

SPRING 2007

WINLOW Place

For all the latest news,
go to our website!

A WINNING DEED-RESTRICTED NEIGHBORHOOD
OF OVER 400 FAMILIES RIGHT IN THE HEART OF HOUSTON!

winlowplace.org

President's Message

Any civic club or volunteer organization is only as good as the number of participants and their efforts. Each board of officers builds on the previous board's volunteer participation to the club. Winlow Place Civic Club has been fortunate over the last 40 years to have a tremendous amount of participation. We continue to add talent with new and current residents who are pitching in to make Winlow Place an even more desirable place to live.

Due to Vernon Durke's fantastic work on our website, winlowplace.org, we have made great progress in disseminating news. Even with our site, we still need to ensure that news is reaching our neighbors who do not have email, so please share updates with your neighbors who may not receive our notices. My "emergency email bulletin" list has about 75 addresses; if you are not receiving these and would like to, please email me at president@winlowplace.org.

Jim Cooney has retired as WPCC Treasurer after seven years...thank you, Jim! Denise Hanks is our new Treasurer and remember, your 2007 dues are due! Let's keep Denise busy stamping "for deposit only" on your membership checks. Your dues form is listed in this newsletter on page four.

Jeff Grant is our new Deed Restriction Chairperson and needs team members to help in this area. Regardless, every single Winlow Place resident needs to be on the lookout for lot sales, builder signs and other indications that changes are forthcoming. We are working with Lancaster Place and Mandell Place to help stop AZIZA builders are planning to build three townhomes on a single lot on Sul Ross. They have multiple violations and a temporary stop work order has been issued, but please get involved to help protest and makes this a *permanent* stop order. We have contacted real estate agents who have Winlow Place property on the market to welcome their clients (and to make them aware of our deed restriction link on our website so there are no misunderstandings.) All of the agents to date have been very cooperative and helpful in getting the word out that Winlow Place is indeed deed restricted! Ryan Hicks is looking into the possibility of updating our deed restrictions regarding fence issues.

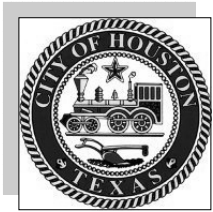
Audrey Cook continues to keep me honest on procedural issues as well as informed on Winlow Place history. Bruce Smith and Tony Carroll continue to host Winlow Place socials and we are very grateful for their hospitality. Other individuals have kept me posted on Wilshire Village, management



PRESIDENT'S MESSAGE CONTINUED FROM PAGE 1

districts, apparent deed restriction violations, etc. Please keep all of your valuable information coming our way. You may directly email all officers via our website, winlowplace.org.

City of Houston has a website to help keep citizens informed. A number of us have asked them to address regularly the issue of deed restrictions. To create an account, go to: cohapp.cityofhouston.gov/citizensnet.



Security: We are still struggling with how to pay the \$60,000 to get constables back for a 40-hour week. We are continuing to talk to the adjacent neighborhoods such as Mandell Place. Some of the discussions with the constable's office about a possible area storefront have fallen through and we are now trying to work with St. Thomas University in some way that will benefit both parties. Meanwhile, remember that your best defense is knowing your neighbors and keeping an eye out for any suspicious activity.

We have had several garage robberies in the last 6-8 weeks--at least twice a 6' white man wearing a black leather jacket has been seen or been chased out of someone's garage. Several bikes have been stolen and there were three Slazenger tennis racquets found in a shopping cart in my neighbor's driveway. Please let me know if they are yours.

Of more concern, the garage at the corner of Hazard and Alabama has clearly received stolen goods-- they recently "bought" a \$400 transmission from a transient pushing it in a Fiesta cart. The owner retrieved his property by paying the \$20 they had paid for it.

According to Lancaster Place officers, another halfway house has apparently been established on Marshall. If you

see trouble, call the constable at 713-755-7628 and HPD at 9-1-1. Don't ignore garage or any other type of thefts; as a neighborhood, we need to report graffiti, vandalism of any kind, suspicious persons to 3-1-1.

Recycling: We also must—as a community and as a country—look at how and what we recycle. Landfills are looking to double their size in some cases and we in the U.S. throw away more than the GNP of some smaller nations. If you don't have a green recycling box, please call 3-1-1 or Winlow Place Block Captain, John Bradley. Items allowable for recycling include newspaper, milk, water, soft drink and bleach bottles and anything marked "1" or "2" on the package triangle. City of Houston has to pay for getting rid of garbage and to date, we are one of a handful of major cities that doesn't have an extra garbage charge, but I can assure you this is coming. Encourage your employers to sort out and recycle aluminum cans if they don't already do so. Hardy and Lee Loe have volunteered to help organize a monthly central glass pickup for bottles (which City of Houston doesn't accept) and I would like to see this happen. Please email me if you have a van or SUV and might volunteer once every few months to drive to the West University recycling center.

Participation: What do you think Winlow Place could use more of? What would you like to help with? Please email our board members via our website at winlowplace.org. We welcome your input!

Please pay attention to what is being built near you—does it meet our deed restrictions? If something looks strange, call or email a Winlow Place board member. Get involved and help us preserve Winlow Place!

Email me to be added to our "quick alert" email address list (or update your address.)

—Mary Needham
President
president@winlowplace.org

Condolences to Sarah Leuth on the loss of her husband, our dear friend and neighbor Clint Leuth.

Clint was, indeed, rich and full of life at 93 years and he will be missed greatly by many of us.

Wonderful Winlow Place neighbors John and Shirley Bradley have sold their house on Kipling (that they bought 34 years ago for \$29,000!) John, thanks for all of your hard work here in Winlow Place including volunteering as a Block Captain. We will miss you both, but we understand that you'll both still be in close proximity. Please come and visit us at our meetings!

PLEASE RECYCLE!

Tuesdays:

**March 27; April 10 & 24
May 8 & 22
June 5 & 19**

Mail, Envelopes, Home Office Paper, Plastic Bottles #1 & #2 only, Aluminum, Tin, Steel, Empty Aerosol Cans, Flattened Corrugated Cardboard, Newspaper and Magazines, Catalogs and Telephone Books, Used Motor Oil



WINLOW PLACE SURVEY

Thanks to all who participated in the Winlow Place Survey. Not surprisingly, most who responded are members of the Winlow Place Civic Club and long-time residents. Still, one in six of the surveys came from people who are not yet members of the civic club and one out of five were submitted by folks who have resided in the neighborhood two years or less.

The survey provided much valuable feedback including lots of great comments and suggestions. It will also give us a way in future years to gauge how much you feel things you care about have improved. Look for a summary of the survey results on our website, winlowplace.org.

Some highlights:

Most of us think Winlow Place is a wonderful place to live mainly because of its great location, good neighbors, the feeling that it's a safe neighborhood and its walkability. The things we most want to see the civic club doing are:

- Working to increase security
- Representing the neighborhood to Neartown and City of Houston
- Addressing traffic and other safety issues
- Communicating what's happening in and around the neighborhood
- Managing deed restrictions

In addition, three out of five of us are willing to spend at least \$25 per month to fund a security patrol.

— *Kay Warhol*
Secretary
713.529.3067
warhol1@swbell.net

SECURITY UPDATE

Below are meeting notes from a recent meeting that I had with the Precinct One Constables Office. These notes detail, accurately for the first time, the specifications for the contract patrol. The meeting was initiated when I responded to the offer made by one of their Constables to set up a storefront office in our neighborhood. The Constable who made that offer did so without approval or sanction from the Precinct One office who declined to honor that offer. Precinct One Constables Office Captain Beverly Smith and Lieutenant J. Marroquin met at my house to apologize and make clear what Precinct One Constables are doing in our neighborhood and what contract patrols include.

Meeting Notes, February 22, 2007

Subject: Contract Security Patrol

Precinct One is aggressively pursuing contracts in the Montrose and Museum Districts. They are close to signing a deal with St. Thomas University for two officers and are also in discussion with Peter Van Bommel of Audubon Place (he has 50 pledges to date.) Contract specifications include one individual officer, one patrol car and one shift per week.

Cost is \$60,442 per officer, per 40-hour week annually. No advance lump sum requirements exist. Payment arrangements may be specified to occur on quarterly basis, or other arrangements can be made. Parties entering into a contract with the Constables office are only liable for services rendered. There is no obligation to pay for the unfulfilled contract period should the contracting party cancel the contract.

The cost includes liability protection covered by Harris County. Harris County Constables are the only fully-licensed Texas peace officers offered for contract work as a turnkey service. Harris County Constables must all attend and graduate from an accredited police academy. All Constables must pass state-mandated certification and periodic qualifications testing.

Since a single contract will only include a the same individual constable working a 40-hour week, it is reasonable to assume that the shift chosen (days, evenings or mornings) will be the same and not vary. The contracting party will have the option to choose the shift and designate where time during that shift is spent. This means that the Winlow Place security officer can and will review crime reports from the neighborhood (identifying crime "hot spots" and times) and the Constable will focus their efforts in those areas. The Constable's office has committed to (1) provide accurate reporting from the contracted officer and (2) to provide area crime stats, both on a monthly basis. The Constable will be available to meet with the security officer on a monthly basis, or more frequently if desired. The Constable will also be available to meet with the civic club board and members when necessary.

I still believe that for stability and cost effectiveness, we must align ourselves with at least one other participating neighborhood/civic club for a single contract patrol service. For that reason, I am actively pursuing the board members of Mandel Place and Lancaster Place. I have also had an initial discussion with Allen Ueckert, President of the Neartown Association. Audubon Place representative, Peter van Bommel, is trying to form an alliance with First Montrose Commons and Westmoreland neighborhoods for contract service, and St. Thomas is very likely to contract with the Precinct One Constables. If these contracts occur, there will be a significant increase in Constable patrols in our area.

— *Vernon W. Durke*
Security Chair
713.529.3067

YOUR 2007 WINLOW PLACE LEADERSHIP CONTACTS

OFFICERS & COMMITTEE CHAIRS

PRESIDENT	Mary Needham
VICE PRESIDENT	Bruce Smith
SECRETARY	Kay Warhol
TREASURER	Denise Hanks
SECURITY	Vernon Durke
PUBLICATIONS	Kris Kelly
DEED RESTRICTIONS	Jeff Grant
HISTORIAN	Audrey Cook
NEARTOWN REP	John Grossman
MEMBERSHIP	Open

BLOCK CAPTAINS

1700 Hawthorne	Pam Jenkins 1707 Hawthorne	713.927.2880
1900 Hawthorne	Paul Cobb 1900 Hawthorne	713.522.8030
1700 Harold	Bill Barton 1742 Harold	713.294.2465
1800 Harold	Connie Reilly 1829 Harold	713.524.9821
1900 Harold	Bob Mercado 1901 Harold	713.522.4433
1700 Kipling	Kris Kelly 1756 Kipling	713.523.2721
1800 Kipling	John Bradley (NEED NEW VOLUNTEER!) 1720 Kipling	713.524.2245
1900 Kipling	Donia Caspersen 1902 Kipling	717.522.6543
1700 Marshall	Audrey Cook 1745 Marshall	713.522.9398
1800 Marshall	Bruce Chambers 1848 Marshall	713.822.1577
1900 Marshall	Denise Hanks 1911 Marshall	713.520.1277
1700 W Alabama	Randy Mitchmore 1722 Alabama	713.592.9300
1800 W Alabama	Erick Borlasca 1864 Alabama	713.523.6194
1700 Westheimer	Byron Rusk 1700 Westheimer	713.529.5855

**YOU MAY DIRECTLY EMAIL ANY OFFICER, CHAIRPERSON
OR BLOCK CAPTAIN VIA OUR WEBSITE,
WINLOWPLACE.ORG.**



**YOUR WPCC
2007 TAX DEDUCTIBLE
ANNUAL MEMBERSHIPS
ARE DUE!**

Winlow Place Civic Club is a voluntary organization promoting civic responsibility and pride throughout our neighborhood.

Your annual dues fund deed restriction enforcement, neighborhood protection, special projects, newsletters, website maintenance (which allows us to learn about security incidents not available from HPD for several months) and more.

All Winlow Place residents (owners and tenants) are encouraged to join and become voting members.

We sincerely thank for your support and look forward to hearing from you via our website or at General Meetings.

MEMBERSHIPS:

_____ **PATRON \$100 (+)**

_____ **CONTRIBUTING \$50**

Name(s) _____

Property Address _____

Mailing Address _____

City _____

State _____ **ZIP** _____

Phone _____

Email _____

Please submit your check payable to Winlow Place Civic Club to:

**WPCC Treasurer
PO Box 980712
Houston, TX 77098**



PLEASE EMAIL YOUR NEWSLETTER INFORMATION:

news@winlowplace.org or mail to: PO Box 980712, Houston, TX, 77098

All news is welcome and encouraged...please keep your WP neighbors informed!