

Lazybrook

NEWSLETTER



March 2019

Inside This Issue

Civic Club Directory.....	1	Mom's Club	8
Letter from the President.....	2	Real Estate Corner	9
Membership	3	Spotlight on Kojak's Fine Foods	12
Events and Updates.....	4	18 th Street Clean Up	15
Security Update.....	6	Block Captain Directory	18
Yard of the Month.....	7	Calendar	19

Next Civic Club Meeting

March 26th, 2019

7 p.m. to 8 p.m.

Lazybrook Baptist Church
1822 W 18th Street

Civic Club meetings are the 4th Tuesday of Jan,
March, May, Sept, and Nov*

* If this falls on 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

SECURITY EMAIL NOTIFICATIONS

Tommy Chemosky
security@lazybrook.org

BEAUTIFICATION

Carolyn Lehnert
beautification@lazybrook.org

SUPER NEIGHBORHOOD

Jolene Rock
superneighborhood@lazybrook.org

BLOCK CAPTAINS

Eddie Yarbrough
blockcaptain@lazybrook.org

ARCHITECTURAL REVIEW

Ben Dolan
architecturalreview@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

printheouston.com

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

Letter From The President

Anyone who has walked through the neighborhood lately has noticed that there is an increase in speeding, distracted driving, walking and bicycle riding. There have also been some incidents as a result of the stop signs being ignored. Unfortunately, Millwood has become a cut through between T.C. Jester and 18th Street and speed bumps slow some vehicles down, but not all of them. In response to these concerns Ben Dolan submitted a 311 request to have some of our old and deteriorating signs replaced. Thanks to the City's prompt response we have larger more reflective stop signs at the Millwood and Lazybrook intersection and new speed limit signs on Millwood. The speed limit on Millwood is 20 mph. The speed limit for the rest of the Lazybrook neighborhood at 30 mph. Those speed limits are set by City of Houston ordinances.

Please remember that March is our Membership focus month, don't forget to pay your Civic Club dues! If you have driven down 18th street you will notice the ongoing clean up efforts that are just one of the many things your dues have paid for. I want to thank Beth Goodner for all of her hard work on helping with and organizing the clean up efforts.

I'd like to remind everyone that if you have new neighbors interested in exterior remodeling, please direct them to the Lazybrook Civic Club (lazybrook.org) website so they can read our Deed Restrictions and apply for an Architectural Review before beginning a project.

Your President,

Judy Dyk

Join the Lazybrook Civic Club

March is Membership month!!

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

10.5% of the households in Lazybrook having paid their dues so far for 2019.

What do Membership Dues pay for?

- **Mowing** of the 18th 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



LAZYBROOK 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: LAZYBROOK CIVIC CLUB
PO BOX 926181
HOUSTON, TX 77292-6181

Events and Updates

Dear Lazybrook neighbors,

For the past several months we have experienced irregularity in our trash and recycling pick-up due to factors with the City outside our control. Now that the City is back on track, we thought this would be a good time to remind everyone of the bluk trash, yard waste, and weekly trash and recycling guidelines and schudle.

Our collection day is Thursday, with recycling bins every other week. The city will not pick up items in the weekly collection such as boxes or bags left with the bins with one exception only--the weekly yard waste collection. Yard waste must be either in special approved City of Houston bags available at grocery and hardware stores, or cut into 3 foot lengths and tied into bundles.

There is also the Heavy Trash collection on each third Wednesday of every month. You may begin putting out items on the weekend before. On even months, such as April, you may put out your "junk trash" such as old furniture, and also "tree waste" such as limbs of trees and shrubbery.

On odd months, they collect only "tree waste."

Do not mix junk and tree materials, as they go into separate trucks. They will not pick up bagged trash (other than the weekly yard waste in special bags).

To help you keep on top of this, the schdule is listed on the back page of this Newsletter in the calendar

-The Lazybrook Civic Club



NASH 
AIR CONDITIONING & HEATING

713-462-NASH (6274)

Service • Installation • Maintenance • Commercial • Residential

We are local, family owned and operated since 1984!

www.nashmechanical.com
Lic. - TACLA6290C



Mobil

HEIGHTS MOBIL CAR CARE CENTER

"YOUR COMPLETE AUTOMOTIVE REPAIR CENTER"

State Approved Emission Repair Facility
Foreign and Domestic Repairs

Heather Mouzourakis
1622 West 18th St
Houston, Tx 77008

713-861-0389
FAX 713-861-5236

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

molly  slagle REAL ESTATE
A LAZYBROOK LOCAL



**BERKSHIRE
HATHAWAY**
HomeServices

Worldwide,
REALTORS®



713-471-0527

Molly@mollysoldit.com

Security Update

Citizens on Patrol Hours Logged

December 2018	- 26 hrs
January 2019	- 20 hrs
February 2019	- 31 hrs

Crime in the Neighborhood

1/18	- Assault with a Deadly Weapon – 1500 Tannehill Drive
1/24	- Theft from a Vehicle – 2000 Willowmoss Court
1/30	- Theft from a Vehicle – 1800 Seamist Court
3/5	- Theft from a Vehicle – 1600 Haverhill Drive
3/8	- Theft from a Vehicle – 1800 Seaspray Court

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://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

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

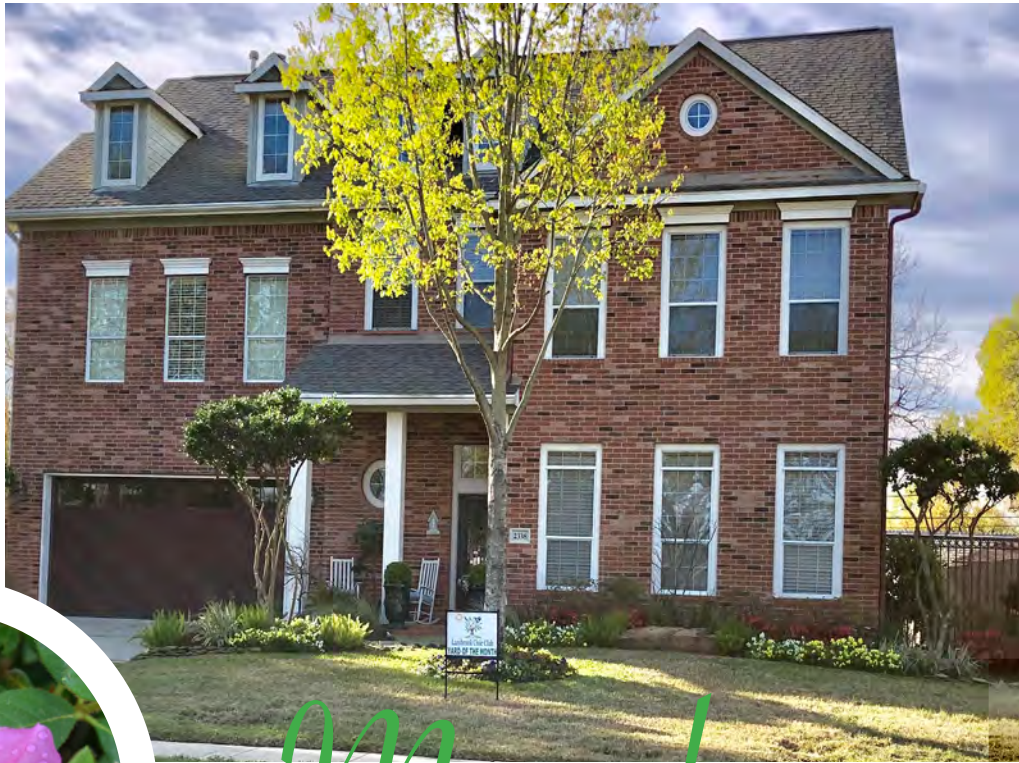


2502
Brooktree
Dr

February
Yard of the Month

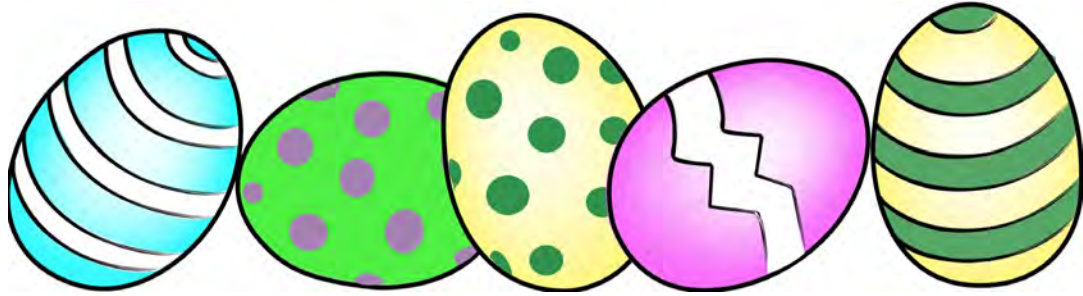


2338
Brook-
mere Dr



March
Yard of the Month

Lazybrook Mom's Club



It's A Hunt!

Please bring your little ones out and join the Lazybrook Mom's Club for a fun filled Easter Egg Hunt at Sinclair Elementary on April 14th.

The hunt will begin at 4pm. Look forward to seeing you there!

For more information on the Lazybrook Mom's Club or if you are interested in joining, find us on Facebook by searching for "Lazybrook Moms Group". If you're not on Facebook just send us a note and we'll make sure to include you in our email blasts. As always, if you're interested in being a part of the Moms club or have an idea for an event, please email us at moms@lazybrook.org.

Also, if you're interested in joining the Lazybrook Dad's Club send an email to Taylor McKay at taylorcmccay@hotmail.com.

- Erin Palmer Fuchs
moms@lazybrook.org



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



To Fit You
Fitness Studio

**You spend
24 hours a day
in your body.**

**Wouldn't you
like to make
the most of it?**

• Personal/Group Training 713-410-3376
• Post Rehabilitation ToFitYou@sbcglobal.net
• Wellness Coaching ToFitYou.com
• Nutrition 1750 Seamist Dr.
#170 Bldg 1, 77008



As of March 4, 2019, there were ten homes that are Active listed between \$405,000 and \$980,000. They range from 1,442 square feet to 3,617 square feet – 3/1.5/1 to 4/4.5/3 and have been on the market between 18 and 3200 days. The minimum psf asking price is \$214.28 and the maximum psf asking price is \$359.33. Three of the ten have pools.

There were four Pending as of March 4. Asking prices start at \$435,000 and top out at \$849,000 for a new construction. Size range from 1,644 square feet to 2,850 square feet configured as 3/2/2 to a 4/3.5/2

Four properties closed during this period; selling from \$362,000 to \$585,000. Two of the four have pools and the remarkable stat is that they were on the market for 3,4,5 and 15 days before going under contract.

Stats for sales:

Days on Market: average	7 days
Listing price: average	\$465,750 (\$270.92 PSF)
Sale price: average	\$459,250 (\$265.72 PSF)
Square footage: average	1,838

Lazybrook Rentals:

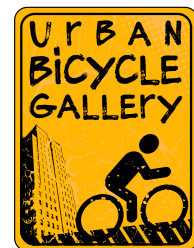
There are 4 active listings to lease as of March 4. They range in price from \$2,295 to \$2,995 and have been on market between 14 and 119 days. Three properties leased during this period. Smallest was 1,429 square feet, a 3/2/2 that leased for \$2,200 to a 3/2.5/2 with 2609 square feet built in 2013 that leased for \$3,700. The average days on market for the leased properties was 36 days.

Information as reflected on the Houston Association of Realtors website.

Brenda Brummett

(713) 861-1710

brendabhouston@comcast.net



713-863-0991

4810 Nett Street
Houston, TX 77007

www.urbanbicyclegallery.com

**Model home furniture and
showroom clearance**



**Items up to 70% off retail
price**

Choose from thousands of top brand upholstery, rugs, case goods, lighting, wall décor, decorative accents and faux floral in our 9,000+ SQ FT showroom

We're Social...Connect with us on Social Media



@ecfurnitureoutlet



facebook.com/ecfurnitureoutlet



OAK FOREST
VETERINARY HOSPITAL

NEW CLIENTS RECEIVE 10% OFF FIRST VISIT

713.682.6351 • 2120 West 34th Street
OAKFORESTVET.COM

Serving Garden Oaks since 1987



Luxury Lawns
AND LANDSCAPING

Landscape Design and Installation
Sprinkler System Installation & Repair
Drainage Systems
Full Service Lawn Maintenance
Stonework
Water Features
Landscape Lighting

Family Owned and Operated
References Available
Satisfaction Guaranteed

FREE ESTIMATES
DAVID BARTULA
713.688.4244
Insured for your protection

LI 7049

Advertise your business here!

Interested in advertising on
Lazybrook.org or in the printed newsletter?

Ask about discounts for residents

FARMER'S TERMITES
MANAGEMENT SERVICES



Russell (Rusty) Farmer
3610 Ascot Lane, Houston, TX 77092
T.P.C.L. 12276
713-681-2420
www.FarmersTermite.com

Farmer's, a trusted name for over 30 years.

Farmer's Home Maintenance

Russell (Rusty) Farmer
Owner

3610 Ascot Lane
Houston, Texas 77092

713-681-2420

Visit www.lazybrook.org/advertising for details about advertising opportunities and pricing.

Spotlight on Kojak's Fine Foods

In March 2001 I started collecting Door Prizes for the Civic Club and I saw Kojak's as a new restaurant opening on 18th street so I immediately went in and met Mark & Kathryn Oster, the new owners. The restaurant was purchased in 2000. They were very nice but busy getting ready to do business. Since both of us were just getting started we agreed I should check back for the next Civic Club meeting. Then of course I did go back two months later for the next meeting. Since then I have seen the Restaurant go thru many changes and I have collected 98 donations for the Lazybrook Civic Club from them. Kathryn doesn't work at Kojak's now but Mark is there every morning usually delivering catering which has really grown for the Restaurant.

The staff at Kojak's is eager to fill special requests and special diets. All you have to do is ask. It is Homestyle cooking in a casual setting. You can order on line and they will also deliver orders. They were closed in the evening for several years but are now open to include dinner from 7:30am – 9:00pm Monday thru Friday. Beer and Wine is available now with TV's overhead to watch the big game and have a quick bite to eat. Gelato is also a new favorite. This doesn't leave out the children---in fact, on Monday and Wednesday night kids eat free.

If you have eaten there you know the food is good and you will usually see some of your neighbors eating or picking up food. It is a good gathering place and they always make you feel welcome. I have personally used the catering several times and I have never been disappointed. After 18 years I feel we are friends and I was thrilled to see daughter Sydney helping Dad out in the evening.

Thank you Mark and Staff!

- Pat Koteras and the Lazybrook Civic Club



Mark and Rosa



Dalia (cook), Karen, Sydney – from left to right



Alba, Graciela (cook) and Sydney - from left to right

*Selling
Houston's
finest
homes
since 1985*



STEVE LOUIS

The Sign of an Exceptional
Sales Associate

SOLD

Direct: 713-623-5718

Mobil: 713-822-1667

Toll Free: 1-800-506-SOLD

Facebook: Steve Louis Sells Houston

louis@coldwellbanker.com

www.har.com/stevelouis



UNITED, REALTORS®

Two Greenway Plaza, Suite 150
Houston, TX 77046

Join us at the Lazy-
brook Civic Club
meetings for the
chance to win
generous door prizes
from the following
local
businesses.

Bargain Foods Mart - 18th
Checkers - 18th & Mangum
Demeris BarBQ - NW Freeway @
18th
Kojak's Fine Foods - 18th
Heights Mobil - 18th
Pizza Inn - 18th & Mangum
Queen Donuts - 18th
Tony's Mexican Restaurant - Ella
The Spaghetti Western #2 - W TC
Jester
Pop & Pan - 1710 18th Street

Please thank Pat Koteras
for her efforts gathering
donations, don't forget to
patronize these generous
businesses!

Lazybrook Sundays



Live music
on the wine deck every
Friday night

Sunday Brunch Specials
\$2 mimosas

Sunday Night Specials
half price wines
by the glass After 5

RAINBOW
L O D G ETM

Outstanding Gulf Seafood and Wild Game
713.861.8666 • rainbow-lodge.com

2011 Ella Boulevard at East TC Jester
In the Heights

18th Street Clean-up Continues

Your Lazybrook Civic Club is hard at work continuing our efforts to clean up overgrown vegetations and debris along 18th Street. As a follow-up to our clean-up activity, this February, we worked on Round 3. On 18th street, we worked the second block of trees/overhanging brush while things were dormant and later this year, we plan to continue our work on the sidewalks. Both Lazybrook signs on Ella and TC Jester are back to normal. And finally, the new landscape company is helping us to maintain 18th street at a more reasonable cost. Later this year, we plan to continue this clean-up and would appreciate your donations to the Civic Club so we can continue to make this happen. And of course, we could always use a helping hand in picking up trash as there seems to be a never-ending supply!

Thanks in advance for the support.

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

and

Carolyn Lehnert
(713)-864-3596
beautification@lazybrook.org



Lazybrook Civic Club would like to thank Trees Plus for their efforts, helping your Lazybrook dollars go farther!



JAMBRINACPA
Accounting & Tax Advisors

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

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

433 North Loop West. Houston, TX 77008
250 ED English Dr. Building 3 Unit C. Shenandoah, TX 77385
www.jambrinacpa.com

Keep In Touch

There are many ways to stay connected these days. Aside from attending the Civic Club meetings, you can stay in touch through the Lazybrook social media accounts on facebook and Nextdoor, or on our website, www.lazybrook.org.



lazybrook.org/facebook



lazybrook.org/nextdoor

We are currently working hard to get our website up to date, please be patient during this process.


If you have specific ideas for the Civic Club or information you would like to share please e-mail the appropriate board member or committee chair.

As always, if you have community news updates for the Newsletter please contact Jessica Swafford at newsletter@lazybrook.org




Sharon Ettinger
— REAL ESTATE SOLUTIONS —
713.299.5149
Ettinger.Sharon@gmail.com

Keller Williams Metropolitan
5050 Westheimer, Ste.200
Houston, TX 77056
Each office is independently owned and operated.



NATHAN TRITICO



- ◆ Long Term Care, Health Insurance
- ◆ Financial, Retirement & Estate Planning
- ◆ 401 (K) Rollovers
- ◆ Stock, Bond & Mutual Fund
- ◆ Tax Free Municipal Bonds
*May be subject to the federal alternative minimum tax.
- ◆ Annuities
- ◆ IRA's SEP & Simple IRA's
- ◆ Life Insurance
- ◆ College Savings Investments

"Securities offered through Cambridge Investment Research, Inc. a broker-dealer Member FINRA/SIPC. Advisory Services offered through Cambridge Investment Research Advisors, Inc. A Registered Investment Advisor."

(713) 862-8245
Financial Advisor/
Registered Representative
1802 Locksford
Houston, Texas
77008
Mobile: (713) 446-4317
Fax: (713) 864-8853
Email: ntritico@cambridgesecure.com

Lazybrook Resident since 1965

Block Captain Directory

Block Name	Block Captian/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 Koterass	713-864-4490
Crystal (2000)	Karen Bordas	713-306-0543
Foxwood	John Kaehler & Joe Ratsky	713-861-4177
Greengrass (1800)	Trish Cato	713-862-2427
Greengrass (2000)	Ilya Martinalbo	281-785-9540
Guese	Andy Diaz	713-725-0297
Haverhill (1600)	Sandy Schoellmann	
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)	Barbara Stegent	713-864-0238
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	Erin F. Palmer	713-253-3746
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)	Sandy Schoellmann	
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

March

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	7 TRASH RECYCLING	8	9
10 DST Starts	11	12	13	14 TRASH	15	16
17 St. Patrick's Day	18	19	20 TREE WASTE	21 TRASH RECYCLING	22	23
24	25	26 Civic Club Mtg @7pm	27	28 TRASH	29	30

April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
March-31	1	2	3	4 TRASH RECYCLING 	5	6
7	8	9	10	11 TRASH 	12	13
14	15 TAX DAY	16	17 HEAVY TRASH	18 TRASH RECYCLING 	19 Good Friday	20
21 Easter	22	23	24	25 TRASH 	26	27
28	29	30	 = Mosquito spraying Thursday after 10pm April - October, subject to change due to weather and vendor availability			

May

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