

January-February 2012

WINLOW *Place*

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

Visit for

www.winlowplace.org

WINLOW PLACE GENERAL MEETING

February 28, 2012

* * *

St. Stephens Church—PECORE HALL, 7:30 p.m.

Deed Restriction Update / proposed changes

Our Most Important Meeting this year!

President's Message:

My name is Russel Garrison, the new president of Winlow Place Civic Club. Kay Warhol did a fabulous job as civic club president - she has decided to be the VP and I will be the president for the next year. (Previously treasurer for 2+ years and briefly the VP during that time). A native Texan, I moved to Houston in 1991. I'm a home-builder / CPA. I've been a homebuilder for 21 years and served on many homeowner associations during that time. Leigh and I moved to this fabulous neighborhood in 2006, having decided to live here after riding our bikes through the neighborhood several times. We still ride our bikes through our neighborhood! I'm excited to be the president and hope I can fill Kay's shoes.

Thanks to everyone who either attended the two planning commission hearings or

spoke at the hearings re the variance requested by the owner of the property currently leased by Fiesta. The actual vote was 7-6 in favor of allowing the variance, but Lancaster Place has not given up and we will keep you abreast of any updates. We believe it is being purchased by Fingers development which develops fairly nice apartment complexes.

Please mark your calendars for the following events in 2012

- Tuesday, February 28th 7:30 p.m. General meeting at St. Stephens church (deed restrictions will be executed) Deed restrictions protect our neighborhood so please plan to attend this meeting.
- Tuesday, April 3rd 7:30 p.m. General meeting at St. Stephens church.
- June - some type of neighborhood social
- Tuesday, August 7th 7:30 p.m. General meeting at St. Stephens church.



- Tuesday, October 2nd - Neighborhood Night Out social
- Tuesday, December 4th 7:30 p.m. General meeting at St. Stephens church.

TREES, TREES, TREES—AND THEIR WELFARE

The effects of the drought will be with us for years to come. Please water the trees on the city property in front of your house – let's do our best to maintain our lovely tree-lined streets as far as possible. Can you divert the water from your AC? Can you ease your own water consumption? We are still on the water restriction schedule, so be mindful of your overall use.

HOW CAN YOU HELP?

- Donate directly to Trees For Houston's watering efforts by going to their website www.treesforhouston.org/ It costs \$75 to water one tree for one year. Drought is still an issue for us all, so even though the restrictions have been lifted, it behooves all of us to be careful in our use of this precious resource.

TRASH PICKUP DATES

General Trash pickup—SECOND THURSDAY;

February 9 — junk from clearing out your attic or garage

March 8 - tree waste only; April 12— junk; May 10—tree waste

Regular trash remains the same; Monday pickup, with the green bin recycling also on Monday, every second week.

RECYCLING

We attempted to get on the list for the big green recycling bins, but the city has put a temporary halt to adding any more new neighborhoods. We still hope to get there eventually, but meanwhile, please do sort your trash; newspapers, plastics, (no bottles) cans can all go in the green boxes which are collected every other week. If we can keep the amount of stuff going to landfills down, we will all benefit from more efficient use of our taxes.

CELEBRATION AT LANIER

If you missed the celebration of the Obedience Smith marker on September 10th, you missed a once-in-a-lifetime opportunity to see something installed in our community that most of us didn't know much about before, and have been at least modestly educated about!

Thanks to Audrey Cook, who has been getting this done for about the last 10 years, treading her way through the bureaucratic swamps, and simply managing to get it done. Thanks again, Audrey, for all you have accomplished on behalf of the Civic Club. And a vote of thanks to all the club members who came out on the Saturday to help! It was a great party!

...NEIGHBORS NIGHT OUT

A vote of thanks is also due to Guy and Debbie Leflar, who opened their lovely expanded garden to the club for Neighbors Night Out in October. Again, an opportunity to share food, drink and conversation with our neighbors, in an enviable setting. Perhaps some of the rest of us will get inspired about our own gardens when we see what can be done in a comparatively small space. Maybe we can even resurrect the "Yard of the Month" Award!

DEED RESTRICTIONS—February 28th—General Meeting

Over the past few years, the Civic Club board has undertaken an extensive review of our deed restrictions. We have spoken with many residents, the City of Houston, and legal counsel in an effort to ensure that our restrictions accomplish their purpose while responding to the concerns of our residents. As the neighborhood becomes more desirable, with an increase in new construction and extensive renovations, it is important to maintain what we have created with an eye toward progress.

Because of discrepancies that were discovered in our review, it is important at this time that we reaffirm and re-ratify the existing restrictions and at the same address three longstanding concerns with the following amendments. These are amendments that have been discussed at previous Winlow Place meetings and input received has been considered in the final wording of the provisions.

1. Adding a 3 foot side setback for the primary residential building. The current city code concerning side setbacks has limitations as to when it applies. This amendment will ensure that new house construction must be set back 3 feet from the side property line.

2. Permitting residents to use a home office. We realize that many residents work from home and the amendment regarding use of a home office addresses antiquated provisions in the old restrictions. This amendment allows for limited use of a home office – it does not allow a resident to operate a commercial business.

3. Modifying the height restriction to 36 feet. After reviewing the height restrictions of surrounding neighborhoods, discussing the matter with architects, and considering existing houses over 32 feet, we have determined that 36 feet is proper and, most importantly, enforceable. The restriction requiring houses to appear two stories will remain, and we do not believe that this amendment will result in an explosion of towering homes.

A copy of the amended and restated deed restrictions, along with a cover letter containing more detail on the need for this action, will be mailed to Winlow Place property owners this month. In an effort to answer questions and make it easy for you to sign the amended deed restrictions, we will begin collecting signatures at our Winlow Place General Meeting on February 28th. We're sure you're aware, getting all the necessary signatures properly recorded and notarized is a major undertaking. Your participation at this meeting will help us speed the process on its way.

UPCOMING ST. STEPHENS EVENTS

THE ART OF SACRIFICE: February 23-25

This is Number Six in a series of Art Shows at Havens Center, this one part of Lenten reflection. All members of the broader St. Stephen's community are invited to create some expression of what "sacrifice" means to them. The results will be exhibited over the February weekend during Lent.

Participants could include:

- The participants of Havens Center's after-school program for middle-school students
- Students of St. Stephen's Episcopal School Houston
- Students of Lanier Middle School
- Amateur and professional artists from the community

Schedule of events: Friday evening: opening reception

Saturday and Sunday, during the day, open to the public

Sunday evening: coordinate with a Quarterly Neighborhood Pot Luck

Contact person: Carvel Glenn carvelglenn@aol.com

LENTEN MEDITATIONS: February 24, 6:30 p.m.

This is to be an evening of silent meditation. At the end of the meditation, each participant will write a personal, private thought and tie it to a common pole/rope/bush as an offering to his/her private spirit.

Contact person: Carv

A look back at 2011

Kay Warhol, Outgoing President

In January, we submitted three requests, based on WPCC member suggestions, through Neartown as part of the annual City's SNAP (Super Neighborhood Action Plan) process. (Requests can include certain street repairs, bike lane signs and changes, and certain park/esplanade equipment and maintenance items.) Our requests for asphalt "overlays" on Hazard between Westheimer & Harold and on Woodhead between W. Alabama & Marshall were accepted and have been added to the schedule for early 2012 and FY2013 respectively. A third request for additional bike lane signs on Woodhead was denied.

In April at our general meeting H-E-B Houston president Scott McClelland updated us on the plans for construction at Dunlavy and W. Alabama. In May, we participated in a community forum with the City of Houston Public Works and Engineering Department to discuss potential changes to truck restrictions on W. Alabama. Based on resident input then and in subsequent polling, the City decided not to lift the "TOTAP" (Trucks Over Two Axles Prohibited) restriction on W. Alabama in the near term.

September 2011 was a very busy month, leading off with a major event for the neighborhood, the dedication of the Obedience Smith Historical Marker at Lanier Middle School, which marked the culmination of many years of unremitting effort by Audrey Cook.

Also in September, WPCC, along with Lancaster Place, Mandell Place, and Dearborn Place, co-hosted a Candidate Forum, giving residents the chance to meet and hear from candidates for our new City Council District C. And Neartown held a transportation forum headlined by METRO and City officials. In October, we celebrated the 28th Annual National Night Out with a Winlow Place social in the garden of Debbie and Guy Leflar.

We closed the year with our December general meeting. In addition to holding annual elections we heard from City Planning staffer Brian Crimmins on recent planning initiatives, including a proposed residential buffering ordinance, and possible changes to the off-street parking and chapter 42 development ordinances. WPCC also joined with neighboring Lancaster Place opposing the variance requested before the City Planning Commission by the current Fiesta site owner.

Many thanks to all of you who gave your time, energy, and funds in support of WPCC activities!

Houston's new "high density" ordinance

Houston City Council recently passed a Residential Buffering ordinance, which amends the City's Chapter 42 development codes. The ordinance adds requirements for a new development, or an addition to an existing development, that is over 75 feet in height, is located along a local or collector street, and is adjacent to single family residential development. Such a development must provide a buffer zone along the property line that abuts the single-family residential. The buffer must be either 30 or 40 feet wide, depending on whether the location is next to a collector or a local street, cannot contain any structures or covered parking, and must incorporate a 10 foot landscape buffer (including trees). The provisions of the ordinance do not apply to developments along a major thoroughfare or a transit corridor or in one of 8 Major Activity Centers that the City has designated (e.g., Greenway Plaza, Texas Medical Center). You can see more details at <http://www.houstontx.gov/planning/DevelopRegs/hidensity/index.html>.

WINLOW PLACE CIVIC CLUB OFFICERS—2012

The following officers were elected at the General meeting on December 13th, 2011.

Most of the block captains remain the same—thanks to all who volunteer for this job and keep the newsletters on your doorstep.

President — Russel Garrison

VP - Kay Warhol

Secretary— Argo Georgandis

Treasurer—Connie Reilly

DOGS, CATS AND OTHER CREATURES

We have had several recent complaints about dogs barking in the evening, and cats that poop in other people's gardens. Please remember that your pet may be the culprit if you are not home late afternoon / early evenings, and be considerate of your neighbors who are. We would also encourage all of you to have cats as house pets, They are great for keeping away mice and critters and inside, will be guaranteed not to get into the neighbor's garden. (PS—loose cats are against the City Code as well as WPCC!)

CRIME PREVENTION

There have been several recent attempted break ins just north of Westheimer. Criminals knock on the door and if no one answers, jump the fence and attempt to access the home from the rear of the house. One home had its alarm set and they were able to break in without setting off the security alarm. If you want emails about any current information about break ins, etc, please make sure we have your email address. A few items that might deter a criminal from your house are:

- Infrared security cameras. There are also nice fake cameras.
- Having the exterior of your home lit up a night with Motion Sensored lights or evening sensored lights
- Interior light timers if you are away at night
- "Beware of dogs" signs on your fence
- If you don't have a dog, there are devices that will bark if any noise occurs in your home (i.e. knocking, doorbell, etc.)
- A safe that is almost impossible for a burglar to move. You can find them at Academy or any sporting goods store

MARK THE DATE ON YOUR CALENDAR!

FEBRUARY 28, 2012

GENERAL MEETING— AT St. Stephens at 7:30 p.m.

Please bring your 2012 dues and let's get the year off to a flying start.



NEIGHBORHOOD NEWS

2012 DUES ARE DUE

Recommended amounts are below. If you have been hit by these tough economic times, please pay what you can.

Mail to: Treasurer, P.O. Box 980712
Houston, TX 77098

Or, just pay at the meeting and save the stamp!

Patron: \$100.00

Regular: \$50.00

Sr. Citizens: \$10 or what you can afford.

Name: _____

Address: _____

Email _____

2012 OFFICERS

PRESIDENT	Russel Garrison
VICE PRES	Kay Warhol
SEC.	Argo Georgandis
TREASURER	Connie Reilly
NEARTOWN REP	Kay Warhol

2012 COMMITTEE CHAIRS

WEBMASTER	Vernon Durke
DEED RESTRICTIONS	Ryan Hicks
PUBLICATIONS	M. Needham
MEMBERSHIP	C. Reilly

Other News Sources

1. www.citizens.net
2. www.neartown.org
3. www.winlowplace.org
4. www.richmondtrail.org

2012 BLOCK CAPTAINS/ NEWSLETTER

1700 Hawthorne	Pam Jenkins	1707 Hawthorne	713.927.2880
1900 Hawthorne	Paul Cobb	1900 Hawthorne	713.522.8030
1700 Harold	Jan Ossman	1716 Harold	713.529.3191
1800 Harold	Connie Reilly	1829 Harold	713.524.9821
1900 Harold	Ken Wieseuegel	1911 Harold	713.446.2472
1700 Kipling	Kris Kelly	1756 Kipling	713.523.2721
1800 Kipling	Ginny Jackson	1853 Kipling,	713-542-1480
1900 Kipling	Donia Caspersen	1902 Kipling	713.522.6543
1700 Marshall	Michael Drifmeyer	1724 Marshall	713-523-0624
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	Kathy LeGros	1749 Marshall	713.942.2530
1700 Westheimer	Byron Rusk	1700 Westheimer	713.529.5855

SPECIAL PROJECTS

Steve Helton has volunteered to chair a "Yard of the Month" committee. – c'mon some of you great gardeners – sign up!

Also the Board would like to form a social committee to head the planning / execution for social occasions. We need a chairman – and of course some other volunteers.

Names anyone??

WWW.WINLOWPLACE.ORG

*Please check our website frequently
and share your news on our blog!*

You can improve our neighborhood security
by actively adding news to our website.

PLEASE ALERT YOUR NEIGHBORS

OF ANY SECURITY VIOLATION IMMEDIATELY!