

Lazybrook

NEWSLETTER



May 2019

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Next Civic Club Meeting

May 28th, 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

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

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

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IMPORTANT NUMBERS

HPD Dispatch
713-884-3131

HPD Central Station
713-247-4400

Newsletter printed by



713-623-0703

printheouston.com

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

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
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SECURITY EMAIL NOTIFICATIONS

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security@lazybrook.org

BEAUTIFICATION

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713-864-3596

SUPER NEIGHBORHOOD

Jolene Rock
superneighborhood@lazybrook.org

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ARCHITECTURAL REVIEW

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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

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 Koterias	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)	Block Captian WANTED	Volunteer Today!!
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	Block Captian WANTED	Volunteer Today!!
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 Ofsowitz & 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

Join the Lazybrook Civic Club

March was our Membership drive, but so far only 18% of households have paid in 2019!!

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

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:



\$40.00 DUES
DONATION: BEAUTIFICATION
DONATION: SECURITY (CITIZENS ON PATROL)
DONATION: MOSQUITO SPRAYING

TOTAL: \$ _____

MAKE CHECKS PAYABLE TO:

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

Volunteer Today

Dear Lazybrook neighbors,

We've lost 2 block captains to recent moves and need replacements. The blocks in need are:

1800 Sea Queen: 11 homes

1600 Haverhill: 12 homes

What does a block captain do? Here's a job description:

- 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. The actual month is determined by the Membership Chair - this year it's May;
- Organize or recruit neighbors to organize a block gathering on National Night Out - this year it's October 1. You can join other blocks to share the event or go solo - it can be as simple or as elaborate as you choose.

Two more fun facts: you don't have to live on the block to be a Block Captain - you can volunteer wherever you might be needed. Also, you can grab a friend or neighbor to be a Co-Captain and share the duties.

Please call, text or email if you have questions or want to volunteer. You will become part of the life blood of Lazybrook and that's a great thing!

(Ms.) Eddie Yarbrough
Block Captain Chair
713-823-8430 (cell)
blockcaptain@lazybrook.org



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

Office: 713.574.2377
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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
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Security Update

Citizens on Patrol Hours Logged

February 2019	- 31 hrs
March 2019	- 25 hrs
April 2019	- 24 hrs

Crime in the Neighborhood

4/7	- Assault – 1800 Millwood
4/8	- Assault with a Deadly Weapon – 1800 Millwood
4/12	- Theft of a Vehicle – 1800 Tattenhall

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

Lazybrook Sundays



Live music
on the wine deck every
Friday night

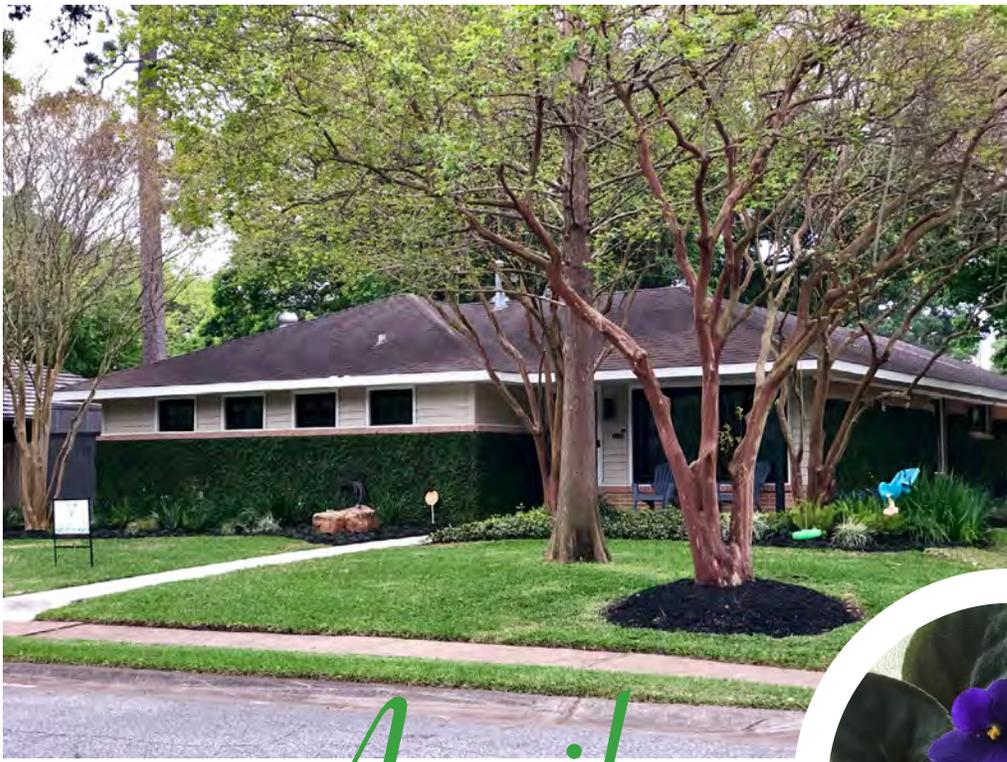
Sunday Brunch Specials
\$2 mimosas

Sunday Night Specials
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In the Heights



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Lazybrook
Dr

April
Yard of the Month



9127
Lazybrook
Dr



May
Yard of the Month



Lazybrook is very active! Our neighborhood has 668 homes and just for grins I ran the MLS for sales between January 1, 2016 and December 31, 2018 and there were 124 sales. In addition, there were several homes sold by owner without appearing in MLS so at least 20% of Lazybrook homes have new owners in the last 3 years. **Have you met your new neighbors???** The Houston Chronicle's Homebuyers Guide came out April 28 and this is the Lazybrook recap: Average Per Square Foot Prices 2014 = \$239.68, 2017 = \$244.90, 2018 = \$262.45. Percentage change between 2017 – 2018 is 7.2% and between 2014 – 2018 is 9.5%. The Median tax value for property taxes is \$383,459. For comparison Timbergrove Manor has a 2018 per square foot price of \$249.74 and has experienced a decreased price of 1.2% between 2014 and 2018 (blame the floods for that!)

As of April 30, 2019, there were twelve homes that are Active listed between \$415,000 and \$899,000. They range from 1,541 square feet to 3,617 square feet – 3/2.5/2 to 4/4.5/3 and 5/3.5/2 and have been on the market between 1 and 259 days. The minimum psf asking price is \$221.33 and the maximum psf asking price is \$369.58. Four of the twelve have pools.

There were eight Pending or Option Pending of April 30. Asking prices start at \$397,500 and top out at \$849,000 for a new construction. Size range from 1,391 square feet to 3,671 square feet configured as 3/1.5/2 to a 4/2.5/2. Listing PSF prices range from \$178.17 to \$377.43

Six properties closed during this period; selling from \$410,000 to \$845,000. In each case the Seller paid for the Owner's Title Policy and one Seller contributed \$3,000 to Buyers' closing cost. These homes were all 3/2/2 except for the new build that is 4/3.5/2. Square footage ranged from 1,644 to 2,850 and with one exception were on lots ranging from 6,834 to 8,325.

Stats for sales:

Days on Market:	average	92 days (higher because 1 was on market for 400 days)
Listing price:	average	\$542,482 (\$259.00 PSF)
Sale price:	average	\$532,650 (\$254.53 PSF)
Square footage:	average	2,148

Lazybrook Rentals:

There is only 1 for lease as of April 30. It is listed for \$2,995, built in 1960 with 1,555 square feet comprising 3 beds, 2 bath and 1 car garage. It has been on the market 73 days.

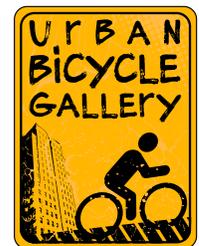
The properties leased during this period - \$2,300 to \$2770. Sizes are 1,880 (leased at \$1.22 PSF), 1,602 (leased at \$1.50PSF) and 1,528 (leased at \$1.81PSF). They were on the market between 4 and 79 days.

Information as reflected on the Houston Association of Realtors website.

Brenda Brummett

(713) 861-1710

brendabhouston@comcast.net



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

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



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Pizza Inn - 18th & Mangum
Queen Donuts - 18th
Tony's Mexican Restaurant - Ella
The Spaghetti Western #2 - W TC
Jester
Subway - 18th Street
Pop & Pan - 1710 18th Street

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

May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
The May issue of the Newsletter has an extended calendar since the civic club does not meet in the summer.			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	

June

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 	7	8
9	10	11	12	13 TRASH RECYCLING 	14	15
16 Faster's Day	17	18	19 HEAVY TRASH	20 TRASH 	21	22
23	24	25	26	27 TRASH RECYCLING 	28	29

July

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

August

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

September

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

October

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 National Night Out	2	3 TRASH RECYCLING 	4	5
6	7	8	9	10 TRASH 	11	12
13	14 Columbus Day	15	16 HEAVY TRASH	17 TRASH RECYCLING 	18	19
20	21	22	23	24 TRASH 	25	26
27	28	29	30	31 TRASH RECYCLING Halloween 		