACT US TODAY!**



**STEVE  
LOUIS**

713-623-5718

[louis@movemetotx.com](mailto:louis@movemetotx.com)



**RYAN  
STEER**

832-271-5775

[steer@movemetotx.com](mailto:steer@movemetotx.com)



**KATIE  
DAY**

832-317-6006

[katie@movemetotx.com](mailto:katie@movemetotx.com)



2406  
Lazybrook



*December*

Yard of the Month



1826  
Watercrest



*January*  
Yard of the Month



As of December 31, 2019, there are two homes that are Active listed for \$369,000 and \$412,500 and both are in section 2 (south of 18th). Each are 3/1.5/2 with 1,433 & 1,468 square feet and on the market for 45 & 131. The psf asking prices are \$257.50 and \$280.99.

Six properties closed during this short period; selling from \$400,000 to \$695,900. In all cases the Seller paid for the Owner's Title Policy. There were Seller contributions to Buyer's closing costs on three properties ranging from \$3,000 to \$7,500 and no Sellers contributions to Buyers as repair allowance. These homes range from 3/2.5/1 to 5/3.5/2 Square footage ranged from 1,395 to 2,828 with lots ranging from 7,215 to 13,420 square feet.

## Stats for sales:

Days on Market:	average	62 days (range was 6 – 179 days)
Listing price:	average	\$521,617 (\$275.56 PSF)
Sale price:	average	\$503,655 (\$266.22 PSF)
Square footage:	average	1,919

## Lazybrook Rentals:


There is one for lease as of December 31. Listed for \$2,000, built in 1960 with 1,221 square feet comprising 3 beds, 1.5 bath and a 2-car garage. It was on the market for 137 days and per MLS should show leased as of 1/1/2020. No others leased during this period.

Information as reflected on the Houston Association of Realtors website.


Brenda Brummett

(713) 861-1710

[brendabhouston@comcast.net](mailto:brendabhouston@comcast.net)



## NATHAN TRITICO



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*Lazybrook Resident since 1965*



# Beautification Update

There's not much new about the landscaping until March trimming and fertilizing. Still waiting for TXDOT to plant new trees.

February 14 is a big holiday, Valentine's Day. It is also a big day for gardeners. This will be the best time to prune roses. Wait until new growth comes out in March to fertilize.

Also, this is the time to plant tomatoes. They need to be out early so they can produce before night temperatures are lower than 70 degrees. When it gets hotter they won't set fruit. You might have to protect from cold spells. Good luck!

Carolyn Lehnert

Beautification Chair

~Carolyn Lehnert

(713)-864-3596

beautification@lazybrook.org

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Visit [www.lazybrook.org/advertising](http://www.lazybrook.org/advertising) for details about advertising opportunities and pricing.

# Events and Updates

## Holiday Decorating Contest



### And the winners are...

**Prettiest** - 1622 Haverhill Dr  
**Cartoon Characters** - 1827 Salford  
**Patriotic** - 1810 Sea Queen  
**Santa Claus** - 2406 Brookmere  
**Wreaths** - 2019 Widdicomb Ct  
**Blocks** - Greengrass Ct & Salford  
**Front Door** - 2103 Brooktree Dr  
**Animation** - 1806 Crystal Ct  
**Single Color** - 2010 Brooktree Dr  
**Creative** - 1826 Watercrest

**Lights in Motion** - 1834 Watercrest  
**Nativity** - 2511 T.C. Jester Blvd  
**Religious** - 2338 Brookmere  
**Childlike** - 1603 Tannehill  
**Honorable Mentions** -  
2003 Widdicomb Ct  
1830 Millcreek Dr  
1807 Salford  
**Hall of Fame** - 1839 Millcreek Dr  
**Window** - 1806 Greengrass Ct



Birgit Haderlein, B.S. Certified, ACSM, ACE



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# Lazybrook Sundays



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# Join us at the Lazybrook Civic Club meetings for the chance to win door prizes!

Don't forget to support these generous local businesses and thank Pat Koteras for her efforts gathering donations!

Bargain Foods Mart - 18<sup>th</sup>  
Demeris BarBQ - NW Freeway @ 18<sup>th</sup>  
Kojak's Fine Foods - 18<sup>th</sup>  
Heights Mobil - 18<sup>th</sup>  
Pizza Inn - 18<sup>th</sup> & Mangum

Athas Florist - Ella Blvd  
Queen Donuts - 18<sup>th</sup>  
Tony's Mexican Restaurant - Ella  
The Spaghetti Western #2 - WTC Jester  
Subway - 18<sup>th</sup> St



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**Brendan J. Muller CPA, EA**  
Partner  
bmuller@jambrina.com

Office: 713.574.2377  
Mobile: 713.562.7756  
Fax: 713.456.2007  
Skype: brendan.muller7

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FAX 713-861-5236

# Block Captain Directory

Block Name	Block Captain/s	Contact Information
Brookmere	Carolyn Da Silva	713-864-8227
Brooktree (2002-2230)	Jeanne McDaniel	713-862-1833
Brooktree (2302-2510)	Barbara Lewis & Shawn Broussard	281-501-8888 / 832-474-2665
Crystal (1800)	Pat Koteris	713-864-4490
Crystal (2000)	Denise Conine	832-647-4982
Foxwood	John Kaehler & Joe Ratsky	713-861-4177
Greengrass (1800)	Trish Cato	713-862-2427
Greengrass (2000)	Lindsey O'Kelley	713-591-2780
Guese	Andy Diaz	713-725-0297
Haverhill (1600)	<b>Block Captain WANTED</b>	<b>Volunteer Today!!</b>
Haverhill (1700-1800)	Linda Taylor	713-248-4830
Lazybrook (2002-2111)	Jenny Estopinal	713-828-7165
Lazybrook (2114-2223)	D.J. Blanchard	713-791-3532
Lazybrook (2302-2327)	Mary Ann Bullard	281-794-9864
Lazybrook (2402-2423)	Janell Bryans	713-204-9667
Lazybrook (2500-2600)	Shawn Broussard	832-474-2665
Locksford	Nathan Tritico & Alison McGallion	713-446-4317 / 832-423-3925
Mill Creek	Norma Sanchez	281-433-0338
Millwood (1800)	Cindy Magouirk	281-924-0149
Millwood (2000)	Melissa & Mark Cogle	713-371-6467 / 713-444-3351
Nauts	Bill Hunter	713-862-4809
Salford	Vicki Ellis	713-875-6890
Sea King	Ellie Johnson	713-253-6607
Sea Queen	Maria Flores	713-545-6266
Seamist (1800)	Heather Fedun	281-744-6860
Seamist (2000)	Amy & Doug Finney	713-863-1666
Seaspray	Jo Crawford	713-864-0685
Tannehill (1500)	Jorge Sera	713-862-1360
Tannehill (1600)	Jessica Grizzaffi	832-316-2255
Tannehill (1700-1800)	Helen Brown (temp)	713-880-2445
Tattenhall	Jennifer Ofowitz & Tony Sullivan	713-306-0795
Watercrest	Catherine Sala & Dionne Ukleja	281-615-0624 / 713-542-8007
W. T.C. Jester	Rose Lopez	713-869-1942
Widdicomb (1800)	Judy Dyk	713-426-0502
Widdicomb (2000)	Amy/Doug Finney	713-863-1666
Willowby (1600)	Laura/John McCarver	713-504-8821
Willowby (1700-1800)	Christy Bergeon	281-794-3302
Willowmoss (1800)	Patrice Tucker	713-862-7886
Willowmoss (2000)	Carol Herring & Cheri Mills	713-252-2972 / 713-553-1029

# January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 New Year's Day	2 TRASH	3	4
5	6	7	8	9 TRASH RECYCLING	10	11
12	13	14	15 TREE WASTE	16 TRASH	17	18
19	20	21	22	23 TRASH RECYCLING	24	25
26	27	28 Civic Club Mtg @7pm	29	30 TRASH	31	

# February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
The City of Houston picks up tree waste only on ODD months and heavy trash on EVEN months. Pick-up is scheduled for Lazybrook on the 3rd Wednesday of the month.						1
2	3	4	5	6 TRASH RECYCLING	7	8
9	10	11	12	13 TRASH	14 Valentine's Day	15
16	17 President's Day	18	19 HEAVY TRASH	20 TRASH RECYCLING	21	22
23	24	25	26	27 TRASH	28	29

# March

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5 TRASH RECYCLING	6	7
8 DST	9	10	11	12 TRASH	13	14
15	16	17 St Patrick's	18 TREE WASTE	19 TRASH RECYCLING	20	21
22	23	24 Civic Club Mtg @7pm	25	26 TRASH	27	28
29	30	31				