

Lazybrook

NEWSLETTER

March 2022

Learn How We're Improving the Neighborhood and How You Can Help!

Spring Events

Litter Pick -Up

Easter Egg Hunt

Ladies Night Out

Pay your 2022 Dues



**Join the Lazybrook
email List @
lazybrook.org/emails**

Next In-Person Meeting March 22nd 7pm

See page 2 for details, or visit www.lazybrook.org/meetings

Inside This Issue:

Civic Club Directory	2	Citizen Patrol	11
Letter from the President	3	Real Estate Corner	13
Upcoming Events	5	Yard of the Month	14
Membership	6	Block Captain Directory	15
Capital Improvements	7	Calendar	16
Volunteering to Make a Difference	9		

EXECUTIVE MEMBERS

PRESIDENT

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

VICE PRESIDENT

Ernest Fuhrmann
(713) 201-4302
vicepresident@lazybrook.org

TREASURER

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

CORRESPONDING SECRETARY

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

RECORDING SECRETARY

Megan Mooney
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

March 22nd, 2022
7 p.m. to 8 p.m.

At Lazybrook Baptist Church

Civic Club meetings are the 4th 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

Shelley White
membership@lazybrook.org

SUPER NEIGHBORHOOD

Kurt Swafford & Ed Taylor
superneighborhood@lazybrook.org

NEWSLETTER

Jessica Swafford
newsletter@lazybrook.org

BLOCK CAPTAIN

Nicole Fuhrmann
blockcaptain@lazybrook.org

YARD OF THE MONTH

Niki McCay
yard@lazybrook.org

CAPITAL IMPROVEMENTS

Ben Dolan
improvements@lazybrook.org

WEBMASTER

Sherri Oldham
webmaster@lazybrook.org

ADVERTISING

Open Position
advertising@lazybrook.org

SECURITY CHAIR

Joel DuBois
security@lazybrook.org

SOCIAL GROUPS:

MOM'S CLUB

Erin Palmer Fuchs
moms@lazybrook.org

BEAUTIFICATION

Vennie Wolf & Renee Taylor
beautification@lazybrook.org

DEED RESTRICTION ENFORCEMENT

Ernest Fuhrmann
deedrestrictions@lazybrook.org
architecturalreview@lazybrook.org

Letter From The President

Dear Lazybrook,

Thank you to the many of you who have already signed up for our new Lazybrook email list, which will serve as a way for us to distribute brief updates on what we are working on, keep people informed about meetings and events, as well as get feedback on various projects, ideas, and initiatives. If you haven't already, sign up now at www.lazybrook.org/emails, and be sure to click "confirm" on the confirmation email from the system (check your junk folder) --- you should receive a "welcome" email once sign-up is confirmed.

In other exciting news, we have a new membership chair Shelley White, who has graciously taken over for Eddie Yarbrough. Eddie has been serving Lazybrook Civic Club in some capacity for many years in addition to being a patroller and is a great neighbor, and we can't thank her enough for all of her support. I am also excited to announce our new Beautification co-chairs: Vennie Wolf and Renee Taylor, who are taking over for Carolyn Lehnert --- a big thank you is owed to Carolyn for her service to Lazybrook. I am so grateful for all our new volunteers, and look forward to what we can do together this year and beyond.

We are off to a great start to 2022, and we have several project initiatives well underway including: road repairs in Lazybrook, new sidewalks, Lazybrook street sign toppers, as well as a handful of much needed beautification projects to address our needs around the Lazybrook Esplanade signs and Lazybrook signs on 18th. We want to do as much as we can so your support via dues payments and donations will go a long ways towards helping us reach our goals. Thanks to the 40+% of you who have already donated in 2022—we are off to our best start in recent history!

I know that our weekday 7pm regular meeting times can be challenging for many to attend, especially for those with younger kids as this conflicts with dinner time, bedtime, etc... As someone who has a 2yr old I can relate. In any case my hope is to keep everyone informed and involved --- I am always available outside meetings and am happy to meet with anyone looking to get involved in a project, initiatives, or just to discuss ideas.

I hope to see you March 22 at 7pm at Lazybrook Baptist Church at our next meeting-- but if not, I will see you around the neighborhood!

- Kurt Swafford, LCC President - president@lazybrook.org



**Connect with the Lazybrook Civic Club at our website
www.lazybrook.org and join our email list to stay informed.**

 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>

YOUR BACKYARD PATIO



OUR BACK YARD, IN YOUR BACK YARD.

Patio Dining | Sunday Brunch



RAINBOWLODGE

GAME • SEAFOOD • GARDEN • BAR

2011 Ella at TC Jester | www.rainbow-lodge.com

Upcoming Events

Lazybrook Civic Club Litter Pick-up

Where: TC Jester West between 610 and Ella
When: Saturday April 9th 2022 from 9am-11pm
(April 16th - Rain-out Day)

Join the Lazybrook Civic Club and bring the entire family to help your neighbors beautify Lazybrook and celebrate Earth Day! We will supply trash bags, litter grabbers, gloves and orange safety vests at the sign-in table located along the Bayou at Lazybrook Dr. You can also register for the event on the Lazybrook Facebook Page. We hope to see you there!



Easter Egg Hunt

Join the Lazybrook Mom's Club for our annual Easter Egg hunt on **Sunday April 10, 2022 from 1pm - 3pm** at the Sinclair Elementary playground. Lazybrook Baptist Church and the Lazybrook Civic Club will help host with snacks, drinks, photo ops and hopefully a very special bunny! We always need help with this event so there will be a signup genius on the Facebook group. We would love help with the following:

- Stuffing eggs
- Hiding eggs
- Clean up

Ladies Night Out

Kin Dee Thai Restaurant has invited the Lazybrook Mom's Club for a ladies happy hour on Wednesday, March 30. They will provide appetizers and one free drink per person. If you'd like to attend, please send a note to moms@lazybrook.com so we can give them a headcount. Hope to see you there!



We are excited to announce that registration is now "live" for the Timbergrove Manor Run the Grove 5K on April 23, 2022! The 5K was last held in 2018 and brought Houston residents, runners, and businesses together in our community. Funds that are raised will be used to beautify our neighborhood including a donation for the maintenance of the Lorraine Cherry Nature Preserve (formerly known as W 11th Street Park). It will also provide an opportunity to bring our community together after the challenges of the last two years.

The date of the run is official and the race course map is set. All information for the event is now available on the Run the Grove website at www.tmnaonline.org/run-the-grove. This includes runner registration, sponsorship donations, and volunteer sign-up. We need your help in whatever way you are able! If you have any additional questions, please contact Scott Douglas (scottdouglas86@gmail.com). We greatly appreciate your support in making the return of Run the Grove a success!

Capital Improvements Update

We are well underway on many of our capital improvement initiatives and have many progress updates to share with our neighbors. We will cover these at our next regularly scheduled meeting, but wanted to share the following highlights:

18th Street Panel Replacements - A walk-through is scheduled for March 18th with SN-14, City of Houston Public Works, and Abbie Kamin's office to review and prioritize individual concrete panels on 18th St that are in need of replacement

Lazybrook Street Repair - A full list of high priority Lazybrook neighborhood street repair needs have been compiled by Shelley White and Josh Chaffin, which is being shared with Houston Public Works on Mar 18th and will be followed up with a formal repair request via 311 and our contacts at the HPW office.

Lazybrook Decorative Street Sign Toppers- Designs are currently being finalized. We are working with the city to get a formal approval for installation at all neighborhood entrances. One example of a design being worked is shown below. A big thanks to Michael Morton for helping drive this initiative's design phase!

Pedestrian Safety for Lazybrook - Public Works application has been submitted complete sidewalks along Millwood Dr; we will continue to work other initiatives including safer pedestrian crossing(s) at 18th and/or TC Jester, bike lanes, and more.



We are still working this year as well on additional speed cushion installations, radar/speed limit signs, and more. Stop by the next meeting to learn more, or email improvements@lazybrook.org if you have any other ideas or want to help out with an initiative.



union
STUDIO.YOGA

NEW STUDENT SPECIAL

NEW STUDENT
Unlimited 7 days
\$30

NEW STUDENT
Unlimited 30 days
\$50

M-K-T
600 N. Shepherd
Suite 449
Houston, TX 77007

www.unionstudio.yoga





Sharon Ettinger

— REAL ESTATE SOLUTIONS —

713.299.5149

Ettinger.Sharon@gmail.com

Keller Williams Metropolitan

5050 Westheimer, Ste.200

Houston, TX 77056

Each office is Independently owned and operated.

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

A LAZYBROOK LOCAL



BERKSHIRE
HATHAWAY
HomeServices

Worldwide,
REALTORS®



713-471-0527

Molly@mollysoldit.com

Volunteering to Make a Difference

Early last year, after two years of behind the scenes push and pull with the city, with help from our council member, Abbie Kamin, and the blessing of Houston City Council, a group of local volunteers from TMCC, TMNA, LCC, and SN 14 were able to accomplish a big task. Pete Davies and John Zavala of Timbergrove Manor Civic Club, Tim Hassett and Leigh Kilgore of Timbergrove Manor Neighborhood Association, and all of them working with Super Neighborhood 14, got 18 street concrete panel sections replaced (NOT repaired) along W18th Street (east bound) between loop 610 W and Seamist Drive. This is considered Phase I of the project.

Recently, this same group, along with the new president of Lazybrook Civic Club, Kurt Swafford, submitted a request for Phase II to continue street panel replacements from Seamist Drive to Ella Blvd on the east bound side of 18th Street.

This same group's request, made in the summer of 2020, to address a terrible section of W11th street between Shelterwood and Bryce on the west bound side, for a Phase III Street Panel Replacement Project, is scheduled to be completed this year!

Without the help of these hard working volunteers, this wouldn't have happened in our neighborhoods. These

accomplishments happen not only because the volunteers work hard, but they happen because they work together. TMCC, TMNA, LCC, and SN14 all want the same thing: to work for the greater good of our neighborhoods and residents. That's because they are residents here themselves.

Our civic clubs give our volunteers the ability to connect with and hear their neighbors' concerns, and then work to connect with other local civic clubs to make a difference in the neighborhood.

Our city leaders are also residents of our neighborhoods and are dedicated to working for our city. However, without our local civic club volunteers, the city leaders will never know exactly what needs to be addressed where in the city.

Right now, we are all very concerned about not only the condition of our streets, but also about our storm water systems. But, did you know that there is a study in the works to find out where to correct the worst problems because TMCC, TMNA, LCC and SN14 all worked together to get that study going? These concerns won't just fix themselves, nor will our busy city leaders and council members just show up and start repairing things they have nothing to do. They need our local volunteers to alert them to these problems.

We are very thankful to Abbie Kamin and her staff, as well as the folks at Public Works for their dedication to these projects. The good work they do is invaluable to our projects.

But, you also can be a part of these important projects! Or maybe you have a project that you feel needs to be brought to the table. The first step is to become a member of Lazybrook Civic Club. Then, go one step further - become a volunteer in LCC. That's the way it all starts and that's the way it happens. There is room for you at the table and LCC is the way to find your seat.

**- John Zavala & Laura Bradham
Superneighborhood 14 / TMCC**





To Fit You Fitness Studio

1750 Seamist Dr.
#170 Bldg 1, 77008

P: 713.410.3376

E: ToFitYou@sbcglobal.net

W: ToFitYou.com



I SWEAT THE DETAILS

To Fit You is the perfect place for one-on-one, custom, personalized training.

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

SERVICES: PERSONAL TRAINING | ASSESSMENTS | POST-REHABILITATION | VIRTUAL HEALTH COACHING

Visit OSL Today!

Our goal at OSL is to provide you with excellent, individualized attention from your initial tour to your child's first day of school and beyond!



Outstanding Classical Christian Education

- Chapel/Religion
- Language Arts
- Literature
- Saxon Math
- History
- Science
- Scripture Memory
- Physical Education
- Music
- Art



To schedule a tour, contact our Marketing and Admissions Director via cell phone or email: Diane Guevara(713)409-7692 or diane@oslschool.org

Our Savior Lutheran School
5000 W. Tidwell Rd.
Houston, Tx 77091
www.oslschool.org

Follow us on Facebook at Facebook.com/OSLSchool and Instagram@[osl_school_houston](https://www.instagram.com/osl_school_houston)

Citizen Patrol

Citizen Patrol Hours Logged

January 2022 - 10.5 hrs

February 2022 - 6.5 hrs

We need more patrollers, please let me know at security@lazybrook.org if you would like to participate. No minimum number of hours are required, but a brief (~one hour) training session with an HPD officer is required. I am hoping to set up a training session in April.

Crime in the Neighborhood

None since the last newsletter. There have been a few burglaries and auto thefts in the surrounding areas, but none are showing in Lazybrook proper, per communitycrimemap.com

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.

Joel DuBois (281) 382-7564

security@lazybrook.org



FARMER'S TERMITES
MANAGEMENT SERVICES

Russell (Rusty) Farmer
3610 Ascot Lane, Houston, TX 77092
T.P.C.L. 12276
713-681-2420
www.FarmersTermite.com

Farmer's, a trusted name for over 80 years.

Farmer's Home Maintenance

Russell (Rusty) Farmer
Owner

3610 Ascot Lane
Houston, Texas 77092

713-681-2420

Please don't forget to visit our generous local business that sponsor door prizes at our in person meetings!!

Bargain Foods Mart - 18th

Demeris BarBQ - NW Freeway @ 18th

Kojak's Fine Foods - 18th

Heights Mobil - 18th

Pizza Inn - 18th & Mangum

Athas Florist - Ella Blvd

Queen Donut - 18th

Tony's Mexican Restaurant - Ella

Spaghetti Western #2 - W TC Jester

Subway - 18th St

Magic Nails & Facials - Ella

Preslee's Southern Good Eatery - 19th

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

Sell Fast For More!

Whether you're think 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.



Please call today

A LAZYBROOK RESIDENT
Your Local Realtor

SHANE KOGAN
832.264.7737
Shane.Kogan@kw.com



The Houston housing market forecasts that home values will continue to rise in 2022 with a high number of home sales. The market is likely to cool down compared to 2021, but it will still be very active. We expect First-time home buyer demand to increase and suburbs to be the fastest growing market with the demand increase for bigger homes.

Our Lazybrook neighborhood continues to be active with new listings, sales and remodels. The neighborhood 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 already 11 homes sold this year.

ACTIVE HOMES

As of March 5, 2022, there are five homes actively listed in Lazybrook – priced between \$435,000 and \$759,900. The square footage ranges from 1,398 to 2,023 and built between 1955 and 1964. The homes range from 3 bedrooms 2 baths with an average dollar per SQFT of \$333.75 to a 3 bedrooms 2/1 baths with an average dollar per SQFT of \$343.40. The average list price is \$613,780 with a days on market of 40.

PENDING HOMES

Two Lazybrook properties are under contract: selling between \$589,900 and \$899,000 with square footage ranging from 2120 to 3685 SQFT. The average dollar per SQFT for these pending properties is \$261.10 with a days on market of 107.

SOLD HOMES

Price	CDOM	Address	Baths		Building SqFt	Price Sq Ft Sold
			Full	Baths		
\$420,000	6	1826 Millwood Drive	2	2	1523	\$275.77
\$457,000	29	2006 Sea King Street	2	2	1797	\$254.31
\$476,250	3	2010 Lazybrook Drive	2	2	1801	\$264.44
\$495,000	170	2122 Lazybrook Drive	2	2	1425	\$347.37
\$575,000	80	1843 Locksford Street	2	2	2108	\$272.77
\$647,000	11	1830 Tattenhall Drive	2	2	1586	\$407.94
\$695,000	126	1839 Millwood Drive	2	2.1	2722	\$255.33
\$745,000	78	1802 Tattenhall Drive	2	2	2124	\$350.75

LEASE HOMES

A total of five lease homes on the market during this time frame. Two are currently active and three have been leased. The average lease price was \$2500 per month. Homes range from a 3/2, 3/1 and a 2/2. Days on market is 10

Shane Kogan – Keller Williams Metropolitan
Shane.Kogan@kw.com – 832.264.7737

JAMBRINACPA
Accounting & Tax Advisors

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

Office: 713.574.2377
 Mobile: 713.562.7756
 Fax: 713.456.2007
 Skype: brendan.muller7

433 North Loop West, Houston, TX 77008
 250 ED English Dr. Building 3 Unit C, Shenandoah, TX 77385
www.jambrinacpa.com

Serving Garden Oaks since 1987

Luxury Lawns
AND LANDSCAPING

Landscape Design and Installation
 Sprinkler System
 Installation & Repair
 Drainage Systems
 Full Service Lawn Maintenance
 Stonework
 Water Features
 Landscape Lighting

Family Owned and Operated
 References Available
 Satisfaction Guaranteed

FREE ESTIMATES
DAVID BARTULA
 713.688.4244
 Insured for your protection LI 7049

2003
Willow-
moss
Ct



February

Yard of the Month



1811
Green-
grass



March

Yard of the Month

Block Captain Directory

Please contact Nicole Fuhrmann, block captain chair, at blockcaptain@lazybrook.org to volunteer.

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)	Steven Yarbrough	713-540-9949
Greengrass (2000)	Lindsey O'Kelley	713-591-2780
Guese	Erik Ledvina	281-638-0181
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	281-924-0149
Millwood (2000)	Melissa & Mark Cogle	832-510-6272
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	713-557-2339 (Amy)
Seaspray	Matt & Elissa Ripley	713-906-3382
Tannehill (1500)	Jorge Sera	713-862-1360
Tannehill (1600)	Roger Lawson	713-201-2407
Tannehill (1700-1800)	Helen Brown	713-880-2445
Tattenhall	Jennifer Ofsowitz & Tony Sullivan	713-306-0795
Watercrest	Catherine Sala & Dionne Ukleja	281-615-0624
W. T.C. Jester	Rose Lopez	713-869-1942
Widdicomb (1800)	BLOCK CAPTAIN NEEDED	VOLUNTEER TODAY!!
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



Mobil

HEIGHTS MOBIL CAR CARE CENTER
 "YOUR COMPLETE AUTOMOTIVE REPAIR CENTER"
 State Approved Emission Repair Facility
 Foreign and Domestic Repairs

Heather Mouzourakis
 1622 West 18th St
 Houston, Tx 77008

713-861-0389
 FAX 713-861-5236



NEW CLIENTS RECEIVE 10% OFF FIRST VISIT

713.682.6351 ♦ 2120 West 34th Street
OAKFORESTVET.COM

March

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Mosquito spraying begins weekly service March 15th - Nov. 15th Mosquitospraying@lazybrook.org	1	2	3 TRASH & RECYCLING	4	5	
6	7	8	9	10 TRASH	11	12
13 DST	14	15	16 TREE WASTE	17 St Patrick's TRASH & RECYCLING 	18	19
20	21	22 Civic Club Mtg @7pm	23	24 TRASH 	25	26
27	28	29	30	31 TRASH & RECYCLING 	 - Weekly Mosquito Spraying	

April

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. Download the HTX Collects app to know your collection days and keep up to date on delays.					1	2
3	4	5	6	7 TRASH 	8	9
10	11	12	13 HEAVY TRASH	14 TRASH & RECYCLING 	15	16
17 Easter	18	19	20	21 TRASH 	22	23
24	25	26	27	28 TRASH & RECYCLING 	29	30

May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5 Cinco De Mayo TRASH 	6	7
8 Mother's Day	9	10	11	12 TRASH & RECYCLING 	13	14
15	16	17	18 TREE WASTE	19 TRASH 	20	21
22	23	24 Civic Club Mtg @7pm	25	26 TRASH & RECYCLING 	27	28
29	30 Memorial Day	31	Regular yard waste is collected every Thursday, this includes bundled branches and debris in compostable COH approved bags.			