

# Lazybrook

## NEWSLETTER

January 2021



## Next Virtual Meeting - January 26<sup>th</sup> 7pm

See page 1 for login details, or visit [www.lazybrook.org/meetings](http://www.lazybrook.org/meetings)

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## EXECUTIVE MEMBERS

### PRESIDENT (Acting)

Ben Dolan  
(281) 802-0358  
[president@lazybrook.org](mailto:president@lazybrook.org)

### VICE PRESIDENT (Acting)

Kurt Swafford  
(281) 685-8405  
[vicepresident@lazybrook.org](mailto:vicepresident@lazybrook.org)

### TREASURER

Beth Goodner  
(832) 624-6778  
[treasurer@lazybrook.org](mailto:treasurer@lazybrook.org)

### CORRESPONDING SECRETARY

Pat Koteras  
(713) 864-4490  
[correspondence@lazybrook.org](mailto:correspondence@lazybrook.org)

### RECORDING SECRETARY

Calla Shuman  
(214) 778-9897  
[recording@lazybrook.org](mailto:recording@lazybrook.org)

## IMPORTANT NUMBERS

HPD Dispatch  
713-884-3131

HPD Central Station  
713-247-4400

Newsletter printed by



713-623-0703  
[printhouston.com](http://printhouston.com)  
for the Lazybrook Civic Club and  
the Friends and Neighbors of  
Lazybrook.

# Next Civic Club Meeting

## January 26<sup>th</sup>, 2021

## 7 p.m. to 8 p.m.

## Virtual Zoom Meeting

Meeting ID: 773 4877 0444 Passcode: LCC

<https://us04web.zoom.us/j/77348770444?pwd=MG9SK1JYSEVKMmVoM0JXc3VzUjYrUT09>

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](mailto:membership@lazybrook.org)

### NEWSLETTER

Jessica Swafford  
[newsletter@lazybrook.org](mailto:newsletter@lazybrook.org)

### YARD OF THE MONTH

Vicki Ballard & Rachel Corbell  
[yard@lazybrook.org](mailto:yard@lazybrook.org)

### WEBMASTER

Sherri Oldham  
[webmaster@lazybrook.org](mailto:webmaster@lazybrook.org)

### SECURITY CHAIR

**Open Position**  
[security@lazybrook.org](mailto:security@lazybrook.org)

### BEAUTIFICATION

Carolyn Lehnert  
[beautification@lazybrook.org](mailto:beautification@lazybrook.org)

### ARCHITECTURAL REVIEW

Ben Dolan  
[architecturalreview@lazybrook.org](mailto:architecturalreview@lazybrook.org)

### SUPER NEIGHBORHOOD

Kurt Swafford  
[superneighborhood@lazybrook.org](mailto:superneighborhood@lazybrook.org)

### BLOCK CAPTAIN

**Open Position**  
[blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org)

### DEED RESTRICTIONS

Judy Dyk  
[deedrestrictions@lazybrook.org](mailto:deedrestrictions@lazybrook.org)

### ADVERTISING

**Open Position**  
[advertising@lazybrook.org](mailto:advertising@lazybrook.org)

## SOCIAL GROUPS:

### MOM'S CLUB

Erin Palmer Fuchs  
[moms@lazybrook.org](mailto:moms@lazybrook.org)

# Letter From The President

Dear Lazybrook,

I hope you are all staying healthy and still keeping up with those New Year's resolutions. I would like to thank Melanie Markowski and all the volunteers who helped judge our annual Holiday Decorating Contest. Congratulations to all the winners and thank you to all the jolly neighbors who went over the top with their lights this year! You all contribute to making Lazybrook a great place to live and a real joy to drive around in December.

The Civic Club is already starting the new year off strong and I'm pleased to announce the formation of a new Capital Improvement Committee. The purpose of the committee will be to identify, research, and bring about improvement projects around the neighborhood. Initially we will focus on public improvements that can be made through City programs at no cost to the neighborhood. The committee will also discuss, research, and set long term goals for capital improvements that could be made by the Civic Club. By setting long term goals we would be able to raise funds over time through a capital campaign versus dipping into current funds. Ultimately the goal of this committee will be to identify projects that are conducive to the progress of our community as well as projects that would positively impact our property values. If this sounds like a cause you care about, please reach out to me at [president@lazybrook.org](mailto:president@lazybrook.org) to volunteer as a committee member or join us at our next meeting to voice your ideas.

This month's Lazybrook Civic Club Meeting will be held virtually via Zoom Video Conference on Tuesday, January 26th at 7pm. Details on how to attend the meeting are enclosed in the newsletter. We hope to see y'all there!

Your President,

*Ben Dolan*

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





# **“Have You Thought About Selling Your Home In The Next 12 Months?”**

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**SHANE KOGAN**  
**832.264.7737**

*Shane.Kogan@kw.com*



# MEMBERSHIP

**N**eighbors – it's that time of year to join the Lazybrook Civic Club and pay your dues of \$40 per household. Though voluntary, your dues and additional donations are the sources for funding the many efforts to protect the biggest investments of our lives: our homes!

## Final Membership Stats in 2020:

Homes in Lazybrook: 677 Homes that Paid Dues: 376 Percentage paid: 55.5%

While this is an amazing 10% increase over past years, it took a lot of work to run a contest, and required a lot of cajoling and pleading. Paying your dues should be a priority and automatic pop-up on your calendar. Why? Because it funds a lot of services:

- **18th Street mowing** and maintenance between the fence and sidewalk
- **Mosquito spraying** twice a week (May through National Night Out in early Oct.)
- 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.
- Ensuring your **voting rights** at all LCC meetings
- **Improvement** projects within Lazybrook

Pay Online with credit card or PayPal by visiting [www.lazybrook.org/membership](http://www.lazybrook.org/membership) or use the form below.

## Eddie Yarbrough

Membership Chair

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

713-823-8430

## LAZYPBROOK CIVIC CLUB MEMBERSHIP DUES

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

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

I AM ENCLOSING:

☐

**\$40.00**

Membership Dues

☐

\_\_\_\_\_

Voluntary Additional Donation <sup>1</sup>

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

MAKE CHECKS PAYABLE TO:

LAZYPBROOK CIVIC CLUB

PO BOX 926181

HOUSTON, TX 77292-6181

<sup>1</sup> Additional donations helps to further fund LCC operations and programs including Beautification, Citizens on Patrol and Mosquito Spraying.



[WWW.MOVEMETOTX.COM](http://WWW.MOVEMETOTX.COM)

**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 LAZYBROOK 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)

# Events and Updates

With the support of Keep Houston Beautiful the Lazybrook Civic Club invites you to help us beautify Lazybrook by participating in a volunteer litter pick-up. We hope to beat the bluebonnets so everyone can enjoy this years bloom without having to dodge litter!



**Where:** TC Jester West between 610 and Ella

**When:** Saturday Feb 20<sup>th</sup> 2021 from 9am- 12pm

Bring the entire family, come pick up your trash bag, litter grabber and gloves at the sign-in table which will be located along the Bayou at Lazybrook Dr. You can also register for the event on the Lazybrook Facebook Page.

Jessica Swafford  
[Newsletter@lazybrook.org](mailto:Newsletter@lazybrook.org)



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# Help Us Improve Lazybrook!

The Lazybrook Civic Club is constantly looking for ways to improve Lazybrook and we need your help. As mentioned in the President's letter, we will be organizing a Capital Improvements Committee to shepherd improvement projects and ensure we take advantage of city funding opportunities such as the Neighborhoods matching grants program.

Below are just some of the ideas brought forward as potential projects for this committee.

- ☑ Street Paving
- ☑ Sidewalk Repair
- ☑ Speed Cushions
- ☑ Decorative Lazybrook Sign Toppers
- ☑ Restorations of Lazybrook signs on 18th Street

We want to know what you are most passionate about when it comes to fixing things up around here. Please join us at the meeting and bring any ideas to the committee to help revive Lazybrook and ensure it is a great place to live for years to come.

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and Instagram at [Instagram@osl\\_school\\_houston](https://Instagram@osl_school_houston)



# Super Neighborhood 14

On January 9<sup>th</sup> the Keep Houston Beautiful organization along with Council Member Abbie Kamin (District C) and the Super Neighborhood 14 Council sponsored a trash cleanup in Turkey Gully. Council Members Sallie Alcorn and Abbie Kamin attended, as did myself and the rest of the family, plus over 30 other volunteers and city employees. In addition to helping remove thousands of pounds of unsightly trash, this was also a great opportunity to give some visibility to Lazybrook and the Civic Club with our city officials and the SN-14 committee.



While at the event we took the opportunity to discuss with HPD the persistent issue we have had in our area lately regarding street racing. Many folks have probably heard the engines roaring late in the evening as they race along TC Jester, 18th, and/or 610.

HPD's advice was to go online and submit an "alert slip" for the event. This notifies patrol officers in the area at that time know there is an ongoing nuisance so that they can check things out whenever they are between calls. Here is a link to do this on the HPD website: [https://www.houstontx.gov/police/alert\\_slip/](https://www.houstontx.gov/police/alert_slip/).

If enough people complain over time the hope is that eventually a regular police presence will drive them away from the area. Sadly, street racing although illegal, is like a traffic offense and must be caught during the act, making it very hard to hold these people accountable.

**Kurt Swafford**  
[vicepresident@lazybrook.org](mailto:vicepresident@lazybrook.org)



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

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Each office is independently owned and operated.

# Citizen Patrol

## Citizen Patrol Hours Logged

October 2020 - 20 hrs  
November 2020 - 26 hrs  
December 2020 - 32 hrs

## Crime in the Neighborhood

1/9 - Theft (vehicle parts) - 2000 Millwood Drive  
1/11 - Vandalism - 2100 Widdicomb 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**

## 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

(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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2307 W  
TC Jester



*December*

Yard of the Month



2020  
Willow-  
moss Ct



*January*  
Yard of the Month





As of December 31, 2020, there are four homes that are Active - listed for between \$519,000 and \$1,095,000. Square foot ranges from 1,555 to 3,753 and built between 1956 and 2,002. They've been on the market between 53 and 194 days.

Three properties are Pending: all are 3/2/2 with square footage ranging from 1,486 to 1,942 and listed between \$380,900 and \$515,000.

Four properties sold ranging from a 3/1.5/2 selling for \$360,000 to a 4/2/2 selling for \$565,000. The title policy was paid by Seller 3 of the 4 sales; there were no Seller contribution to closing costs. One Seller gave a \$750 repair allowance.

## Stats for sales:

Days on Market: average 58 days  
 Listing price: average \$479,975 (\$267.58 PSF)  
 Sale price: average \$474,000 (\$265.18 PSF)  
 Square footage: average 1,827

**Lazybrook Rentals:** There are three for lease as of December 31. Listed for \$2,600 is a 2/2/2 with a pool is 1,367 square feet; for \$2,800 is 3/2.5/2 with 1,926 and at \$3,800 is a 4/2.5/2 with 2,039 square feet.

One lease closed in December: 3/1.5/1 with 1,395 square feet closed in one day at \$1,995.

Information as reflected on the Houston Association of Realtors website.

**Brenda Brummett** (713) 861-1710

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



## THE PERFECT FIT

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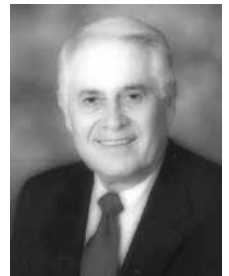


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*Lazybrook Resident since 1965*

# Volunteer Today!

The Lazybrook Civic Club is looking for volunteers to get involved and help keep Lazybrook a great place to live. Please consider volunteering for one of the following open positions.

## Advertising Chair

## Security Chair

## Block Captain Chair

## Block Captain for:

**1700-1800 Haverhill – 22 homes**

If you would like more details on what is involved in each of these positions please contact the appropriate e-mail address in the directory and we will answer your questions.

When it comes to being a block captain, you can volunteer on your own OR grab a neighbor and become co-captains together! You don't have to live in this block to volunteer but it's beneficial. Until someone steps up, others are volunteering their time and energy to walk this newsletter to these homes.

The basic job description includes walking the newsletters to your neighbors 5 times a year plus posting civic club meeting reminder signs in your yard (once actual meetings resume) as well as posting a sign for the dues drive month (usually March).

A Block Captain CHAIR is needed as I'm now handling Membership. As Block Captain Chair, you will:

- Pick up the newsletters from our nearby printer 5 times a year, usually the week before the upcoming meetings in Jan., Mar., May, Sept. & Nov.
- Count and bag them for each Block Captain (it's a very organized process which takes about 2 hours solo or faster with help from friends).
- Deliver them to Block Captains (route is organized - takes about 1.5 hrs solo or 1 hr. with help from friends). Can also count as COP time as well.
- Recruit new Block Captain if one retires or moves – I use simple notes Attached to the newsletter for that block.
- Maintain the block captain list


I will happily guide you through the transition – it is not a difficult job but does require a bit of time throughout the year.

**Eddie Yarbrough**

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

Temp Block Captain Chair

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In the Heights**



# Holiday Decoration Contest

**T**hank you to all of our neighbors who decorated their houses this year and made the neighborhood fun and festive.

Here are the 2020 winners of the Holiday Decorating Contest!

Category	Winner
Prettiest	2307 TC Jester Blvd
Most Patriotic	1834 Greengrass Ct
Best Santa Claus	1822 Foxwood Rd
Best Wreaths	2127 Lazybrook Dr
Best Single Color Lights	2027 Greengrass Ct
Hall of Fame	1806 Greengrass Ct
Best Front Door	1839 Seamist Ct
Best Animation	2322 Brooktree Dr
Most Creative	2314 Lazybrook Dr
Best Nativity	2414 Brookmere Dr
Most Religious	1831 Millcreek Dr
Best Window Decoration	1834 Watercrest Dr
Best Cartoon Characters	1806 Crystal Ct
Best Block	1800 Greengrass Ct
	1800 Seamist Ct
Best Lights in Motion	1811 Greengrass Ct
Most Childlike	2010 Brooktree Dr
Honorable Mentions	1807 Seamist Ct
	2110 Millwood Dr
	2335 TC Jester Blvd



Best Front Door Decorations



Best Decorations with Wreaths

**ALTHOUGH DOOR PRIZES ARE ON HOLD DUE TO COVID, PLEASE CONTINUE TO SUPPORT OUR GENEROUS LOCAL BUSINESSES!**

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  
 Magic Nails & Facials - Ella  
 Preslee's - Southern Good Eatery - 19<sup>th</sup>

# 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  
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713-471-0527

Molly@mollysoldit.com



# Lazybrook Mom's Club

Thank you to Molly Slagle, Realtor, for sponsoring the holiday hayride! Kids and parents had a great time rolling through the neighborhood to see the beautiful holiday lights.



**Erin Palmer Fuchs**  
[moms@lazybrook.org](mailto:moms@lazybrook.org)

## Beautification

Things are moving along on the memorial tree for the fire inspector killed on 18th Street. The city will provide a tree and deliver it. I hope to see this happen in the next month. Because of the continuing Covid crisis, the planting ceremony will be low key, with not many attendees. I hope we can invite the general public to an event to install a marker at a later date.

TXDOT says they are working on getting our landscaping done at 610 and Jester. If they don't come through soon I am ready to contact our state representative for help again.

**Carolyn Lehnert**  
[Beautification@lazybrook.org](mailto:Beautification@lazybrook.org)



# 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)	<b>BLOCK CAPTAIN NEEDED!!!</b>	<b>VOLUNTEER TODAY!!</b>
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)	Crystal Hansen	512-461-0849
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
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Seaspray	Jo Crawford	713-864-0685
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Tannehill (1600)	Roger Lawson	713-201-2407
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

To volunteer for an open position contact Eddie Yarbrough at [blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org)



# January

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

# February

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

# March

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