

Lazybrook

NEWSLETTER

May 2022

SAVE THE DATE



National Night Out, Tuesday October 4th!

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie. Please stay tuned to the September newsletter and our Facebook page for more details on how to participate in this event.



Lazybrook 4th of July Parade!

We are looking forward to the annual 4th of July parade organized by the Lazybrook Mom's Club. The parade will start at 9:30AM at 2003 Crystal Court on Monday, July 4th and will circle the Brookmere / Crystal court loop. There will be popsicles at the end of the route. For questions about the parade reach out to Erin Fuchs at erinleepalmer@gmail.com

Join the Lazybrook
email List @
lazybrook.org/emails



Pay your 2022 Dues

Next In-Person Meeting May 24th 7pm

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

Inside This Issue:

Civic Club Directory.....	2	Citizen Patrol	10
Letter from the President.....	3	Yard of the Month	11
Superneighborhood 14 Update.....	5	Real Estate Corner	13
Membership.....	7	Block Captain Directory	14
Capital Improvements	9	Summer Calendar	15-16

EXECUTIVE MEMBERS

PRESIDENT

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president@lazybrook.org

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Ernest Fuhrmann
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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

May 24th, 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

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blockcaptain@lazybrook.org

YARD OF THE MONTH

Lindsey O'Kelley
yard@lazybrook.org

CAPITAL IMPROVEMENTS

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MOM'S CLUB

Erin Palmer Fuchs
moms@lazybrook.org

DEED RESTRICTION ENFORCEMENT

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

Our Website:

www.Lazybrook.org

www.facebook.com/lazybrookcivicclub

facebook

Letter From The President

Dear Lazybrook,

I want to start off by thanking everyone who answered our call for volunteers to power wash and clean up the 18th St Brick signs. Things are already looking better, but this is only one phase of what will be many ongoing and upcoming improvements we are working on for this year. We will be reaching out again soon for help with more of our improvement projects.

The executive committee has already approved over \$3k in beautification and general maintenance projects for 2022, with likely another \$2k-\$3k in additional projects to be done this year. This includes: 1) Lazybrook Street Sign Toppers, 2) New COP Signs and removal of old dilapidated signs, 3) Lazybrook esplanade sign landscaping cleanup on TC Jester, Ella Blvd, 4) Masonry repairs and powder-coating of the metal Lazybrook signs on 18th St. We are also scoping out repairs of the wooden Lazybrook signs on TC Jester and Ella with bidding process ongoing.

In other great news, we have a lot of traction with Harris County Commissioner Jack Cagle's office, who have committed to working this year to improve our area's infrastructure. They are currently working a plan to come in to do cement street panel repairs/replacements, sidewalks, ADA ramps, and more in the Lazybrook/Timbergrove area. Stay tuned for updates on this --we expect to see County crews beginning work later this summer. This is your tax dollars getting spent in your neighborhood, soak it in!

I also welcome our new treasurer, Jennifer Ofsowitz, who has graciously volunteered to join our executive committee and take on a very under-appreciated role. Beth Goodner has been our treasurer for over 8yrs and has contributed more to LCC than most would ever know. She single-handedly led the effort over the past few years to get 18th St cleaned up, and has at times in the past been a one-woman show in carrying the LCC and keeping the organization running. We can't thank her enough for her service over the years and for helping us make our transition as a new executive committee.

If you like seeing all these improvements, make a difference by getting involved and offer your time and volunteer in support of our efforts. We need dues for sure, but we also need bodies. The more we can grow our army the more battles we can wage and get more done faster.

I hope to see you May 24 at 7pm at Lazybrook Baptist Church at our next meeting to get detailed updates on everything we have going on -- but if not, I will see you around the neighborhood!



- Kurt Swafford, LCC President
president@lazybrook.org



YOUR BACKYARD PATIO



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Patio Dining | Sunday Brunch



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Be a Part of Neighborhood Progress!

Join your neighbors in Super Neighborhood 14 who are working hard to make sure that the Lazybrook/Timbergrove area gets the attention it needs from our elected officials, and help us build a better community. Check out our main initiatives below---if you want to see something happen YOU can help make it happen.

Multi-Modal Transportation:

The Lazybrook/Timbergrove area has not seen large scale street or sidewalk infrastructure investment since it was built in the 50s and 60s---and it shows. Thanks to SN-14 leaders' meeting with Harris County Commissioner Jack Cagle and showing him our areas needs, we now have line of sight on street repairs, sidewalks, ADA ramps and more this summer. This doesn't happen by accident, it takes active citizens voicing their concerns and keeping our elected officials informed of what we need.



Infrastructure:

TIRZ-12 is completing a drainage study for the greater area, and gathered public feedback on the initial findings of street conditions on May 11 at Lazybrook Baptist. The last time a drainage study was done in our area was nearly 60yrs ago...this initiative is our best chance at having input to try to alleviate our street flooding issues as the area continues to develop.



Smart Development

SN-14 is engaging with city officials and working to ensure that development in our greater area has a positive impact and that we can still realize our long term vision for the area---a safe, well served and well connected community where we can walk, bike, and enjoy our greenspaces. Get involved today and you can help us work to make sure that the development in our area benefits the residents who live here, not just the developers who monetize our area.

Community Fall events:

Help us plan fun community building events that can also benefit our area such as:

- 1) Kids bike event including bike games, skills challenge, Txdot safety awareness, etc,
- 2) Tree planting in esplanades to improve our green spaces

Building a better community takes people, effort, and teamwork. We need volunteers to help us make sure Lazybrook/Timbergrove gets the attention and improvement it deserves after being ignored for far too long. Take the lead and join our efforts!

Interested? Email president@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

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Molly@mollysoldit.com

Membership

I am pleased to report that our March Membership Drive was a success! LCC membership grew to include 51.8% of the neighborhood. But we are still shy of our target for this year. To meet this year's goal of 60% membership, we need at least 53 more homes to join. Every membership helps the LCC do more for our neighborhood.


Our neighbors in the 2000-2100 block of Seamist continue to lead the way with 90% of households joining the LCC. And the 2000 block of Crystal and 1800 block of Greengrass both have membership rates of 70%. Way to go!

If you have not joined yet, it's not too late! A second membership drive to get us across the finish line is in the works for July. But you can make your \$40 dues payment anytime using the QR code provided in this newsletter, by visiting <https://www.lazybrook.org/membership>, or by mailing a check to the P.O. Box listed on the form below.

To those of you who have already joined, thank you! To those of you who have yet to join, welcome!

Shelley White, Membership Chair
membership@lazybrook.org

Follow the QR code to pay your dues or visit www.lazybrook.org/membership for all our payment options including annual subscription, general donation and advertising payments. You may also detach the form below and mail a check to our PO Box.



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LAZYPBROOK CIVIC CLUB MEMBERSHIP DUES

NAME: _____
 ADDRESS: _____
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I AM ENCLOSING: **\$40.00** Membership Dues
 _____ Voluntary Additional Donation ¹

TOTAL: \$ _____

MAKE CHECKS PAYABLE TO: LAZYPBROOK CIVIC CLUB
 PO BOX 926181
 HOUSTON, TX 77292-6181

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



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Capital Improvements Update

We are well underway on many of our capital improvement initiatives with some already completed, 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:

Lazybrook Street Repair & Sidewalks - Jack Cagle, Harris County Commissioner for Precinct 4, has committed funding to our area to do street panel replacements, ADA ramps, sidewalks, and more. We are working with his office directly and will share more details on what to expect, but plan is to have County crews working in our area this summer.

Lazybrook Decorative Street Sign Toppers- Design has been finalized and approved by the City. We have one proof printed up to test out, and pending final approval of locations by the Public Works department we should be ordering 16 signs to be installed at all Lazybrook entrances very soon. We will be asking for volunteers to help us install the signs (very easy, 10min each).

Beautification and General Maintenance

We have many ongoing projects, including brick repair and metalwork restoration on 18th St signs, as well as landscaping around TC Jester and Ella signs, plus future repairs of those wooden signs. This fall we hope to partner with SN14, Timbergrove Manor and Trees for Houston to do a tree planting to replace some of the trees we have lost over the years to drought and freezes.



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.



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Each office is Independently owned and operated.

Citizen Patrol

Citizen Patrol Hours Logged

January 2022	- 14.5 hrs (revised)
February 2022	- 12.5 hrs (revised)
March 2022	- 10.0 hrs
April 2022	- 12.0 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 still working with HPD on a date for a training session.

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



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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

Magic Nails & Facials - Ella

Preslee's Southern Good Eatery - 19th

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Nauts
Ct



April
Yard of the Month



1831
Mill Creek
Dr



May
Yard of the Month

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HOUSTON MARKET REVIEW

The projected boom in the Houston housing market will produce a complex combination of housing affordability challenges and opportunities. Listing prices are forecast to rise to new record highs at **2.9 percent**, with mortgage rates climbing to 4/5 percent, and insurance prices expected to undergo an increase in 2022. The total active listings across Houston remained down

Our Lazybrook neighborhood continues to be active with new listings, sales and remodels. Lazybrook had Five homes that sold over asking price during this period. The neighborhood mostly features midsize homes that are competitively priced. The community dates to 1955 and has continued to develop over the years. The homes range in age from 1955 to 2020. A total of 19 homes sold this year for an average price of \$580,671.

ACTIVE HOMES

As of May 5, 2022, there are three homes actively listed in Lazybrook – priced between \$475,000 and \$849,900. The square footage ranges from 1,479 to 2,361 and built between 1960 and 2004. The homes range from 3 bedrooms 2 baths with an average dollar per SQFT of \$317.79 to a 4 bedrooms 3/1 baths with an average dollar per SQFT of \$359.97. The average list price is \$613,300 with days on market of 70.

PENDING HOMES

Five Lazybrook properties are under contract: selling between \$424,900 and \$739,900 with square footage ranging from 1187 to 2023 SQFT. The average dollar per SQFT for these pending properties is \$332.78 with days on market of 21. Three of the pending homes reside on Widdicomb Court while the other two reside on Lazybrook Drive

SOLD HOMES

Eight Lazybrook properties sold for an average price of \$611,563. The average dollar per was SQFT \$264.46.

Close Price	CDOM		Bedrooms	Baths Total	Building SqFt	Price Sq Ft Sold
\$435,000	42	1815 Locksford Street	3	1.1	1398	\$311.16
\$486,500	7	1711 Willowby Drive	3	1	1266	\$384.28
\$510,000	2	2118 Lazybrook Drive	3	2.1	1876	\$271.86
\$577,000	100	2335 Brookmere Drive	3	2	2120	\$272.17
\$620,000	6	2415 Brookmere Drive	3	2.1	2734	\$226.77
\$630,000	10	1715 Tannehill Drive	3	2.1	2153	\$292.61
\$735,000	6	2119 Brooktree Drive	3	2	2083	\$352.86
\$899,000	115	1842 Tattenhall Drive	5	4	3685	\$243.96

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

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Block Captain Directory

Block Name	Block Captain/s	Contact Information
Brookmere	Carolyn Da Silva	713-864-8227
Brooktree (2002-2230)	Jeanne McDaniel	713-862-1833
Brooktree (2302-2510)	Barbara Lewis & Shawn Broussard	281-501-8888 / 832-474-2665
Crystal (1800)	Pat Koteris	713-864-4490
Crystal (2000)	Denise Conine	832-647-4982
Foxwood	John Kaehler & Joe Ratsky	713-861-4177
Greengrass (1800)	Steven Yarbrough	713-540-9949
Greengrass (2000)	Lindsey O'Kelley	713-591-2780
Guese	Erik Ledvina	281-638-0181
Haverhill (1600)	Eva Paek*BLOCK CAPTAIN NEEDED	281-300-5896*VOLUNTEER TODAY
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	BLOCK CAPTAIN NEEDED	VOLUNTEER TODAY!!
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 Ofowitz & 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*CO-CAPTAIN NEEDED	713-862-7886
Willowmoss (2000)	Carol Herring & Cheri Mills	713-252-2972 / 713-553-1029

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

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.			





June

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 = Mosquito spraying begins weekly service March 15th - Nov. 15th Mosquitospraying@lazybrook.org			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	25
26	27	28	29	30 TRASH 		

July

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 4th of July Parade	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	27	28 TRASH 	29	30

August

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jul-31	1	2	3	4 TRASH & RECYCLING 	5	6
7	8	9	10	11 TRASH 	12	13
14	15	16	17 HEAVY TRASH	18 TRASH & RECYCLING 	19	20
21	22	23	24	25 TRASH 	26	27
28	29	30	31	Regular yard waste is collected every Thursday, this includes bundled branches and debris in compostable COH approved bags.		

September

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

October

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