

# Lazybrook NEWSLETTER

November 2021



**Pay Dues**

**Next In-Person Meeting  
November 30<sup>th</sup> 7pm**

See page 2 for details, or visit [www.lazybrook.org/meetings](http://www.lazybrook.org/meetings)



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## EXECUTIVE MEMBERS

### PRESIDENT

Ben Dolan  
(713) 303-4338  
[president@lazybrook.org](mailto:president@lazybrook.org)

### VICE PRESIDENT

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

## November 30<sup>th</sup>, 2021

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

## At Lazybrook Baptist Church

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

Niki McCay  
[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

Ernest Fuhrmann  
[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 doing well! I would like to thank Megan Mooney for organizing our annual National Night Out this year. A number of officers from our local HPD storefront popped in and it was nice to visit with them under positive circumstances. It was also great to see so many familiar faces mingling with our many new residents.

The season is upon us again... "HO-HO-HO"... It's time to channel your inner Clark Griswold and unpack those holiday decorations! As always, we will be holding our annual Holiday Decorating Contest this December. Winners will receive a sign in their yard and be featured in the January issue of the Newsletter.

I would like to remind everyone that we will be holding elections for Civic Club Officers at our next Meeting on Tuesday, November 30th. The Civic Club plays such an important role in making Lazybrook a great place to live and I strongly encourage everyone to participate in some form. Come out and cast your vote (at the very least)... or volunteer for an open position. Below is our current list of candidates and open positions:

## EXECUTIVE COMMITTEE:

President	Kurt Swafford
Vice President	<b>Open Position</b>
Treasurer	Beth Goodner
Recording Secretary	<b>Open Position</b>
Block Captains	<b>Open Position</b>
Corresponding Secretary	Pat Koteras

## COMMITTEE CHAIRS:

Block Captains	<b>Open Position</b>
Security	<b>Open Position</b>
Advertising	<b>Open Position</b>

Please reach out to me at [president@lazybrook.org](mailto:president@lazybrook.org) if you have any interest in running for an executive position or volunteering for a committee chair.

We will return to in-person meetings this month and the next Lazybrook Civic Club Meeting will be held at Lazybrook Baptist Church on Tuesday, November 30th at 7pm. We hope to see y'all there!

Your President,

*Ben Dolan*

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

 [lazybrook.org/nextdoor](http://lazybrook.org/nextdoor)




The Lazybrook Facebook page: <https://www.facebook.com/lazybrookcivicclub>

The Lazybrook Facebook social group: <https://www.facebook.com/groups/lazybrookneighborhoodgroup>

The Lazybrook Moms Club: <https://www.facebook.com/groups/lazybrookmomsclub>

# Membership

 ur 2021 membership dues are **38.1% (257 homes out of 675 total)** paid.

This is quite low compared to past years where we normally have ~ 50% dues paid by this time of year. If you have not yet paid, please remember to do so before the end of the year! We rely on these very modest annual dues to support many important services and functions provided by the your Lazybrook Civic Club.

Remember, we can't keep up with all the great services below without your dues!

- Enforcement of Deed Restrictions and Architectural Review of home renovations and construction
- Mowing/cleaning of the 18th Street green area by the fences
- Mosquito spraying twice a week (April through October)
- Tree planting in esplanades/bayou areas and maintenance of those trees
- Community events such as litter pick-ups along our section of White Oak Bayou
- Lazybrook Newsletter for all residents (5x per year)
- Citizens on Patrol (COP), dues helps reimburse volunteers for their for gas money (consider volunteering!)
- Operating costs (PayPal, accounting programs, website, etc.)
- Paying your dues gives you voting rights at all LCC meetings

**Eddie Yarbrough**, Membership Chair

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

713-823-8430W



## THE PERFECT FIT

**Birgitt Haderlein**, an elite trainer, ACSM- and ACE-certified health and fitness coach, RTS Certified.

**Amy Hoff**, personal trainer, Dr. of Pharmacology, RTS Certified, has joined us to make the Perfect Fit.



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# Ways to Pay

Good news, paying your dues is easier than ever before. Visit [www.lazybrook.org/membership](http://www.lazybrook.org/membership) to pay Online or use the QR code below. You don't need a PayPal account to be able to make payment and you can now set up annual recurring membership payments so you don't forget next year!

## Follow the QR code to quickly pay your dues

or visit [www.lazybrook.org/membership](http://www.lazybrook.org/membership) for all our payment options including annual subscription, gen-



**Alternatively, you can pay by check using the form below.**

### 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.

**PLEASE DON'T FORGET TO VISIT OUR GENEROUS LOCAL BUSINESS THAT SPONSOR DOOR PRIZES AT OUR IN PERSON MEETINGS, WHICH WE HOPE TO RESUME SOON!!**

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  
Spaghetti Western #2 - W TC Jester  
Subway - 18<sup>th</sup> St  
Magic Nails & Facials - Ella  
Preslee's Southern Good Eatery - 19<sup>th</sup>

# ***YOUR LAZYPBROOK MARKET UPDATE***

## ***ACTIVE HOMES ON THE MARKET***

**2 Active Listings**

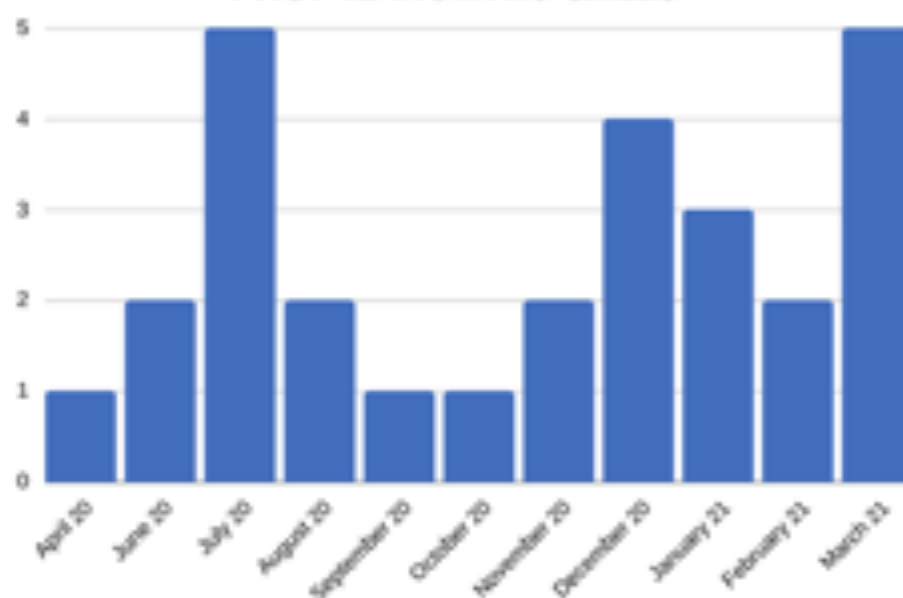
- **Average Size:** 3 beds, 3 baths
- **Average List Price:** \$705,000
- **Average Days on Market:** 7

## ***SOLD IN THE PAST 6 MONTHS***

**17 Homes Sold**

- **Average Size:** 3 beds, 2.5 baths
- **Average Sales Price:** \$529,295
- **Average Days on Market:** 21

## ***PAST 12 MONTHS SALES***



## ***CURIOUS ABOUT YOUR HOME?***

**Unlock Your Home Report:**

**<https://hmbt.co/PCYMR4>**



**Market Stats Courtesy of:**

**The MOVEMETOTX Team**

**Steve Louis & Katie Day**

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**KATIEemovemetotx.com**

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# Events and Updates



It's the most wonderful time of the year – the Lazybrook Holiday decorating contest!

We can't wait to see what the neighborhood has in store – let's make it extra special!

The judging categories will be:

1. Best Inflatables
2. Best Tree
3. Best Door
4. Best Use of Lights
5. Best Block
6. Best Santa Claus
7. Best Snowman
8. Most Creative
9. Prettiest
10. Best Window
11. Best Wreath
12. Most Religious
13. Honorable Mention



Be sure to have all your decorations and lights up and have paid your annual dues by  
**Wednesday, December 15th** to be eligible to win!!

If you are one of the lucky winners, please leave your winners sign up until January 2nd, the judges will swing by to pick them up from your yard.

# Sunday, Texas Style



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In the Heights**

# Events and Updates Cont.

October and November were busy months in Lazybrook! The Lazybrook Civic Club, with the help of its amazing volunteers, organized several fun community events. National Night Out, the Halloween Decorating Contest, and the White Oak Bayou Volunteer Litter Pick-up were all a great success! We would like to thank the Lazybrook Mom's Club, Lazybrook Baptist Church, HPD, the Houston Tool Bank and the COH Public Works Department for partnering with us to make all these events happen!!

Thanks to Megan Mooney for organizing a NNO gathering at Lazybrook and Salford Dr. Six HPD officers stopped by including Officer Kenneth Biggers

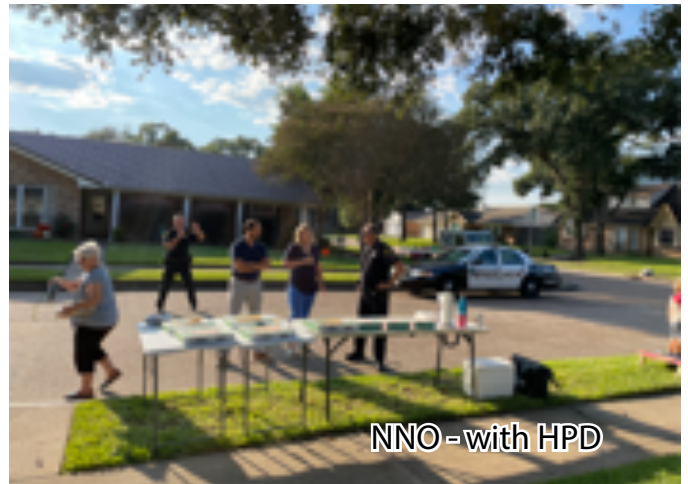
(who grew up in the neighborhood), Lieutenant Yadira Estrada, and Assistant Chief Michael Skillern. We are looking forward to NNO next year!



NNO - with HPD



Nov. 6th - White Oak Bayou Litter Pick-Up



NNO - with HPD

Congrats to the winners of our first annual Halloween decorating contest!!



Monster Mash - 1806 Greengrass



Best Decorated Pumpkin -  
1807 Seamist



Creepiest Skeleton  
1818 Willowmoss



Scariest House - 1811 Greengrass



Judge's Favorite - 2110 Millwood



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

## **Sell Fast For More!**

Whether you're thinking of selling or just looking for answers, we will guide you with market knowledge and expertise specific to your area. Let's sell your home fast, together.



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**SHANE KOGAN**  
**832.264.7737**

*Shane.Kogan@kw.com*

# Lazybrook Mom's Club

**T**hank you to all of our neighbors who went out of their way to make Halloween a safe and special holiday this year! It was great to see all the decorations, individual treat setups, and all the trick-or-treaters in costume! Here are a few pictures from around the neighborhood!

We are working on several fun events for the Holiday Season!!

**Holiday Hayride** - We are so excited to have our annual holiday hayride again, sponsored by Molly Slagle, Realtor. We will post the date and route details on both the Lazybrook and Lazybrook Moms Facebook Groups soon. We would LOVE to see more decorations along the route this year!

**Favorite Things Party** – (Thursday, December 2) – Hosted by Calla Shuman, this will be our second annual favorite things party, where you bring 4 of your favorite things and come home with 4 great gifts! For more information, reach out to Calla or [moms@lazybrook.org](mailto:moms@lazybrook.org)



# 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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The Houston housing market continues to show strength as we enter the fall season, which is traditionally the time of year the market slows. The market is on track for another record year of sales, however higher home prices and the potential of rising interest rates could impact buyer demand in the coming months. Despite continuously low inventory, buyers kept the Houston real estate market humming in September, putting it for a record finish by the time the books close on December 31 at midnight.

Lazybrook mostly features midsize homes that are competitively priced. The community dates back to 1955 and has continued to develop over the years. The house ages range from 1955 to 2020 with a median sales price of \$569,350 and an average \$ per SQFT of \$313.

## ACTIVE HOMES

As of November 2021, there are nine homes actively listed in Lazybrook – between \$475,000 and \$1,050,000. The square footage ranges from 1,479 to 3,500 and built between 1955 and 1974. The homes average 3 bedrooms and 2 baths with an average dollar per SQFT of \$326.15. The average list price is \$630,033 with a days on market of 26.

## PENDING HOMES

Three Lazybrook properties are under contract: selling between \$542,500 and \$799,000 with square footage ranging from 1820 to 2645 SQFT. The average dollar per SQFT for these pending properties is \$293.05 with a days on market of 23.

## SOLD HOMES

Price	Days on Market	Street	Bed/Bath	Building SQFT	Price per SQFT
\$785,000	5	1810 Nauts Court	4/3	2120	\$370.28
\$765,000	57	2010 Brooktree Drive	4/3	2700	\$283.33
\$715,000	13	1814 Tattenhall Drive	4/2	2139	\$334.27
\$712,950	55	2343 Brookmere Drive	4/2.1	2777	\$256.73
\$600,590	8	1618 Tannehill Drive	3/2	1799	\$333.85
\$515,000	7	2311 Lazybrook Drive	3/2	1560	\$330.13
\$495,000	55	2451 Brookmere Drive	4/2	2198	\$225.20

## LEASE HOMES

These were a total of five lease homes on the market during this time frame. Two currently active and three have been leased out. The average list price was \$2,332 per month and took an average of 17 days to lease the three properties.

**Shane Kogan** - Keller Williams Metropolitan - [Shane.Kogan@kw.com](mailto:Shane.Kogan@kw.com)

# AMERICANA — HOMES —

Americana Homes is a Houston-based, family-owned remodeler and builder specializing in seamless renovations featuring new additions. Lazybrook has been home to our family for many generations. We put our heart and soul into our re-envisioned spaces that are designed to accommodate today's lifestyles. Americana Homes is big enough to help turn your dream into a reality yet small enough to pay attention to every detail. Our projects are our passion.

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Jeff & Angelica Ramirez  
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# Citizen Patrol

## Citizen Patrol Hours Logged

August 2021 - 24 hrs  
September 2021 - 22 hrs

## Crime in the Neighborhood

9/14 Larceny 1700 Willowby Drive

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: [communitycrimemap.com](http://communitycrimemap.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**, (713) 303-4338, [president@lazybrook.org](mailto:president@lazybrook.org)

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# Volunteer Today!

There are 3 Block Captains retiring this month that we would like to thank and recognized for their many, many years of service:

Jo Crawford (Seaspray)  
Trish Cato (1800 Greengrass)  
Andy Diaz (Guese)

These 3 folks have served Lazybrook and their neighbors for many years in too many ways to detail. In addition, Jo Crawford was an active COP participant until recently and clocked many hours behind the wheel. If you see them please acknowledge their contributions and thank them profusely. Perhaps I'm prejudiced as Chair, but I sincerely believe Block Captains are the life force of Lazybrook - these three friends and neighbors are forever part of Lazybrook's history AND future of active volunteerism.

Their retirements have left 2 vacancies: **Block Captains are needed for Seaspray (14 homes) and Guese (7 homes).**

The basic job description includes walking the newsletters to your neighbors (14 homes) plus posting civic club reminder signs in your yard 5 times a year (post pandemic). You will need to also post a yard sign for the dues drive month (usually March or April). Consider hosting a block party for National Night Out OR recruiting a host OR arranging to join with a neighboring street for a joint block party.

You can go solo or grab a neighbor, become Co-Captains and share the duties. You don't even have to live on these blocks to volunteer. If you have any questions or want to volunteer don't hesitate to contact me!

**Eddie Yarbrough**, Block Captain Chair, [blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org)

We are also looking for volunteers to fill the following roles:

**Block Captain Chair** - email [blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org) to volunteer

Responsibilities include

- 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).
- Recruit new Block Captain if one retires or moves
- Maintain the block captain list

**Advertising** - email [advertising@lazybrook.org](mailto:advertising@lazybrook.org) to volunteer

Responsibilities include

- Emailing out invoices to advertisers in January
- Tracking and following up on payments
- Managing new advertising requests

**Security Chair** - email [security@lazybrook.org](mailto:security@lazybrook.org) to volunteer

Responsibilities include

- Managing the COPS program (occasionally setting up new trainings and tracking hours)
- Compiling crime stats for newsletter update 5 times a year

2403  
Lazybrook  
Dr



*October*

Yard of the Month



1803  
Haverhill  
Dr



*November*

Yard of the Month

# Beautification Update

I'm sure you have noticed that the landscaping project surrounding our Lazybrook sign at West T. C. Jester and Loop 610 is finally completed. It looks beautiful. A group of new blooming trees is planted and a large decorative bed surrounds the sign.. There are Butterfly Weeds scattered throughout which are the host plant for Monarch butterflies, an endangered species. I hope we will see them fluttering around there soon...

Remember to check with me before doing any trimming or planting in the esplanades. There are city rules about placement of trees and any violation of these rules may mean the tree might be removed by the city . We do not want to cause blocking of sight lines for traffic. Also, there is a rule that any trimmings must be removed , not left for the city workers.

**Carolyn Lehnert**

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



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[advertising@lazybrook.org](mailto:advertising@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 Koterak	713-864-4490
Crystal (2000)	Denise Conine	832-647-4982
Foxwood	John Kaehler & Joe Ratsky	713-861-4177
Greengrass (1800)	Steven Yarbrough	713-540-9949
Greengrass (2000)	Lindsey O'Kelley	713-591-2780
Guese	<b>BLOCK CAPTAIN NEEDED!!</b>	<b>VOLUNTEER TODAY!!</b>
Haverhill (1600)	Eva Paek	281-300-5896
Haverhill (1700-1800)	Cayce Colley	512-751-5898
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	Alison McGallion	832-423-3925
Mill Creek	Norma Sanchez	281-433-0338
Millwood (1800)	Cindy Magouirk	281-433-0338
Millwood (2000)	Melissa & Mark Cogle	281-433-0338
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	<b>BLOCK CAPTAIN NEEDED!!</b>	<b>VOLUNTEER TODAY!!</b>
Tannehill (1500)	Jorge Sera	713-862-1360
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	713-363-4014
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

Temporary Block Captain Chairperson is Eddie Yarbrough, please contact [blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org) to volunteer for the position.

# November

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Oct-31 Halloween	1	2	3	4 TRASH	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 Thanksgiving	26 TRASH RECYCLING	27
28	29	30 Civic Club Mtg @7pm	Regular yard waste is collected every Thursday, this includes bundled branches and debris in compostable COH approved bags.			

# December

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

# January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3	4	5	6 TRASH RECYCLING	7	8
9	10	11	12	13 TRASH	14	15
16	17	18	19 TREE WASTE	20 TRASH RECYCLING	21	22
23	24	25 Civic Club Mtg @7pm	26	27 TRASH	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. <b>Download the <a href="#">HTX Collects</a> app to know your collection days and keep up to date on delays.</b>				