

LAZYBROOK NEWS

MAY 2014



President's Letter

Marc Cogle, President (713) 444-3351 president@lazybrook.org

Well, it seems that spring has finally sprung here in Lazybrook. The weather seems to be moving in the ever familiar direction of hot, hot, hot. I'd like to start this letter in much the same way as my last, with a sincere thank you. All the effort during April in increasing our membership rate and collecting dues is appreciated. Many folks pitched in to increase awareness and many of your neighbors stepped forward to join and support their neighborhood. We do not have the totals as of yet, but we are optimistic that our rate of membership is increasing. If you haven't had an opportunity to pay your membership dues yet, please do so online (www.Lazybrook.org/Join), through your Block Captains or through our Membership Chair, **Janell Bryans**.

In addition to the membership drive this past month, we had progress on other fronts within the Civic Club. A more invisible, but absolutely crucial role of the Civic Club is the enforcement of our deed restrictions. This is done to ensure that the spirit and architectural integrity of our neighborhood is preserved. People live in Lazybrook because it is one of the few places remaining in Houston where yards, both front and back, still can be found and it's the Civic Club responsibility to ensure that remains the case. The primary way we oversee our deed restrictions is through our Architectural Review and Deed Restriction Committee. This Committee reviews all remodeling plans and monitors activity in the neighborhood to ensure that the deed restrictions are followed. In recent years, we have had challenges keeping this committee staffed and completing the required reviews. This past month, I invited interested residents to my home to discuss the best path forward for the committee. There was much discussion around responsibilities and how best to move forward in the future. We have some internal tasks to complete, but are looking forward to presenting that path in the May Civic Club meeting so be sure to attend.

With the warmer weather, it has been nice to see neighbors out in their yards and along the bayou these past few weeks. The bluebonnets were beautiful this year and I do hope that you and yours had an opportunity to enjoy them. Again,

continued on page 4

What's Inside

NEIGHBORHOOD DIRECTORY	2	A fitness training studio near you!	14
Membership	3	Beautification	15
Security	6	Yard of the Month	16
Around the Neighborhood	8	Real Estate Corner	17
Jaycee Park Doggie Facts	13	Calendar	20

Newsletter printed by



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www.printhouston.com

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

NEIGHBORHOOD DIRECTORY

EXECUTIVE BOARD MEMBERS

PRESIDENT

Marc Cogle
(713) 444-3351
president@lazybrook.org

VICE PRESIDENT

Vacant
vicepresident@lazybrook.org

TREASURER

Beth Goodner
treasurer@lazybrook.org

CORRESPONDING SECRETARY

Pat Koteras
correspondence@lazybrook.org

RECORDING SECRETARY

Judy Dyk
recording@lazybrook.org

COMMITTEE CHAIRS



MEMBERSHIP

Janell Bryans
(713) 426-0148
membership@lazybrook.org



SECURITY CHAIR

Matt Herring
(713) 823-0794
security@lazybrook.org

ARCHITECTURAL REVIEW/ DEED RESTRICTIONS

Vacant
Volunteer for this position!
architecturalreview@lazybrook.org



NEWSLETTER

Crystal Frommert
(832) 426-2191
newsletter@lazybrook.org



BEAUTIFICATION

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

RECYCLING

Vacant
Volunteer for this position!
recycling@lazybrook.org

YARD OF THE MONTH

Carmen Millet
yard@lazybrook.org

SUPER NEIGHBORHOOD

Chris Grizzaffi
superneighborhood@lazybrook.org

ADVERTISING/DONATIONS

Chere O'Neal
advertising@lazybrook.org

WEBMASTER

Greg Frommert
(832) 426-2191
webmaster@lazybrook.org

AROUND THE NEIGHBORHOOD

Vacant
neighborhood@lazybrook.org

HOSPITALITY

Jo Crawford
(713) 864-0685
hospitality@lazybrook.org

GRAFFITI

Dorothy Richardson
(713) 861-0701
graffiti@lazybrook.org

MOSQUITO SPRAYING

Alison Moss
mosquitospraying@lazybrook.org

BLOCK CAPTAIN CHAIR

Eddie Yarbrough
(713) 869-1511
blockcaptain@lazybrook.org

IMPORTANT CONTACT NUMBERS

EMERGENCY: 911

HPD DISPATCH

(713) 884-3131

HPD CENTRAL STATION

(713) 247-4400

HEIGHTS STORE FRONT

Sgt. Chad Wall

(713) 803-1151

centralpatrol2district@cityofhouston.net

Visit us on the web at
<http://www.Lazybrook.org>
for up-to-the-date
news, events and more!



Membership - Voluntary, But Necessary

Janell Bryans, Membership Chair membership@lazybrook.org (713) 426-0148

The following is a note from a fellow Lazybrook resident that I wanted to share:

It's that time of year time to pay those civic club dues again but, have you ever wondered what the civic club does for you?? Well, some of the things the Lazybrook Civic Club does is :

- It defends deed restrictions to protect property values
- It provides Citizens on Patrol (COPS) for our personal safety and the safety of our property.
- It oversees and pays for the maintenance of the esplanades as well as making sure that all graffiti is taken down timely.
- It gives each of us a chance to meet our wonderful neighbors and take part in making sure that Lazybrook is the best neighborhood in Houston to live in!!

At the last civic club meeting it was pointed out that out of 674 households in Lazybrook, only an average of 37% households paid their \$25 annual dues!! \$25 is such a small amount to contribute to live in this awesome subdivision that does so much for us....PLEASE PAY YOUR DUES....after all, it is you who receives the benefits!!





Your neighbor

Help to continue with these projects for the neighborhood and enforcement of deed restrictions to protect your property values. For only \$25.00 annually, you will help to keep Lazybrook what it is today and to improve it for the future. You can bring the form below to the next Civic Club Meeting, mail it to the address or visit Lazybrook.org to join.

Lazybrook Civic Club Membership Dues

Name _____
Address _____
Phone _____
E-mail _____

I am enclosing:

-  25.00 Dues
 _____ Donation: Beautification
 _____ Donation: Security (Citizens on Patrol)
 _____ Donation: Mosquito Spraying

Total: \$ _____

You can also pay
online with Credit Card or
PayPal by visiting
www.Lazybrook.org/Join



Make checks payable to: Lazybrook Civic Club PO Box 926181 Houston, TX 77292-6181

President's Letter continued

sincere thanks to those who are stepping forward to support your community and continued pleas for additional support. If you haven't had the chance to get outside and meet some neighbors, pay your dues, reach out to your Block Captains or even do a little yard work, I encourage you to do so in the next month. Our family has grown to love this neighborhood and developed many strong friendships with other families. It only takes a "Hello" sometimes.

Thanks to Pat Koteras for gathering door prizes from the following merchants for the March Civic Club Meeting:

Bargain Food Mart - 18th
Demeris BarBQ - NW Freeway @ 18th
Flying Dragon Chinese & Vietnamese - 18th
Heights Mobil - 18th & Ella
Hughie's Tavern & Vietnamese Grill - 18th
YOL Art - 18th
Kojak's Fine Foods - 18th
Pizza Inn - 18th & Mangum
Queen Donuts - 18th
Tony's Mexican Restaurant - Ella
The Spaghetti Western #2 - W. TC Jester
Please patronize these generous businesses.



YOUR Lazybrook Neighbor & Realtor!

As a resident of Lazybrook, I have a vested interest in keeping the values of the neighborhood as high as possible.

When you are ready to sell, give me a call! Your profit is my priority.

I want to be YOUR Realtor!

JANELL BRYANS

REALTOR ASSOCIATE - GRI, MBA

713.204.9667

jbryans@marthaturner.com

Martha Turner | Sotheby's
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Get Published!

If you would like to contribute an article for the Lazybrook newsletter and web site please email newsletter@lazybrook.org.

JOIN The E-mail network
and stay informed with
Security Updates

Pay your dues and
donate using PayPal!

LAZYBROOK NEWS is on the web at <http://www.Lazybrook.org>



READ past and current
neighborhood news!

CONTACT us with your
feedback and ideas!

View Yard of the Month
photos in full color!



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Security

Matt Herring, Security Chair (713) 823-0794 security@lazybrook.org

Citizens on Patrol Hours Logged

- February 2014- 40
- March 2014- 70.25

Crime in the Neighborhood

- 3/30- 2400 block of Brooktree, house and car were shot with paint balls
- 4/5- 2200 block of Lazybrook, pet and birds were shot with a BB/pellet gun

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: <http://mycity.houstontx.gov/crime> or www.spotcrime.com

Street Light Repair

I have received several emails lately about street lights being out. If you notice a street light out please call 311 and report it so they will send a crew to repair/replace broken lights or you can also report it online at www.houston311.org

Citizens on Patrol

Citizens on Patrol successfully brings together communities and police for a common goal, to improve the quality of life for residents by preventing, reducing, or eliminating crime. You can really make a big difference in crime in our area by patrolling just a few hours a month. Patrolling is as easy as driving a car through the neighborhood with a cell phone and calling in any suspicious persons or activities. We will train you, the hours are flexible to fit any schedule, and you are reimbursed for the cost of gas. Please email security@lazybrook.org to let me know if you are interested.

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 security@lazybrook.org or visiting <http://www.lazybrook.org/network>

FOR IMMEDIATE RELEASE

DATE: 04/21/2014

CONTACT: Tim Gill (832) 564-7336 info@homestarprotection.com

Summer is coming, and so are the Door-to-door Home Security Salesmen

Houston, TX- Across the nation, companies are utilizing eager & gullible college students to peddle their products and services with the allure of experience for their resume and promises of wealth. We have all heard the knock at the door with anticipation of a friendly neighbor saying hi or a delivery of your most recent online shopping purchase. Instead it's a young salesmen saying whatever he can to get you to sign up for his service. There's the guy selling books or magazine you will more than likely never see. There's the guy trying to switch over your electricity or cable provider. Then there's the guy trying to get you to sign up or switch over your home security service. The important thing to know about the security salesman is that, more than likely, he is not licensed properly to be selling home security services. In Texas home security sales and installations are regulated by the Texas Department of Public Safety's Private Security Bureau. Issues such as Burglary and Panic of your home are not taken lightly by the state. For this reason each Alarm Salesperson is required to undergo an FBI fingerprint background check before being allowed to sell such services. Precautions such as these are put in place by the state to ensure the safety of its residents. Upon being approved and licensed, each Alarm Salesperson receives an Identification Card from the state that looks almost identical to a Driver's License. Odds are that the guy knocking on your door works for a company that has not taken the time to get him an individual license. For this reason, homeowners should be wary of the friendly college student who is here for a "summer internship" to "advertise" home security. Ask to see his Alarm Salesperson license. If he does not have it, do not let them in your home. And to save your neighbors from the misery, pick up the phone and call the proper authorities.

The next thing to consider is the trap that most of these companies put people in. The products and services they offer may be an upgrade to what you have, but you're going to pay for it one way or another. The most common way these door-to-door companies operate is to offer no upfront cost and often times giving your first couple months for free. Before you know it, these door-to-door alarm salesmen swindle homeowners into 5-year contracts with costs as high as \$65-70 per month. What most people don't realize is they can be signing a contract committing them to over \$4,000! How "FREE" is a new home security system if you're required to pay that company \$4,000 or more over the course of the next 5 years?

Seeing the way these companies worked, my business partner and I decided to differentiate ourselves from these sales companies and start Houston-based HomeStar Protection. The biggest difference: being customer service oriented versus being sales oriented. We are dedicated to being a local company that homeowners can trust. Since 2012, we have proudly helped protect over 150 homes in the Greater Houston Area. Check out www.homestarprotection.com or give us a call at (832) 564-7336 to learn more about whom we are and we have to offer.

-###-

Around the Neighborhood

16-year old **Joelle Ortega** on Millwood Drive is interested in babysitting fellow Lazybrookers. References available. (713) 724-6281.

Lazybrook has lost a long time resident and overall great person. **Milton Martin Krakosky** passed away on April 23, 2014. He and his wife of 63 years, Leona, were original owners and a staple of the Lazybrook Civic Club. I met Milton the day I bought my house. He introduced himself and gave me a long history of the neighborhood and my house. If you don't know Milton by name, you have seen his handy work in the many yards he mowed on a weekly basis, even at 85. He always had a little sweat on his brow from a hard day's work and a smile on his face. He will be greatly missed, but we can keep his memory alive by always being friendly to our neighbors.

- From Dahlia Brown, 2200 Block of Lazybrook



The Google Earth photo of our house where Milton just happens to be mowing.



Right after Ike when Milton lost a huge tree from his backyard.

Long time Lazybrook resident of the 1800 block of Crystal Court, **Bess Witovec**, passed away on May 2. Mrs. Witovec will be dearly missed by her neighbors, friends and family.

The Lazybrook neighborhood south of 18th lost two long-time residents recently, **Dorothy Lange** and **Bettie Whatley**. They were next-door neighbors on Guese Street for many years. Dorothy passed away on April 18th and Bettie on April 22nd. They were friends who chatted daily on the telephone or out on the front lawns.

Dorothy was employed as a teller for Bank of the Southwest and was a devoted mother and homemaker. She is survived by her sons Rodney and Sidney, a Lazybrook resident, and four grandchildren and one great granddaughter.

Bettie was retired from Southwestern Bell and was very active in employee groups such as CWA Retirees. She also was a Lazybrook Block Captain and worked for several years assembling our newsletters. She is survived by her son John Allen, a Lazybrook resident, son David, grandson Clinton and a brother and several sisters.

Have Announcements to share with your neighbors?

Please email neighborhood@lazybrook.org



Save-the-Date



Tuesday, September 9, 2014 at 7:00 p.m.
Sinclair's Cafeteria

Abby Taylor, Principal Sinclair Elementary School

Principal Abby Taylor will be the
Timbergrove Manor Civic Club's September guest speaker
at their September general meeting.

Lazybrook residents are invited to hear what Abby has to say
about our neighborhoods' school and to ask questions.



If you have found a baby bird, squirrel or possum you can
take them to the **The Wildlife Center of Texas**.

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Jaycee Park, Doggies and Do You Know.....

Darlene Wayt, Friends of Jaycee Park dwayt@comcast.net



Jaycee Park has a water fountain for doggies.

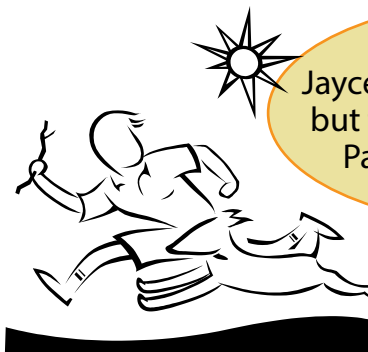
If you are thirsty and hot, your dog is thirstier and hotter.



A dog owner must have direct physical control over a dog at all times via a leash, a fence or other enclosure that prevents escape. Jedi and Vulcan mind-melds don't work.....on the dog, that is. If you have recurring, semi-hypnotic thoughts running through your brain like *my dog won't run after a squirrel, it's good exercise to let my dog off the leash, my dog won't jump on a small child or an elderly person*hmmm..... wonder who that's coming from.



"Running at large" may result in impoundment or fines. Unfortunately, this refers to dogs not politicians.



Jaycee Park is not a dog park but there is one at TC Jester Park, 4201 W. TC Jester!

How long does it take an unleashed dog to run from the park into cars, vans and trucks on Grovewood or into 18-wheelers, metro buses, commercial trucks and vans on Seamist? Use a leash so you never find out.



"A lot of control techniques can be seen in this photo and voice was used too but, bottom line, this responsible dog walker uses leashes."



A fitness training studio near you!

Birgitt Haderlein, Health and Fitness Coach, toftoyou@sbcglobal.net (713) 410-3376

I have been in the fitness industry for over 25 years. I can say my passion for helping people look and feel their best is just as important to me as it was 25 years ago. To hear a client say "My knees feel better". "My attitude towards my family and friends has changed since I learned behavior modifications" are some of the things I hear from clients that keep me being my best. The rubber meets the road when everything is in constant change. I, as all of you have experienced in your lives, am going through a big change that requires me to let go of old, outdated ideas and move into new ways of thinking and experiencing my journey called life.

I am excited to announce the grand opening of my fitness studio right here in the heart of Lazybrook. By the time you get this newsletter my studio will be up and running. It has been something I have pondered over for some time and now is the time for me to move in that direction. It is bitter sweet. I have been a contract trainer for the YMCA for 25 years and it has been great yet the time has come for me to spread my wings and fly. I will miss all the great relationships I developed there and am truly grateful to have brought so many clients to join that facility and grow my business. That chapter in my life is closing and I am beginning a new chapter of discovery. I am reminded and humbled at my peers who have walked before me in this process. They have demonstrated great courage to live their dreams of helping people be their best. I am honored to be a part of that experience too.

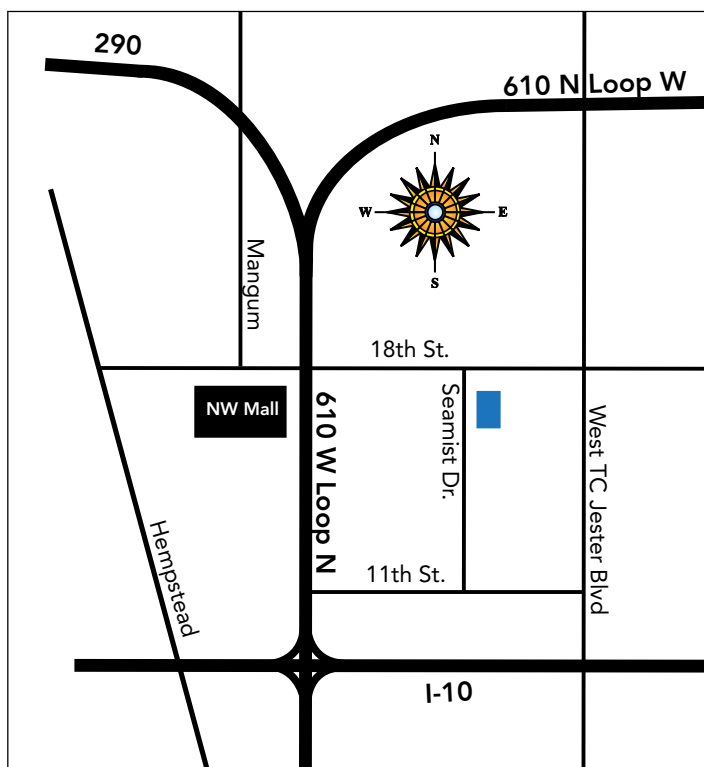
As soon as I made my decision to move on, things have fallen into place. Which has been my experience when making a change that is right for me. Having my own studio will give me the freedom to offer great opportunities for clients that will keep them fit and healthy with a more personal experience. There are many important pieces to being a great business owner yet one of the most important is service. I am sure most of you have experienced great service whether buying a house, new car or even going to your local grocery store. I myself have had that experience and bought my last car at the same dealer because of my service guy. That is why my clients love working with me. I do my very best to listen, communicate and make sure they are heard so they have a great experience every time they walk out of my sessions. I know I am doing a great job when a client refers a friend, coworker or neighbor to me.

To Fit You fitness studio is very close and I look forward to working with and getting to know some of you better. So here are my top 6 strategies for taking care of your self during times of change.

1. Breathe, drink plenty of water and talk slow.
2. Ask for help especially when you don't think you need it
3. Don't skip exercising. It will keep your energy up
4. Before going to sleep ask yourself how did I do today, when did I fall from grace and how can I do things differently
5. Smile often. It takes less muscles to smile
6. When you don't know what to do next, acceptance and gratitude keeps things in perspective.

Are you ready to get the gift of happiness and health? If you are stuck and need some accountability, call me at 713-410-3376 to coach you in the direction you want to explore. You can also check out my website at www.toftoyou.com Give the gift of health. Gift certificates available.

In Health, Birgitt Haderlein
My new fitness studio is on
1750 Seamist Dr, Suite 170



To Fit You- 1750 Seamist Dr #170



Beautification

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

Many thanks to **Sara Bobo** for volunteering to adopt esplanade number one, just across from Whataburger. We are enjoying the beautiful Larkspur flowers she planted and nurtured.

Please consider adopting one of the esplanades or one of our Lazybrook signs. This would involve light pruning, perhaps raking the leaf mulch, or spreading tree fertilizer. Watering would not be included. Our budget is short and volunteers are needed.

Speaking of budget concerns, please pay your Lazybrook Civic Club Dues and include a donation for beautification. These funds paid for tree planting, watering, fertilizing and other care, and for wildflower seeds.

Please be patient while the wildflower areas look rather unkempt. When they are all turned to seeds they will be mown, but we must wait until the seeds are fully mature so flowers will return next year.

	<p>NEW Fitness training studio 1750 Seamist Dr. #170 Building 1</p>
<p> To Fit You is now open near you.</p>	
	<p>Now in your neighborhood! Easy to find and I'm ready to help you feel and look your best.</p> <ul style="list-style-type: none"> • Personal training • Group training • Assessments • Post-rehabilitation • Wellness Coaching • Yoga classes (coming soon) • And more <p>Birgitt Haderlein B.S. Certified ACSM, ACE</p> <p>phone: 713-410-3376 email: ToFitYou@sbcglobal.net web: www.ToFitYou.com</p>

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You can nominate your neighbors by emailing "Yard of the Month (yard@lazybrook.org)" or on the 'Contact Us' page at <http://www.lazybrook.org>



March Yard of the Month: 2210 Brooktree



April Yard of the Month: 2211 W TC Jester



May Yard of the Month: 2443 Brookmere

View these photos in full color by visiting Lazybrook.org/yards

Real Estate Corner

Brenda Brummett (713) 861-1710



Since January 1, 2014 there have been 7 sales; the average time on market was 19 days.

As of May 1, 2014 we have 6 homes that are either Active, Option Pending or Pending Continue to Show ranging in price from \$299,500 for a 3/1.5/2 original condition to \$629,000 for a 3/2.5/2 new construction.

Lazybrook had seven closings between January 1 and April 30 asking prices ranged from \$299,000 to \$590,000 and the sales prices ranged from \$321,500 to \$590,000. Yes, the property listed for \$299,000 was sold for more than asking price.

Average time on the market: 19 days (Minimum 0 day, Maximum 69)

Average Asking Price: \$425,486

Average Per Square Foot Asking: \$247.19

Average Sales Price: \$417,844

Average Per Square Foot Sales Price: \$243.51

Average Square Feet: 1,717 sq. ft., 3 bedrooms, 2.5 baths

All seven were conventional loans. One of the properties had a repair allowance of \$15,590; two had Seller contributions for closing costs (\$1,000 - \$4,500). These numbers are not reflected in the sales price.

Lazybrook Rentals: As of May 1, three Lazybrook home are listed for lease. Prices range from \$2,250 to \$2,995.

Between January 1 and April 30 three Lazybrook properties were leased for between \$1,950 and \$2,490. The average time on the market before a lease was signed was 30 days.

Information as reflected on the Houston Association of Realtors website.



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To sell in today's market....*

Sharon Ettinger
713.299.5149
setting@msn.com
www.sharonettinger.com















kw
KELLERWILLIAMS®
R E A L T Y

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MAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 = Mosquito Spraying after 10:00 p.m.		 = Heavy Tree Waste		1 	2	3
4	5 Cinco de Mayo	6	7 	8  	9	10
11 Mother's Day	12	13 Jaycee Park Capital Improvement Project Meeting	14 	15 	16	17 Armed Forces Day
18	19	20	21  	22  	23	24
25	26 Memorial Day	27 Civic Club Meeting 7pm	28 	29 	30	31

JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
1	2	3	4 	5  	6	7	
8	9	10	11 	12 	13	14  Flag Day	
15 Father's Day	16	17	18  	19  	20	21	
22	23	24	25 	26 	27	28	
29	30	 = Heavy Trash Junk (Tree waste is also OK)				 = Mosquito Spraying after 10:00 p.m.	

JULY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 = Heavy Tree Waste		1	2 	3  	4 Independence Day	5
6	7	8	9 	10 	11	12
13	14	15	16  	17  	18	19
20	21	22	23 	24 	25	26
27	28	29	30 	31  	 = Mosquito Spraying after 10:00 p.m.	