

# Lazybrook

NEWSLETTER

May 2020

**May Meeting Canceled  
Next Meeting Sept 22<sup>nd</sup>**



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## EXECUTIVE MEMBERS

### PRESIDENT (Acting)

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

### VICE PRESIDENT (Acting)

Kurt Swafford  
(281) 685-8405  
vicepresident@lazybrook.org

### TREASURER

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

### CORRESPONDING SECRETARY

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

### RECORDING SECRETARY

Open Position  
recording@lazybrook.org

## 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.

# Next Civic Club Meeting

Sept 22<sup>nd</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

## COMMITTEE CHAIRS:

### MEMBERSHIP

Eddie Yarbrough  
membership@lazybrook.org

### SUPER NEIGHBORHOOD

Jolene Rock  
superneighborhood@lazybrook.org

### NEWSLETTER

Jessica Swafford  
newsletter@lazybrook.org

### BLOCK CAPTAIN

Open Position  
blockcaptain@lazybrook.org

### YARD OF THE MONTH

Vicki Ballard & Rachel Corbell  
yard@lazybrook.org

### DEED RESTRICTIONS

Judy Dyk  
deedrestrictions@lazybrook.org

### WEBMASTER

Sherri Oldham  
webmaster@lazybrook.org

### ADVERTISING/DONATIONS

Molly Slagle  
advertising@lazybrook.org

### SECURITY CHAIR

Ben Dolan  
security@lazybrook.org

## SOCIAL GROUPS:

### BEAUTIFICATION

Carolyn Lehnert  
beautification@lazybrook.org

### MOM'S CLUB

Erin Palmer Fuchs  
moms@lazybrook.org

### ARCHITECTURAL REVIEW

Ben Dolan  
architecturalreview@lazybrook.org

# Letter From The President

Dear Lazybrook,

Due to the ongoing limitations still in place we must cancel the May 26<sup>th</sup> Lazybrook Civic Club Meeting. We hope to see you all at the next scheduled meeting in September!

I would like to announce that I will be stepping down as President of the Lazybrook Civic Club and have asked Ben Dolan, our current Vice President, to step in as Acting President. Thankfully he is willing to do so. Kurt Swafford has volunteered to run for the position of Vice President. Beth Goodner and Pat Koteris are willing to continue in their current roles of Treasurer and Corresponding Secretary, respectively. The role of Recording Secretary, whose primary responsibility is to attend the five meetings a year and record the minutes, is currently open. Please contact Ben Dolan ([president@lazybrook.org](mailto:president@lazybrook.org)) if you are interested in filling this position.

I had initially intended to make these announcements at our March meeting and then vote on them at our May meeting. Unfortunately, the coronavirus pandemic has made this impossible. The hope is to vote these changes in to effect at the September meeting, if possible.

This is an exceptional team that has continued working even during the pandemic. I know that they deserve your support. All are capable and hardworking. I have been very privileged to serve with them and endorse all of them.

I also want to thank those who are not elected but serve in the many capacities essential to the smooth operation of the Lazybrook Civic Club. The list inside our Newsletter's front cover is partial because it only shows the Chairs. For those of you who work behind the scenes and without recognition, I want to say thank you for all that you do.

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

Give yourselves a big round of applause, Lazybrook neighbors – that’s what I’m doing – because you are stepping up to pay your dues. We ended 2019 at 41.5% (281 paid homes). As this goes to press, we stand at **49.5%** (330 homes paid)!!! And neighbors who have not yet paid (343 homes), please know that we are not yet done as I will be pestering, pushing and nagging you to pay your 2020 dues.

It’s never too late to voluntarily pay your annual dues of \$40 to the Lazybrook Civic Club - or more if you contribute to Beautification, Citizens on Patrol, Mosquito Spraying or General Fund. Here’s what your dues and contributions cover:

- Mowing/cleaning of the 18th Street green area by the fences (note the vast improvement in 2019 – this was not an accident OR free)
- Mosquito spraying twice a week (May through National Night Out in early Oct.)
- Tree planting in esplanades/bayou areas and maintenance of those trees
- Cleaning trash and debris along our section of White Oak Bayou
- Printing the Lazybrook Newsletter for all residents
- Supporting Citizens on Patrol (COP) for gas money (consider volunteering!)
- Covering miscellaneous costs for PayPal, accounting programs, website, etc.
- Securing your voting rights at all LCC meetings

Pay online with credit card or PayPal by visiting [www.Lazybrook.org/Join](http://www.Lazybrook.org/Join). Or use the form below.

Eddie Yarbrough, Membership Chair  
[membership@lazybrook.org](mailto:membership@lazybrook.org)  
713-823-8430

Pay online with Credit Card or PayPal by visiting [www.Lazybrook.org/Join](http://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

# News and Updates



## ALERT! DON'T FALL VICTIM!!

### Water Pressure Scam

Earlier this month we received a report, from one of our Lazybrook residents, that they were the victims of a scam. Two men posing as City of Houston employees gained entry into the home under the pretense that they were checking water pressure related to a nearby water main break. Once inside the home, one of the men proceeded to rob the couple's bedroom of valuable possessions including jewelry. The assailants were described as two Hispanic males (who entered the home) and one Hispanic female (who provided lookout from inside a vehicle). The vehicle was described as a late model, blue, Chevrolet pickup truck.

Please be vigilant of scammers especially in this time of crisis. You are not required to allow city employees, utility company employees, policemen, or anyone for that matter inside your home.

Thank you to those that volunteered for the Lazybrook volunteer clean-up in conjunction with Keep Houston Beautiful Day! Unfortunately it was delayed due to Coronavirus. The plan is that a new Keep Houston Beautiful Day will be scheduled for the Fall but an exact date is still uncertain. Please keep your eye on the Lazybrook Facebook Page and Website for updates.



Hi Neighbors,

Please consider volunteering to help the Civic Club. We are looking to fill the following positions:

### **Recording Secretary**

### **Block Captain Chair**

Please e-mail Ben Dolan ([president@lazybrook.org](mailto:president@lazybrook.org)) if you are interested in the position of Recording Secretary and Eddie Yarbrough ([membership@lazybrook.org](mailto:membership@lazybrook.org)) if you are interested in the Block Captain Chair position.



# 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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# Citizen on Patrol

## Citizens on Patrol Hours Logged

Feb 2020 - 32 hrs  
Mar 2020 - 31 hrs  
April 2020 - 30 hrs

## Crime in the Neighborhood

3/21 - Theft From Vehicle (parts) - 1800 Millwood Drive  
3/22 - Theft From Vehicle (parts) - 1800 Salford Drive  
4/6 - Theft From Vehicle - 1800 Tattenhall Drive  
4/17 - Theft - 2600 Lazybrook Drive  
4/27 - Theft - 1800 Willowmoss Court  
5/1 - Theft - 1800 Locksford Street

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**

## 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

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

## 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>



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**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)



2507  
Lazybrook  
Dr



*April*



2011  
Willow-  
moss Ct



*May*  
Yard of the Month



As of April 30, 2020, there are three homes that are Active listed for \$339,900, \$500,00 and \$515,000. Sizes are 1323, 1555, and 4200 square feet built between 1959 and 1961.

Two are Pending Continue to Show both are 3/2/2 – 1660 square feet for \$445,000 and 1985 square feet for \$558,900.

One property is Option Pending: 4/2/2 with 1875 square feet list at \$415,000.

Three properties closed during this two-month period. In Section 2 a 3/1.5/2 with 1433 square feet that sold for \$342,500. Two properties in Section 1 sold. A 3/2/2 with 1882 square feet sold for \$537,000 and a 4/2/2 with 2124 square feet sold for \$690,000. In all three sales the Seller paid for the Owner Title Policy and there were no Seller contributions for repairs or buyer's closing cost.

Average listing price: \$532,667	Square Foot listing: \$288.57
Average sales price: \$523,167	Square Foot sales: \$283.07
Average Square Foot: 1813	
Average days on Market: 38	

Lazybrook Rentals: There two for lease as of April 30. Listed for \$2850, built in 1964 with 1465 square feet, 2/2/2 and a 3/2/2 listed at \$2,895 with 1555 square feet built in 1960/

Three others leased: ranging from 2/1/2 to 4/2.5/2 with 1,220 to 2,114 square feet. Lease price ranged from \$1,650 to \$2,950.

Information as reflected on the Houston Association of Realtors website.

Brenda Brummett  
 (713) 861-1710  
[brendabhouston@comcast.net](mailto:brendabhouston@comcast.net)



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*Lazybrook Resident since 1965*

# Membership Raffle Winners

Thanks again to those that have paid their dues and qualified for the dues raffle!

AND THE WINNERS OF A \$50 BILL ARE:

Jean Eng for 1835 Widdicomb  
Bernadine Szydlik for 2414 Brooktree  
Jeanne McDaniel for 2115 Brooktree  
Maria Velez for 1811 Haverhill  
Drew Taggart for 2014 Brooktree

These are current and former neighbors who responsibly paid their 2020 annual dues by May 10, earning them a spot in the drawing for one of five \$50 bills. Kudos to two of the winners who are owners of rental properties and made sure their dues are current.

Of course, we had hoped to make a more celebratory splash by drawing the names at the March and then May meetings, but since those were canceled, the names were well shaken and drawn in my kitchen.

Thank you to ALL who have been paying your annual dues and making generous donations to Beautification, Citizen on Patrol, Mosquito Spraying and General Fund. You are the homeowners who help maintain our property values and keep Lazybrook vital and attractive. You are all winners!!!

Eddie Yarbrough  
Membership Chair  
[membership@lazybrook.org](mailto:membership@lazybrook.org)

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# Sunday, Texas Style



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# 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)	Eva Paek	281-300-5896
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	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

# 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 - W TC Jester  
Subway - 18<sup>th</sup> St  
Magic Nails & Facials - Ella  
Preslee's - Southern Good Eatery - 19th



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

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# May

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 Cinco de Mayo	6	7 TRASH RECYCLING	8	9
10 Mother's Day	11 	12	13	14 TRASH	15	16
17	18 	19	20 TREE WASTE	21 TRASH RECYCLING	22	23
24	25  Memorial Day	26	27	28 TRASH	29	30

# June

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

# July

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 = Mosquito spraying Mondays between 10pm and 3am subject to change due to weather			1	2 TRASH RECYCLING	3	4 Fourth of July
5	6 	7	8	9 TRASH	10	11
12	13 	14	15 TREE WASTE	16 TRASH RECYCLING	17	18
19	20 	21	22	23 TRASH	24	25
26	27 	28	29	30 TRASH RECYCLING	31	1-Aug

# August

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

# September

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

# October

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 = Mosquito spraying Mondays between 10pm and 3am subject to change due to weather				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	28	29 TRASH	30	31 Halloween